

# Housing Supply Overview

A Research Tool Provided by the Greater San Diego Association of REALTORS®

## April 2025

U.S. new-home sales jumped 7.4% month-over-month and 6.0% year-over-year to a seasonally adjusted annual rate of 724,000 units, according to the U.S. Census Bureau. The median sales price for new homes decreased 1.9% from the previous month to \$403,600, down 7.5% from one year earlier. There were 503,000 new homes available for sale heading into April, for an 8.3-month supply at the current sales pace. For the 12-month period spanning May 2024 through April 2025, Pending Sales in the San Diego were up 4.8 percent overall. The price range with the largest gain in sales was the 2,000,001 to 5,000,000 range, where they increased 22.1 percent.

The overall Median Sales Price was up 3.7 percent to \$900,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 5.0 percent to \$1,050,000. The price range that tended to sell the quickest was the \$1,250,001 to \$2,000,000 range at 32 days; the price range that tended to sell the slowest was the \$5,000,001 and Above range at 64 days.

Market-wide, inventory levels were up 40.7 percent. The property type with the largest gain was the Condos - Townhomes segment, where they increased 60.5 percent. That amounts to 2.6 months supply for Single-Family homes and 3.4 months supply for Condos.

## Quick Facts

+ 22.1%	+ 12.1%	+ 7.1%
Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$2,000,001 to \$5,000,000	3,001 to 4,000 Sq Ft	Single-Family Homes

Residential real estate activity in San Diego County, comprised of single family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

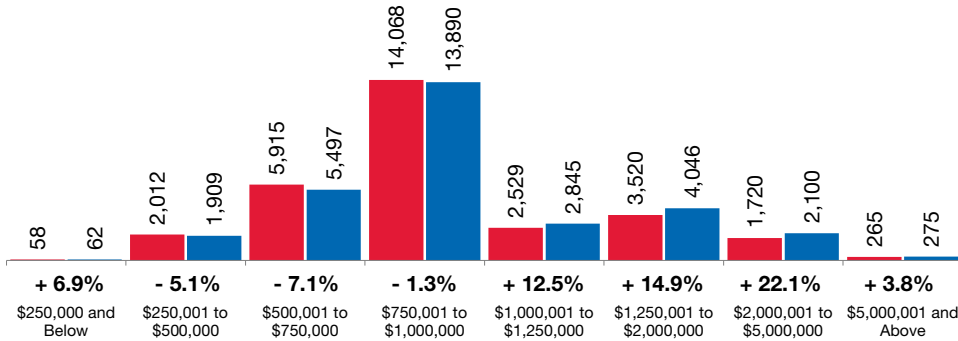
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# Pending Sales

A count of properties on which offers have been accepted. Based on a rolling 12-month calculation.

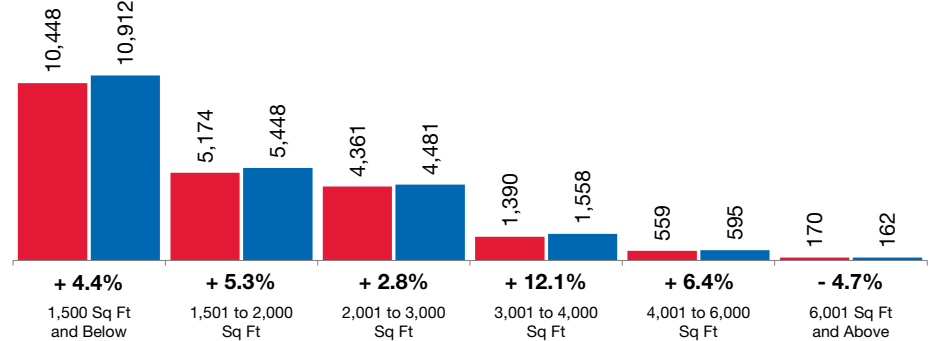
## By Price Range

■ 04-2024 ■ 04-2025



## By Square Feet

■ 04-2024 ■ 04-2025



## All Properties

By Price Range	04-2024	04-2025	Change
\$250,000 and Below	58	62	+ 6.9%
\$250,001 to \$500,000	2,012	1,909	- 5.1%
\$500,001 to \$750,000	5,915	5,497	- 7.1%
\$750,001 to \$1,000,000	14,068	13,890	- 1.3%
\$1,000,001 to \$1,250,000	2,529	2,845	+ 12.5%
\$1,250,001 to \$2,000,000	3,520	4,046	+ 14.9%
\$2,000,001 to \$5,000,000	1,720	2,100	+ 22.1%
\$5,000,001 and Above	265	275	+ 3.8%
<b>All Price Ranges</b>	<b>22,102</b>	<b>23,156</b>	<b>+ 4.8%</b>

## Single-Family Homes

04-2024	04-2025	Change	04-2024	04-2025	Change
30	30	0.0%	28	32	+ 14.3%
232	203	- 12.5%	1,780	1,706	- 4.2%
2,534	2,161	- 14.7%	3,381	3,336	- 1.3%
7,319	7,159	- 2.2%	6,749	6,731	- 0.3%
2,015	2,315	+ 14.9%	514	530	+ 3.1%
2,893	3,409	+ 17.8%	627	637	+ 1.6%
1,485	1,817	+ 22.4%	235	283	+ 20.4%
258	264	+ 2.3%	7	11	+ 57.1%
<b>13,970</b>	<b>14,964</b>	<b>+ 7.1%</b>	<b>8,132</b>	<b>8,192</b>	<b>+ 0.7%</b>

## Condos - Townhomes

By Square Feet	04-2024	04-2025	Change
1,500 Sq Ft and Below	10,448	10,912	+ 4.4%
1,501 to 2,000 Sq Ft	5,174	5,448	+ 5.3%
2,001 to 3,000 Sq Ft	4,361	4,481	+ 2.8%
3,001 to 4,000 Sq Ft	1,390	1,558	+ 12.1%
4,001 to 6,000 Sq Ft	559	595	+ 6.4%
6,001 Sq Ft and Above	170	162	- 4.7%
<b>All Square Footage</b>	<b>22,102</b>	<b>23,156</b>	<b>+ 4.8%</b>

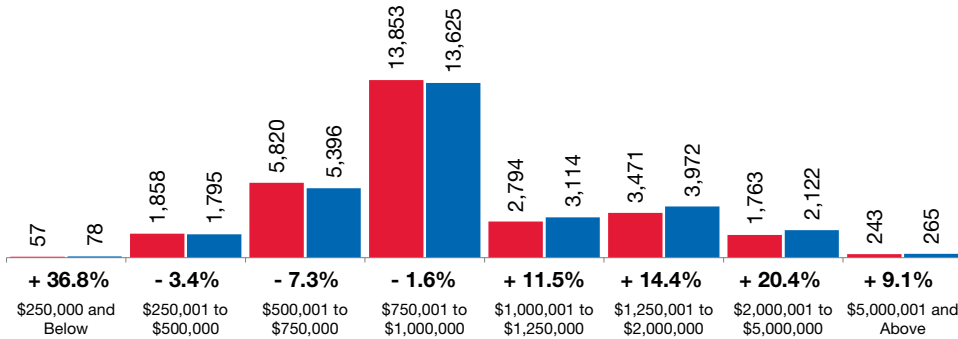
04-2024	04-2025	Change	04-2024	04-2025	Change
4,202	4,636	+ 10.3%	6,246	6,276	+ 0.5%
3,719	3,954	+ 6.3%	1,455	1,494	+ 2.7%
3,981	4,106	+ 3.1%	380	375	- 1.3%
1,353	1,523	+ 12.6%	37	35	- 5.4%
545	585	+ 7.3%	14	10	- 28.6%
170	160	- 5.9%	0	2	--
<b>13,970</b>	<b>14,964</b>	<b>+ 7.1%</b>	<b>8,132</b>	<b>8,192</b>	<b>+ 0.7%</b>

# Closed Sales

A count of the actual sales that have closed in a given month. **Based on a rolling 12-month calculation.**

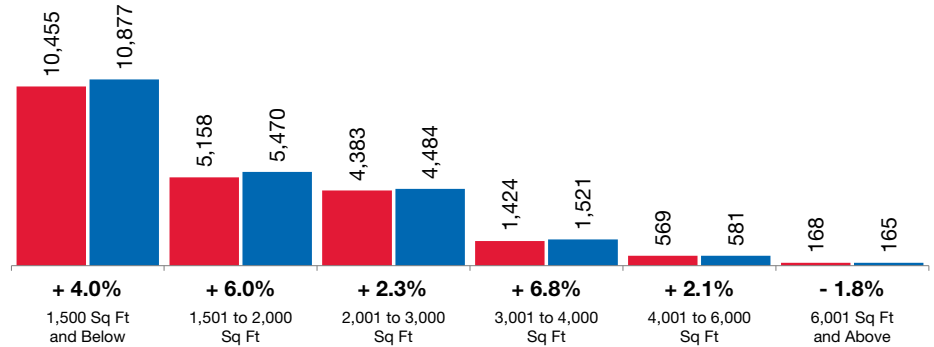
## By Price Range

■ 04-2024 ■ 04-2025



## By Square Feet

■ 04-2024 ■ 04-2025



## All Properties

By Price Range	04-2024	04-2025	Change
\$250,000 and Below	57	78	+ 36.8%
\$250,001 to \$500,000	1,858	1,795	- 3.4%
\$500,001 to \$750,000	5,820	5,396	- 7.3%
\$750,001 to \$1,000,000	13,853	13,625	- 1.6%
\$1,000,001 to \$1,250,000	2,794	3,114	+ 11.5%
\$1,250,001 to \$2,000,000	3,471	3,972	+ 14.4%
\$2,000,001 to \$5,000,000	1,763	2,122	+ 20.4%
\$5,000,001 and Above	243	265	+ 9.1%
All Price Ranges	22,124	23,098	+ 4.4%

By Square Feet	04-2024	04-2025	Change
1,500 Sq Ft and Below	10,455	10,877	+ 4.0%
1,501 to 2,000 Sq Ft	5,158	5,470	+ 6.0%
2,001 to 3,000 Sq Ft	4,383	4,484	+ 2.3%
3,001 to 4,000 Sq Ft	1,424	1,521	+ 6.8%
4,001 to 6,000 Sq Ft	569	581	+ 2.1%
6,001 Sq Ft and Above	168	165	- 1.8%
All Square Footage	22,124	23,098	+ 4.4%

## Single-Family Homes

04-2024	04-2025	Change
30	38	+ 26.7%
204	201	- 1.5%
2,353	2,004	- 14.8%
7,117	6,947	- 2.4%
2,250	2,523	+ 12.1%
2,870	3,339	+ 16.3%
1,536	1,847	+ 20.2%
236	258	+ 9.3%
14,009	14,914	+ 6.5%

## Condos - Townhomes

04-2024	04-2025	Change
27	40	+ 48.1%
1,654	1,594	- 3.6%
3,467	3,392	- 2.2%
6,736	6,678	- 0.9%
544	591	+ 8.6%
601	633	+ 5.3%
227	275	+ 21.1%
7	7	0.0%
8,115	8,184	+ 0.9%

04-2024	04-2025	Change
4,210	4,631	+ 10.0%
3,707	3,956	+ 6.7%
3,980	4,105	+ 3.1%
1,388	1,487	+ 7.1%
556	572	+ 2.9%
168	163	- 3.0%
14,009	14,914	+ 6.5%

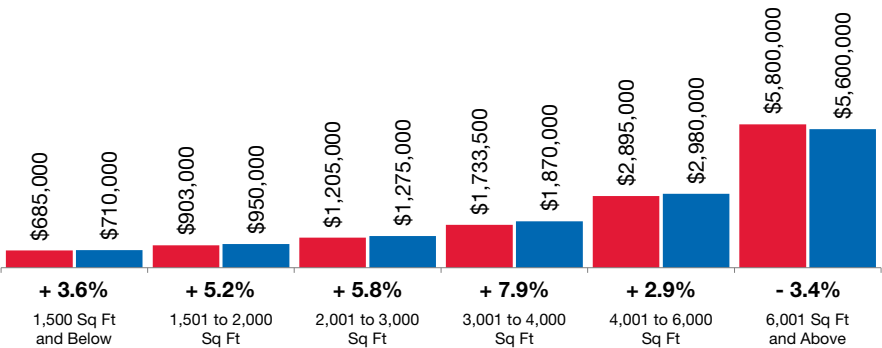
04-2024	04-2025	Change
6,245	6,246	+ 0.0%
1,451	1,514	+ 4.3%
370	379	+ 2.4%
36	34	- 5.6%
13	9	- 30.8%
0	2	--
8,115	8,184	+ 0.9%

# Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month. **Based on a rolling 12-month median.**

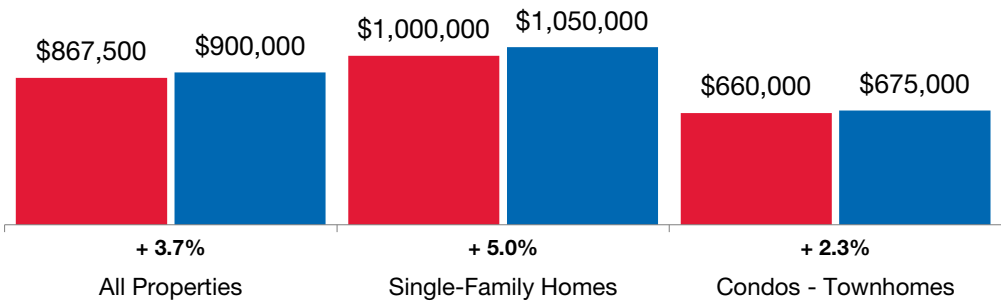
## By Square Feet

04-2024 04-2025



## By Property Type

04-2024 04-2025



All Properties			
By Square Feet	04-2024	04-2025	Change
1,500 Sq Ft and Below	\$685,000	\$710,000	+ 3.6%
1,501 to 2,000 Sq Ft	\$903,000	\$950,000	+ 5.2%
2,001 to 3,000 Sq Ft	\$1,205,000	\$1,275,000	+ 5.8%
3,001 to 4,000 Sq Ft	\$1,733,500	\$1,870,000	+ 7.9%
4,001 to 6,000 Sq Ft	\$2,895,000	\$2,980,000	+ 2.9%
6,001 Sq Ft and Above	\$5,800,000	\$5,600,000	- 3.4%
All Square Footage	\$867,500	\$900,000	+ 3.7%

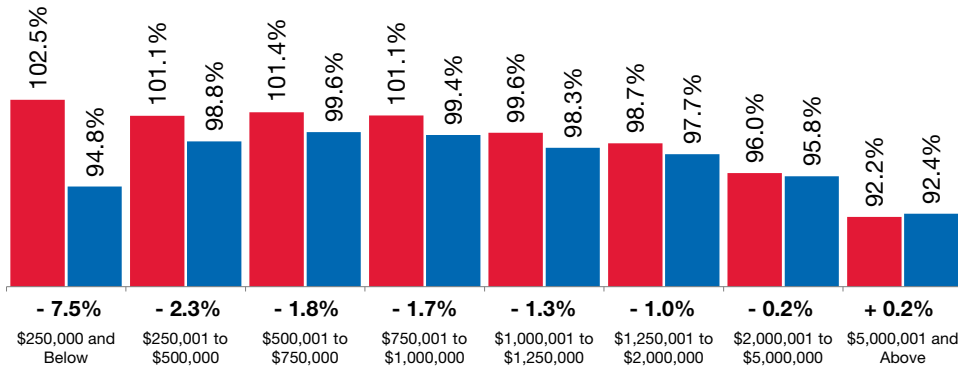
Single-Family Homes			Condos - Townhomes		
04-2024	04-2025	Change	04-2024	04-2025	Change
\$775,000	\$800,000	+ 3.2%	\$600,000	\$610,000	+ 1.7%
\$905,000	\$960,000	+ 6.1%	\$890,000	\$902,500	+ 1.4%
\$1,200,000	\$1,250,000	+ 4.2%	\$1,432,500	\$1,550,000	+ 8.2%
\$1,727,500	\$1,861,500	+ 7.8%	\$2,175,000	\$2,462,500	+ 13.2%
\$2,859,000	\$2,976,500	+ 4.1%	\$4,030,000	\$3,686,020	- 8.5%
\$5,800,000	\$5,642,323	- 2.7%	--	\$1,440,550	--
\$1,000,000	\$1,050,000	+ 5.0%	\$660,000	\$675,000	+ 2.3%

# Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, in a given month, not accounting for seller concessions. **Based on a rolling 12-month average.**

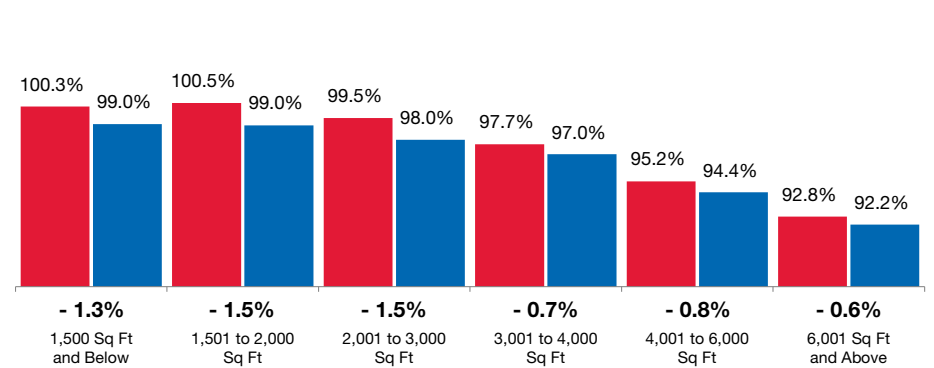
## By Price Range

■ 04-2024 ■ 04-2025



## By Square Feet

■ 04-2024 ■ 04-2025



## All Properties

By Price Range	04-2024	04-2025	Change
\$250,000 and Below	102.5%	94.8%	- 7.5%
\$250,001 to \$500,000	101.1%	98.8%	- 2.3%
\$500,001 to \$750,000	101.4%	99.6%	- 1.8%
\$750,001 to \$1,000,000	101.1%	99.4%	- 1.7%
\$1,000,001 to \$1,250,000	99.6%	98.3%	- 1.3%
\$1,250,001 to \$2,000,000	98.7%	97.7%	- 1.0%
\$2,000,001 to \$5,000,000	96.0%	95.8%	- 0.2%
\$5,000,001 and Above	92.2%	92.4%	+ 0.2%
<b>All Price Ranges</b>	<b>100.1%</b>	<b>98.5%</b>	<b>- 1.6%</b>

## Single-Family Homes

04-2024	04-2025	Change	04-2024	04-2025	Change
101.6%	91.6%	- 9.8%	103.4%	98.1%	- 5.1%
101.5%	100.1%	- 1.4%	101.1%	98.7%	- 2.4%
102.4%	100.7%	- 1.7%	100.6%	99.0%	- 1.6%
101.6%	100.0%	- 1.6%	100.6%	98.8%	- 1.8%
99.8%	98.3%	- 1.5%	98.6%	97.9%	- 0.7%
99.0%	97.9%	- 1.1%	97.1%	96.9%	- 0.2%
96.2%	95.9%	- 0.3%	94.9%	94.6%	- 0.3%
92.2%	92.3%	+ 0.1%	89.8%	95.4%	+ 6.2%
<b>100.1%</b>	<b>98.6%</b>	<b>- 1.5%</b>	<b>100.1%</b>	<b>98.4%</b>	<b>- 1.7%</b>

## Condos - Townhomes

By Square Feet	04-2024	04-2025	Change
1,500 Sq Ft and Below	100.3%	99.0%	- 1.3%
1,501 to 2,000 Sq Ft	100.5%	99.0%	- 1.5%
2,001 to 3,000 Sq Ft	99.5%	98.0%	- 1.5%
3,001 to 4,000 Sq Ft	97.7%	97.0%	- 0.7%
4,001 to 6,000 Sq Ft	95.2%	94.4%	- 0.8%
6,001 Sq Ft and Above	92.8%	92.2%	- 0.6%
<b>All Square Footage</b>	<b>100.1%</b>	<b>98.5%</b>	<b>- 1.6%</b>

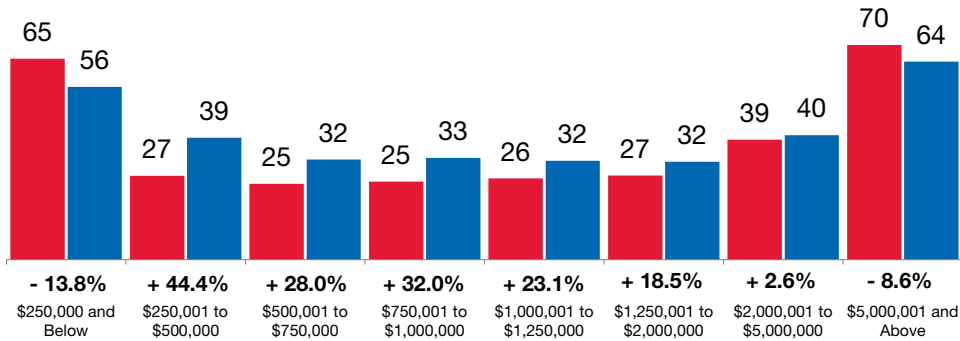
04-2024	04-2025	Change	04-2024	04-2025	Change
101.5%	99.7%	- 1.8%	100.4%	98.5%	- 1.9%
100.9%	99.2%	- 1.7%	99.5%	98.4%	- 1.1%
99.6%	98.1%	- 1.5%	98.0%	97.1%	- 0.9%
97.8%	97.1%	- 0.7%	94.7%	92.3%	- 2.5%
95.3%	94.4%	- 0.9%	90.9%	92.7%	+ 2.0%
92.8%	92.2%	- 0.6%	--	90.0%	--
<b>100.1%</b>	<b>98.6%</b>	<b>- 1.5%</b>	<b>100.1%</b>	<b>98.4%</b>	<b>- 1.7%</b>

# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted, in a given month.  
Based on a rolling 12-month average.

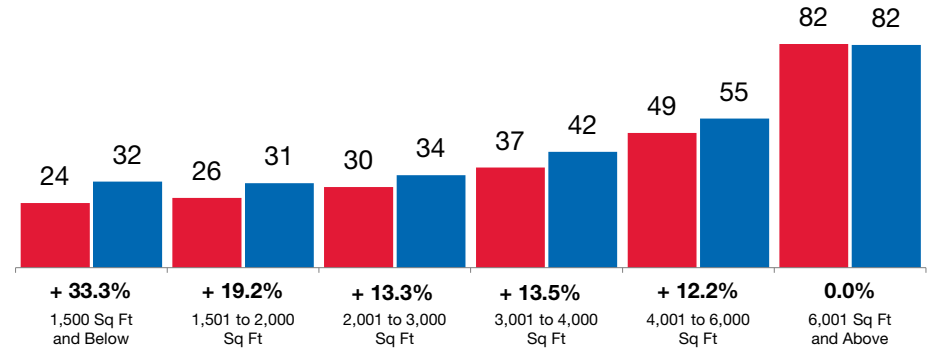
## By Price Range

■ 04-2024 ■ 04-2025



## By Square Feet

■ 04-2024 ■ 04-2025



## All Properties

By Price Range	04-2024	04-2025	Change
\$250,000 and Below	65	56	- 13.8%
\$250,001 to \$500,000	27	39	+ 44.4%
\$500,001 to \$750,000	25	32	+ 28.0%
\$750,001 to \$1,000,000	25	33	+ 32.0%
\$1,000,001 to \$1,250,000	26	32	+ 23.1%
\$1,250,001 to \$2,000,000	27	32	+ 18.5%
\$2,000,001 to \$5,000,000	39	40	+ 2.6%
\$5,000,001 and Above	70	64	- 8.6%
<b>All Price Ranges</b>	<b>27</b>	<b>34</b>	<b>+ 25.9%</b>

## Single-Family Homes

04-2024	04-2025	Change	04-2024	04-2025	Change
80	65	- 18.8%	49	47	- 4.1%
35	47	+ 34.3%	26	39	+ 50.0%
26	31	+ 19.2%	24	34	+ 41.7%
26	31	+ 19.2%	25	35	+ 40.0%
26	32	+ 23.1%	28	33	+ 17.9%
27	31	+ 14.8%	29	34	+ 17.2%
38	39	+ 2.6%	47	49	+ 4.3%
70	66	- 5.7%	50	13	- 74.0%
<b>28</b>	<b>33</b>	<b>+ 17.9%</b>	<b>26</b>	<b>35</b>	<b>+ 34.6%</b>

## Condos - Townhomes

By Square Feet	04-2024	04-2025	Change
1,500 Sq Ft and Below	24	32	+ 33.3%
1,501 to 2,000 Sq Ft	26	31	+ 19.2%
2,001 to 3,000 Sq Ft	30	34	+ 13.3%
3,001 to 4,000 Sq Ft	37	42	+ 13.5%
4,001 to 6,000 Sq Ft	49	55	+ 12.2%
6,001 Sq Ft and Above	82	82	0.0%
<b>All Square Footage</b>	<b>27</b>	<b>34</b>	<b>+ 25.9%</b>

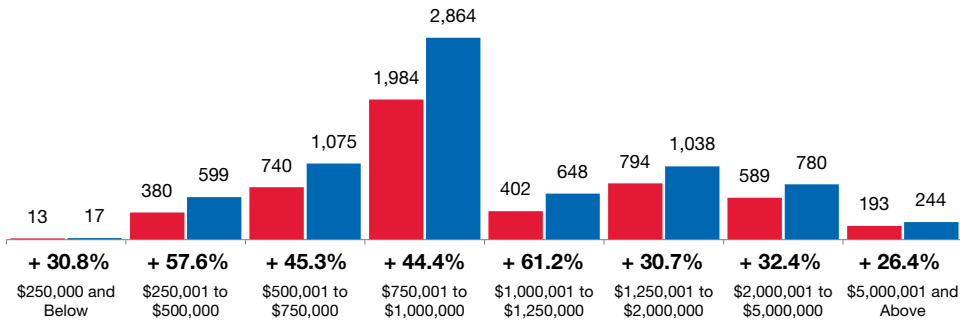
04-2024	04-2025	Change	04-2024	04-2025	Change
23	28	+ 21.7%	24	34	+ 41.7%
25	28	+ 12.0%	27	38	+ 40.7%
29	33	+ 13.8%	38	40	+ 5.3%
37	42	+ 13.5%	41	69	+ 68.3%
48	55	+ 14.6%	126	48	- 61.9%
82	82	0.0%	--	85	--
<b>28</b>	<b>33</b>	<b>+ 17.9%</b>	<b>26</b>	<b>35</b>	<b>+ 34.6%</b>

# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.  
Based on one month of activity.

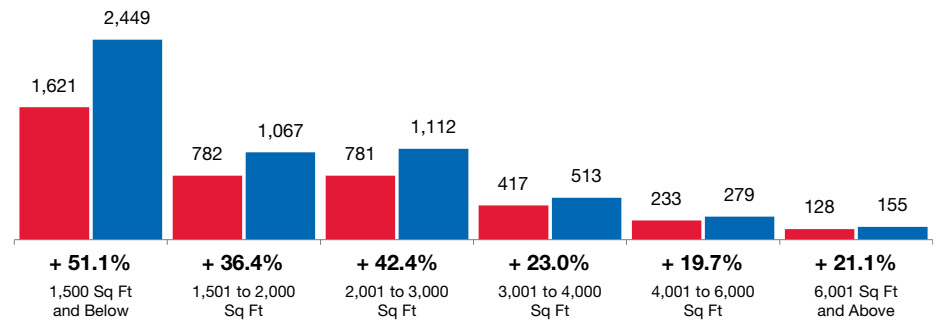
## By Price Range

■ 04-2024 ■ 04-2025



## By Square Feet

■ 04-2024 ■ 04-2025



### All Properties

By Price Range	04-2024	04-2025	Change
\$250,000 and Below	13	17	+ 30.8%
\$250,001 to \$500,000	380	599	+ 57.6%
\$500,001 to \$750,000	740	1,075	+ 45.3%
\$750,001 to \$1,000,000	1,984	2,864	+ 44.4%
\$1,000,001 to \$1,250,000	402	648	+ 61.2%
\$1,250,001 to \$2,000,000	794	1,038	+ 30.7%
\$2,000,001 to \$5,000,000	589	780	+ 32.4%
\$5,000,001 and Above	193	244	+ 26.4%
<b>All Price Ranges</b>	<b>3,962</b>	<b>5,575</b>	<b>+ 40.7%</b>

### Single-Family Homes

04-2024	04-2025	Change	04-2024	04-2025	Change
5	8	+ 60.0%	8	9	+ 12.5%
48	56	+ 16.7%	332	543	+ 63.6%
246	248	+ 0.8%	494	827	+ 67.4%
898	1,049	+ 16.8%	1,086	1,815	+ 67.1%
323	494	+ 52.9%	79	154	+ 94.9%
597	812	+ 36.0%	197	226	+ 14.7%
500	639	+ 27.8%	89	141	+ 58.4%
184	236	+ 28.3%	9	8	- 11.1%
<b>2,502</b>	<b>3,231</b>	<b>+ 29.1%</b>	<b>1,460</b>	<b>2,344</b>	<b>+ 60.5%</b>

### Condos - Townhomes

By Square Feet	04-2024	04-2025	Change
1,500 Sq Ft and Below	1,621	2,449	+ 51.1%
1,501 to 2,000 Sq Ft	782	1,067	+ 36.4%
2,001 to 3,000 Sq Ft	781	1,112	+ 42.4%
3,001 to 4,000 Sq Ft	417	513	+ 23.0%
4,001 to 6,000 Sq Ft	233	279	+ 19.7%
6,001 Sq Ft and Above	128	155	+ 21.1%
<b>All Square Footage</b>	<b>3,962</b>	<b>5,575</b>	<b>+ 40.7%</b>

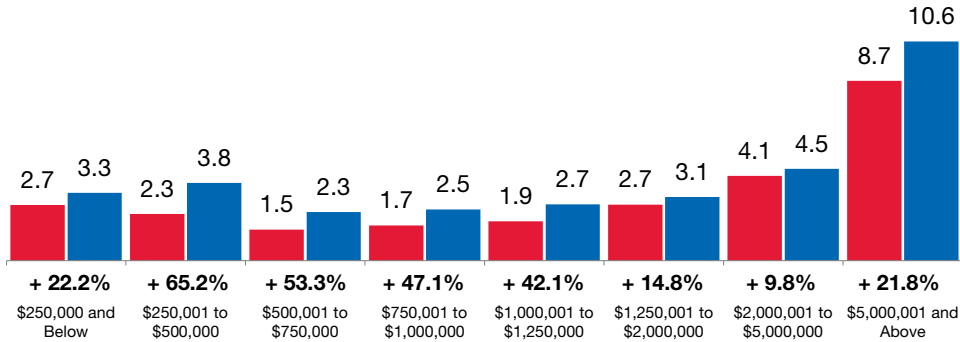
04-2024	04-2025	Change	04-2024	04-2025	Change
569	682	+ 19.9%	1,052	1,767	+ 68.0%
500	635	+ 27.0%	282	432	+ 53.2%
683	990	+ 44.9%	98	122	+ 24.5%
397	496	+ 24.9%	20	17	- 15.0%
226	275	+ 21.7%	7	4	- 42.9%
127	153	+ 20.5%	1	2	+ 100.0%
<b>2,502</b>	<b>3,231</b>	<b>+ 29.1%</b>	<b>1,460</b>	<b>2,344</b>	<b>+ 60.5%</b>

# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

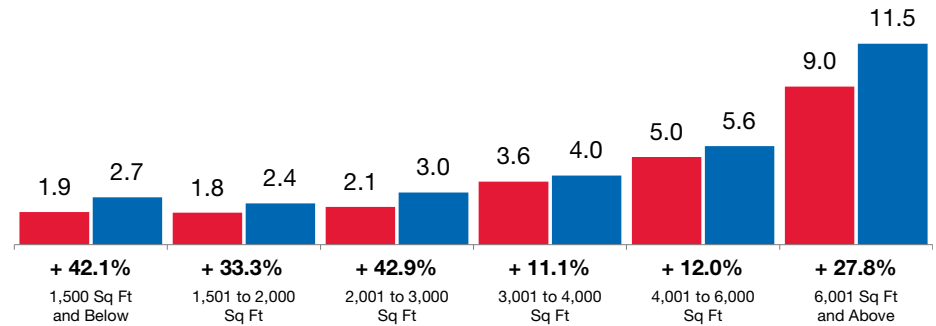
## By Price Range

■ 04-2024 ■ 04-2025



## By Square Feet

■ 04-2024 ■ 04-2025



## All Properties

By Price Range	04-2024	04-2025	Change
\$250,000 and Below	2.7	3.3	+ 22.2%
\$250,001 to \$500,000	2.3	3.8	+ 65.2%
\$500,001 to \$750,000	1.5	2.3	+ 53.3%
\$750,001 to \$1,000,000	1.7	2.5	+ 47.1%
\$1,000,001 to \$1,250,000	1.9	2.7	+ 42.1%
\$1,250,001 to \$2,000,000	2.7	3.1	+ 14.8%
\$2,000,001 to \$5,000,000	4.1	4.5	+ 9.8%
\$5,000,001 and Above	8.7	10.6	+ 21.8%
<b>All Price Ranges</b>	<b>2.2</b>	<b>2.9</b>	<b>+ 31.8%</b>

## Single-Family Homes

04-2024	04-2025	Change	04-2024	04-2025	Change
1.8	3.2	+ 77.8%	2.9	2.8	- 3.4%
2.5	3.3	+ 32.0%	2.2	3.8	+ 72.7%
1.2	1.4	+ 16.7%	1.8	3.0	+ 66.7%
1.5	1.8	+ 20.0%	1.9	3.2	+ 68.4%
1.9	2.6	+ 36.8%	1.8	3.5	+ 94.4%
2.5	2.9	+ 16.0%	3.8	4.3	+ 13.2%
4.0	4.2	+ 5.0%	4.5	6.0	+ 33.3%
8.6	10.7	+ 24.4%	6.4	5.8	- 9.4%
<b>2.1</b>	<b>2.6</b>	<b>+ 23.8%</b>	<b>2.2</b>	<b>3.4</b>	<b>+ 54.5%</b>

## Condos - Townhomes

By Square Feet	04-2024	04-2025	Change
1,500 Sq Ft and Below	1.9	2.7	+ 42.1%
1,501 to 2,000 Sq Ft	1.8	2.4	+ 33.3%
2,001 to 3,000 Sq Ft	2.1	3.0	+ 42.9%
3,001 to 4,000 Sq Ft	3.6	4.0	+ 11.1%
4,001 to 6,000 Sq Ft	5.0	5.6	+ 12.0%
6,001 Sq Ft and Above	9.0	11.5	+ 27.8%
<b>All Square Footage</b>	<b>2.2</b>	<b>2.9</b>	<b>+ 31.8%</b>

04-2024	04-2025	Change	04-2024	04-2025	Change
1.6	1.8	+ 12.5%	2.0	3.4	+ 70.0%
1.6	1.9	+ 18.8%	2.3	3.5	+ 52.2%
2.1	2.9	+ 38.1%	3.1	3.9	+ 25.8%
3.5	3.9	+ 11.4%	5.9	4.9	- 16.9%
5.0	5.6	+ 12.0%	3.5	3.2	- 8.6%
9.0	11.5	+ 27.8%	--	2.0	--
<b>2.1</b>	<b>2.6</b>	<b>+ 23.8%</b>	<b>2.2</b>	<b>3.4</b>	<b>+ 54.5%</b>