

Housing Supply Overview

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

August 2025

U.S. sales of new single-family homes declined 0.6% month-over-month and 8.2% year-over-year to a seasonally adjusted annual rate of 652,000 units, according to the U.S. Census Bureau. The median sales price of a new home fell 5.9% from a year earlier to \$403,800. Meanwhile, housing inventory increased 7.3% year-over-year to 499,000 units, representing a 9.2-month supply at the current sales pace. For the 12-month period spanning September 2024 through August 2025, Pending Sales in the San Diego were up 2.4 percent overall. The price range with the largest gain in sales was the \$250,000 and Below range, where they increased 39.2 percent.

The overall Median Sales Price was up 1.7 percent to \$900,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 2.0 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 35 days; the price range that tended to sell the slowest was the \$5,000,001 and Above range at 62 days.

Market-wide, inventory levels were up 15.1 percent. The property type with the largest gain was the Condos - Townhomes segment, where they increased 25.7 percent. That amounts to 2.8 months supply for Single-Family homes and 3.8 months supply for Condos.

Quick Facts

+ 39.2%	+ 7.6%	+ 4.2%
Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$250,000 and Below	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.

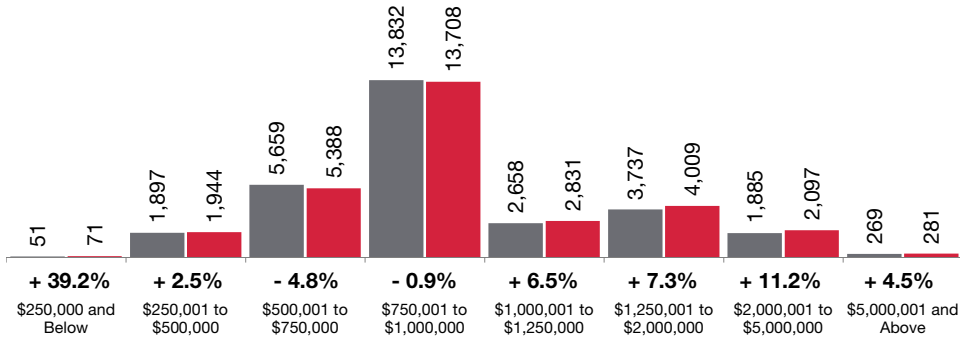
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Pending Sales

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

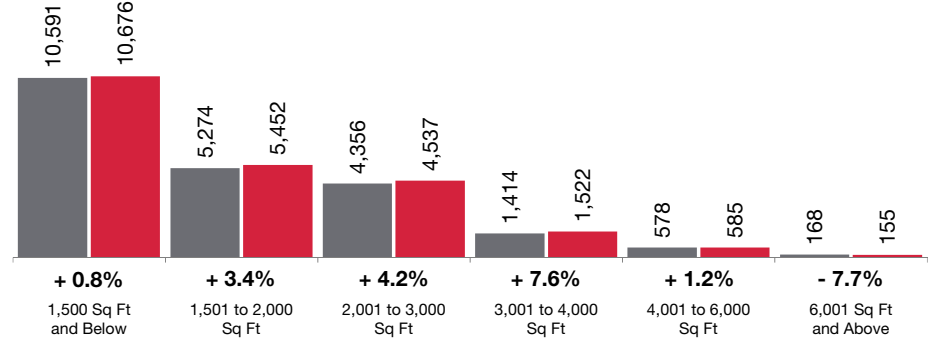
By Price Range

■ 08-2024 ■ 08-2025



By Square Feet

■ 08-2024 ■ 08-2025



All Properties

By Price Range	08-2024	08-2025	Change
\$250,000 and Below	51	71	+ 39.2%
\$250,001 to \$500,000	1,897	1,944	+ 2.5%
\$500,001 to \$750,000	5,659	5,388	- 4.8%
\$750,001 to \$1,000,000	13,832	13,708	- 0.9%
\$1,000,001 to \$1,250,000	2,658	2,831	+ 6.5%
\$1,250,001 to \$2,000,000	3,737	4,009	+ 7.3%
\$2,000,001 to \$5,000,000	1,885	2,097	+ 11.2%
\$5,000,001 and Above	269	281	+ 4.5%
All Price Ranges	22,381	22,927	+ 2.4%

Single-Family Homes

08-2024	08-2025	Change
28	32	+ 14.3%
203	220	+ 8.4%
2,316	2,118	- 8.5%
7,143	7,109	- 0.5%
2,140	2,318	+ 8.3%
3,099	3,376	+ 8.9%
1,638	1,804	+ 10.1%
262	268	+ 2.3%
14,282	14,876	+ 4.2%

Condos - Townhomes

08-2024	08-2025	Change
23	39	+ 69.6%
1,694	1,724	+ 1.8%
3,343	3,270	- 2.2%
6,689	6,599	- 1.3%
518	513	- 1.0%
638	633	- 0.8%
247	293	+ 18.6%
7	13	+ 85.7%
8,099	8,051	- 0.6%

By Square Feet

08-2024	08-2025	Change
10,591	10,676	+ 0.8%
5,274	5,452	+ 3.4%
4,356	4,537	+ 4.2%
1,414	1,522	+ 7.6%
578	585	+ 1.2%
168	155	- 7.7%
22,381	22,927	+ 2.4%

08-2024	08-2025	Change
4,392	4,491	+ 2.3%
3,814	4,006	+ 5.0%
3,968	4,158	+ 4.8%
1,373	1,492	+ 8.7%
568	576	+ 1.4%
167	153	- 8.4%
14,282	14,876	+ 4.2%

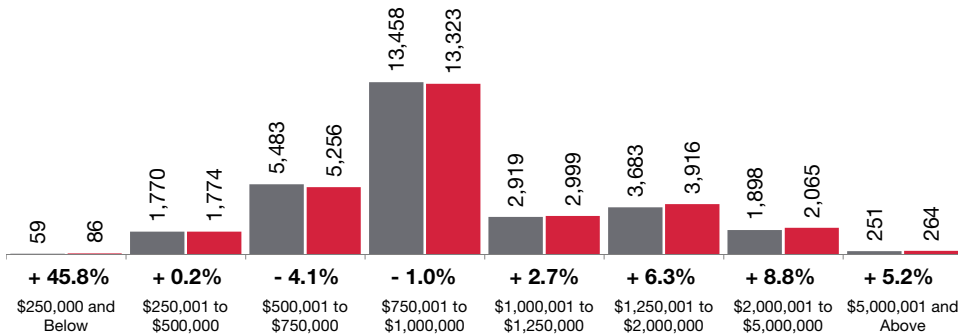
08-2024	08-2025	Change
6,199	6,185	- 0.2%
1,460	1,446	- 1.0%
388	379	- 2.3%
41	30	- 26.8%
10	9	- 10.0%
1	2	+ 100.0%
8,099	8,051	- 0.6%

Closed Sales

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

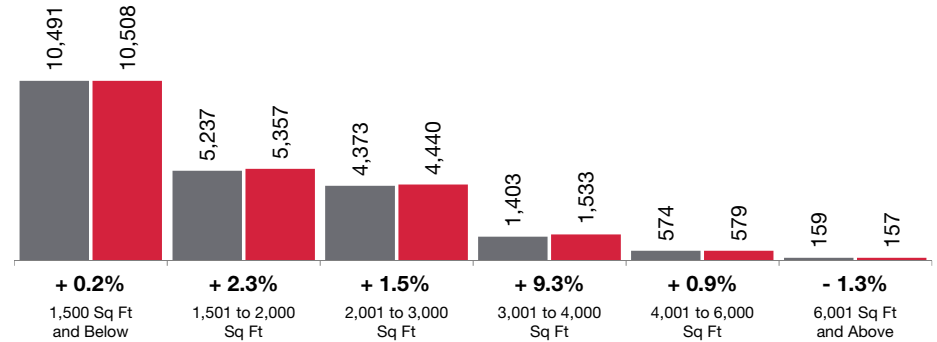
By Price Range

■ 08-2024 ■ 08-2025



By Square Feet

■ 08-2024 ■ 08-2025



All Properties

By Price Range	08-2024	08-2025	Change
\$250,000 and Below	59	86	+ 45.8%
\$250,001 to \$500,000	1,770	1,774	+ 0.2%
\$500,001 to \$750,000	5,483	5,256	- 4.1%
\$750,001 to \$1,000,000	13,458	13,323	- 1.0%
\$1,000,001 to \$1,250,000	2,919	2,999	+ 2.7%
\$1,250,001 to \$2,000,000	3,683	3,916	+ 6.3%
\$2,000,001 to \$5,000,000	1,898	2,065	+ 8.8%
\$5,000,001 and Above	251	264	+ 5.2%
All Price Ranges	22,211	22,574	+ 1.6%

Single-Family Homes

08-2024	08-2025	Change
30	42	+ 40.0%
201	192	- 4.5%
2,118	1,932	- 8.8%
6,832	6,841	+ 0.1%
2,363	2,463	+ 4.2%
3,034	3,314	+ 9.2%
1,657	1,794	+ 8.3%
245	254	+ 3.7%
14,132	14,669	+ 3.8%

Condos - Townhomes

08-2024	08-2025	Change
29	44	+ 51.7%
1,569	1,582	+ 0.8%
3,365	3,324	- 1.2%
6,626	6,482	- 2.2%
556	536	- 3.6%
649	602	- 7.2%
241	271	+ 12.4%
6	10	+ 66.7%
8,079	7,905	- 2.2%

By Square Feet

08-2024	08-2025	Change
10,491	10,508	+ 0.2%
5,237	5,357	+ 2.3%
4,373	4,440	+ 1.5%
1,403	1,533	+ 9.3%
574	579	+ 0.9%
159	157	- 1.3%
22,211	22,574	+ 1.6%

08-2024	08-2025	Change
4,328	4,442	+ 2.6%
3,773	3,923	+ 4.0%
3,946	4,080	+ 3.4%
1,364	1,499	+ 9.9%
563	570	+ 1.2%
158	155	- 1.9%
14,132	14,669	+ 3.8%

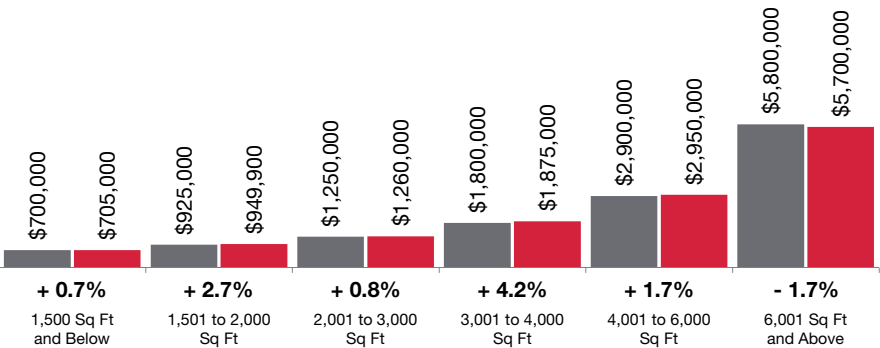
08-2024	08-2025	Change
6,163	6,066	- 1.6%
1,464	1,434	- 2.0%
401	360	- 10.2%
39	34	- 12.8%
11	9	- 18.2%
1	2	+ 100.0%
8,079	7,905	- 2.2%

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.**

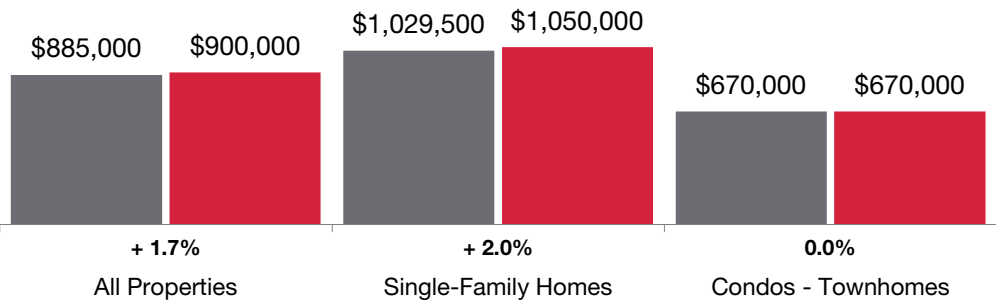
By Square Feet

08-2024 08-2025



By Property Type

08-2024 08-2025



All Properties			
By Square Feet	08-2024	08-2025	Change
1,500 Sq Ft and Below	\$700,000	\$705,000	+ 0.7%
1,501 to 2,000 Sq Ft	\$925,000	\$949,900	+ 2.7%
2,001 to 3,000 Sq Ft	\$1,250,000	\$1,260,000	+ 0.8%
3,001 to 4,000 Sq Ft	\$1,800,000	\$1,875,000	+ 4.2%
4,001 to 6,000 Sq Ft	\$2,900,000	\$2,950,000	+ 1.7%
6,001 Sq Ft and Above	\$5,800,000	\$5,700,000	- 1.7%
All Square Footage	\$885,000	\$900,000	+ 1.7%

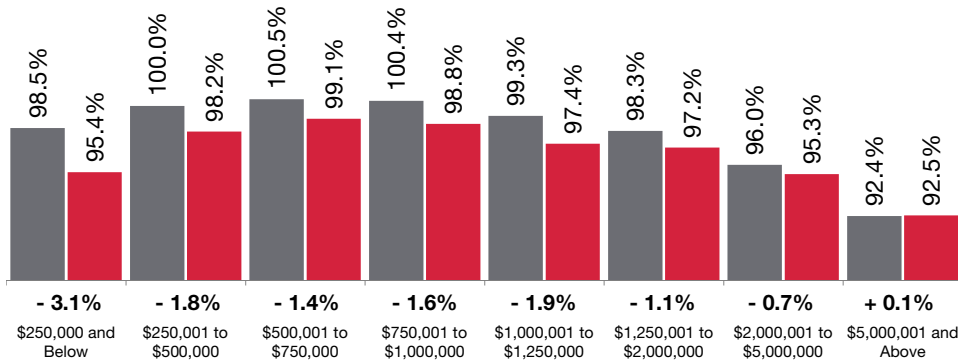
Single-Family Homes			Condos - Townhomes		
08-2024	08-2025	Change	08-2024	08-2025	Change
\$790,000	\$800,000	+ 1.3%	\$610,000	\$605,000	- 0.8%
\$936,000	\$959,000	+ 2.5%	\$899,900	\$900,000	+ 0.0%
\$1,240,000	\$1,250,000	+ 0.8%	\$1,495,000	\$1,481,295	- 0.9%
\$1,790,000	\$1,869,000	+ 4.4%	\$2,425,000	\$2,387,500	- 1.5%
\$2,900,000	\$2,950,000	+ 1.7%	\$4,030,000	\$3,550,000	- 11.9%
\$5,825,000	\$5,700,000	- 2.1%	\$2,250,000	\$3,690,550	+ 64.0%
\$1,029,500	\$1,050,000	+ 2.0%	\$670,000	\$670,000	0.0%

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.**

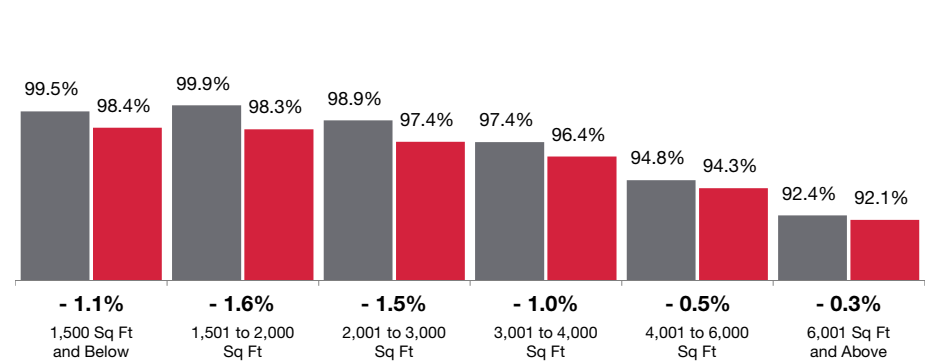
By Price Range

■ 08-2024 ■ 08-2025



By Square Feet

■ 08-2024 ■ 08-2025



All Properties

By Price Range	08-2024	08-2025	Change
\$250,000 and Below	98.5%	95.4%	- 3.1%
\$250,001 to \$500,000	100.0%	98.2%	- 1.8%
\$500,001 to \$750,000	100.5%	99.1%	- 1.4%
\$750,001 to \$1,000,000	100.4%	98.8%	- 1.6%
\$1,000,001 to \$1,250,000	99.3%	97.4%	- 1.9%
\$1,250,001 to \$2,000,000	98.3%	97.2%	- 1.1%
\$2,000,001 to \$5,000,000	96.0%	95.3%	- 0.7%
\$5,000,001 and Above	92.4%	92.5%	+ 0.1%
All Price Ranges	99.4%	97.9%	- 1.5%

Single-Family Homes

08-2024	08-2025	Change
97.1%	92.3%	- 4.9%
100.8%	99.1%	- 1.7%
101.3%	100.3%	- 1.0%
100.9%	99.4%	- 1.5%
99.6%	97.5%	- 2.1%
98.6%	97.2%	- 1.4%
96.2%	95.4%	- 0.8%
92.5%	92.4%	- 0.1%
99.5%	97.9%	- 1.6%

Condos - Townhomes

08-2024	08-2025	Change
100.0%	98.7%	- 1.3%
99.9%	98.1%	- 1.8%
99.9%	98.4%	- 1.5%
99.8%	98.2%	- 1.6%
98.4%	96.8%	- 1.6%
96.9%	96.6%	- 0.3%
94.4%	94.7%	+ 0.3%
88.2%	94.8%	+ 7.5%
99.3%	97.8%	- 1.5%

By Square Feet	08-2024	08-2025	Change
1,500 Sq Ft and Below	99.5%	98.4%	- 1.1%
1,501 to 2,000 Sq Ft	99.9%	98.3%	- 1.6%
2,001 to 3,000 Sq Ft	98.9%	97.4%	- 1.5%
3,001 to 4,000 Sq Ft	97.4%	96.4%	- 1.0%
4,001 to 6,000 Sq Ft	94.8%	94.3%	- 0.5%
6,001 Sq Ft and Above	92.4%	92.1%	- 0.3%
All Square Footage	99.4%	97.9%	- 1.5%

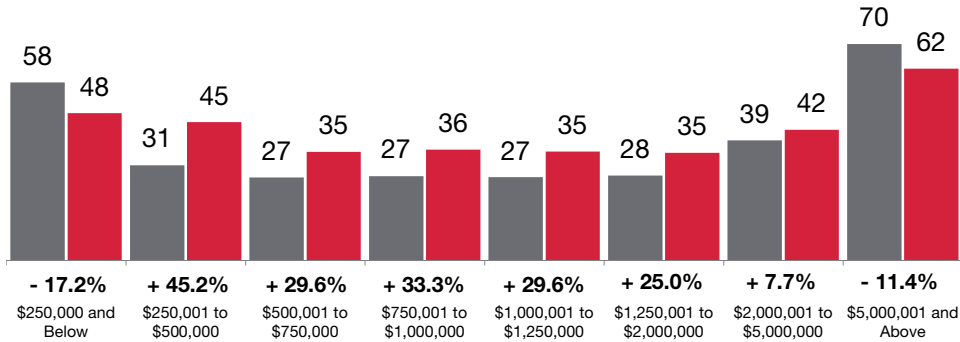
08-2024	08-2025	Change
100.7%	99.0%	- 1.7%
100.3%	98.5%	- 1.8%
99.0%	97.5%	- 1.5%
97.5%	96.5%	- 1.0%
94.9%	94.4%	- 0.5%
92.5%	92.1%	- 0.4%
99.5%	97.9%	- 1.6%
99.3%	97.8%	- 1.5%

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.

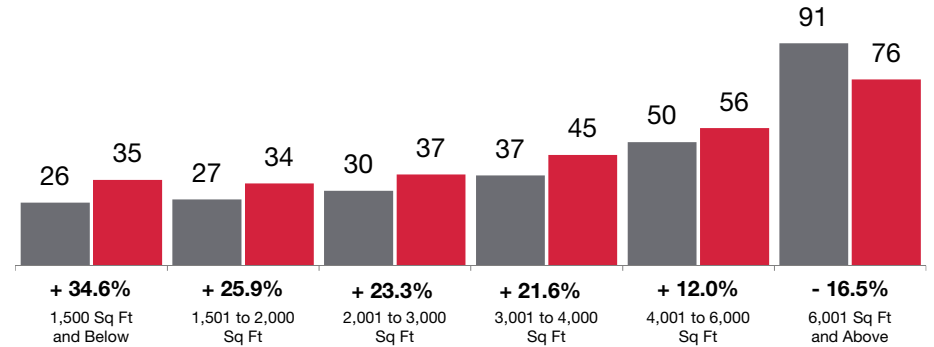
By Price Range

■ 08-2024 ■ 08-2025



By Square Feet

■ 08-2024 ■ 08-2025



All Properties

By Price Range	08-2024	08-2025	Change
\$250,000 and Below	58	48	- 17.2%
\$250,001 to \$500,000	31	45	+ 45.2%
\$500,001 to \$750,000	27	35	+ 29.6%
\$750,001 to \$1,000,000	27	36	+ 33.3%
\$1,000,001 to \$1,250,000	27	35	+ 29.6%
\$1,250,001 to \$2,000,000	28	35	+ 25.0%
\$2,000,001 to \$5,000,000	39	42	+ 7.7%
\$5,000,001 and Above	70	62	- 11.4%
All Price Ranges	29	37	+ 27.6%

Single-Family Homes

08-2024	08-2025	Change	08-2024	08-2025	Change
65	50	- 23.1%	50	45	- 10.0%
35	53	+ 51.4%	30	44	+ 46.7%
27	32	+ 18.5%	27	37	+ 37.0%
27	33	+ 22.2%	28	39	+ 39.3%
26	35	+ 34.6%	30	38	+ 26.7%
27	35	+ 29.6%	31	36	+ 16.1%
38	41	+ 7.9%	48	49	+ 2.1%
71	63	- 11.3%	58	37	- 36.2%
29	35	+ 20.7%	29	39	+ 34.5%

Condos - Townhomes

By Square Feet	08-2024	08-2025	Change
1,500 Sq Ft and Below	26	35	+ 34.6%
1,501 to 2,000 Sq Ft	27	34	+ 25.9%
2,001 to 3,000 Sq Ft	30	37	+ 23.3%
3,001 to 4,000 Sq Ft	37	45	+ 21.6%
4,001 to 6,000 Sq Ft	50	56	+ 12.0%
6,001 Sq Ft and Above	91	76	- 16.5%
All Square Footage	29	37	+ 27.6%

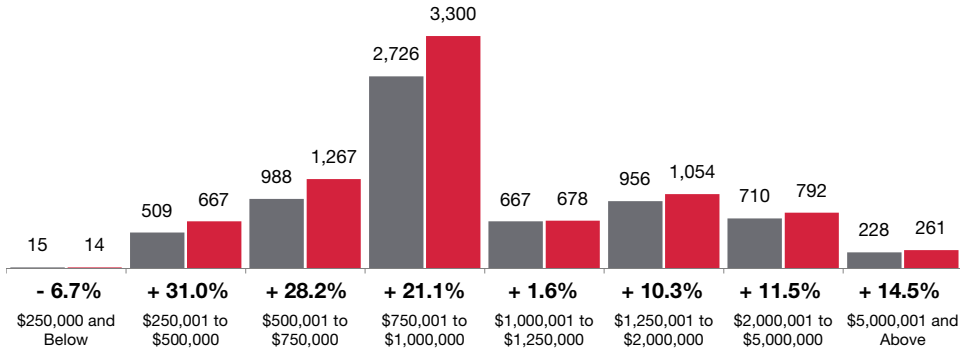
08-2024	08-2025	Change	08-2024	08-2025	Change
23	30	+ 30.4%	27	38	+ 40.7%
25	31	+ 24.0%	31	40	+ 29.0%
30	37	+ 23.3%	38	40	+ 5.3%
36	45	+ 25.0%	49	63	+ 28.6%
49	56	+ 14.3%	99	65	- 34.3%
90	76	- 15.6%	142	91	- 35.9%
29	35	+ 20.7%	29	39	+ 34.5%

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.

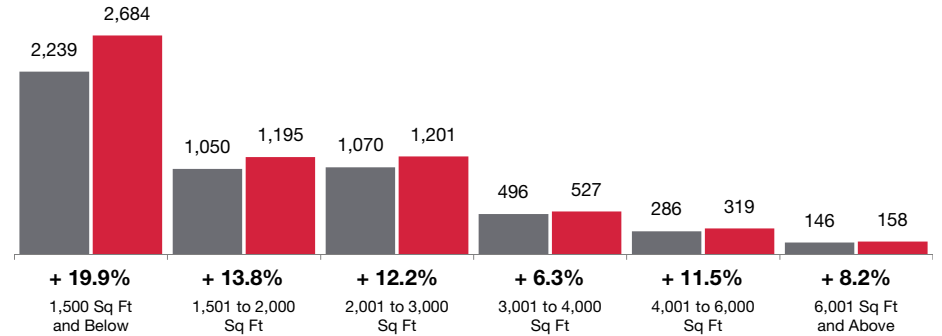
By Price Range

■ 08-2024 ■ 08-2025



By Square Feet

■ 08-2024 ■ 08-2025



All Properties

By Price Range	08-2024	08-2025	Change
\$250,000 and Below	15	14	- 6.7%
\$250,001 to \$500,000	509	667	+ 31.0%
\$500,001 to \$750,000	988	1,267	+ 28.2%
\$750,001 to \$1,000,000	2,726	3,300	+ 21.1%
\$1,000,001 to \$1,250,000	667	678	+ 1.6%
\$1,250,001 to \$2,000,000	956	1,054	+ 10.3%
\$2,000,001 to \$5,000,000	710	792	+ 11.5%
\$5,000,001 and Above	228	261	+ 14.5%
All Price Ranges	5,287	6,085	+ 15.1%

Single-Family Homes

08-2024	08-2025	Change	08-2024	08-2025	Change
8	3	- 62.5%	7	11	+ 57.1%
60	64	+ 6.7%	449	603	+ 34.3%
292	301	+ 3.1%	696	966	+ 38.8%
1,185	1,253	+ 5.7%	1,541	2,047	+ 32.8%
511	520	+ 1.8%	156	158	+ 1.3%
760	840	+ 10.5%	196	214	+ 9.2%
568	652	+ 14.8%	142	140	- 1.4%
216	247	+ 14.4%	12	14	+ 16.7%
3,240	3,512	+ 8.4%	2,047	2,573	+ 25.7%

Condos - Townhomes

By Square Feet	08-2024	08-2025	Change
1,500 Sq Ft and Below	2,239	2,684	+ 19.9%
1,501 to 2,000 Sq Ft	1,050	1,195	+ 13.8%
2,001 to 3,000 Sq Ft	1,070	1,201	+ 12.2%
3,001 to 4,000 Sq Ft	496	527	+ 6.3%
4,001 to 6,000 Sq Ft	286	319	+ 11.5%
6,001 Sq Ft and Above	146	158	+ 8.2%
All Square Footage	5,287	6,085	+ 15.1%

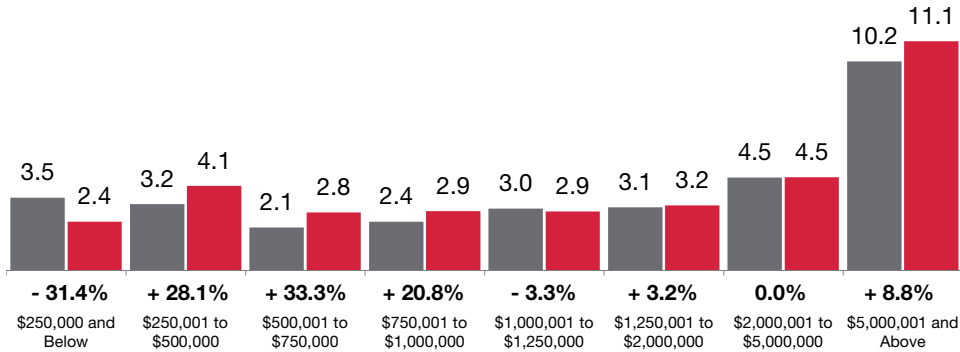
08-2024	08-2025	Change	08-2024	08-2025	Change
733	772	+ 5.3%	1,506	1,912	+ 27.0%
676	725	+ 7.2%	374	470	+ 25.7%
937	1,043	+ 11.3%	133	158	+ 18.8%
474	504	+ 6.3%	22	23	+ 4.5%
275	310	+ 12.7%	11	9	- 18.2%
145	157	+ 8.3%	1	1	0.0%
3,240	3,512	+ 8.4%	2,047	2,573	+ 25.7%

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.

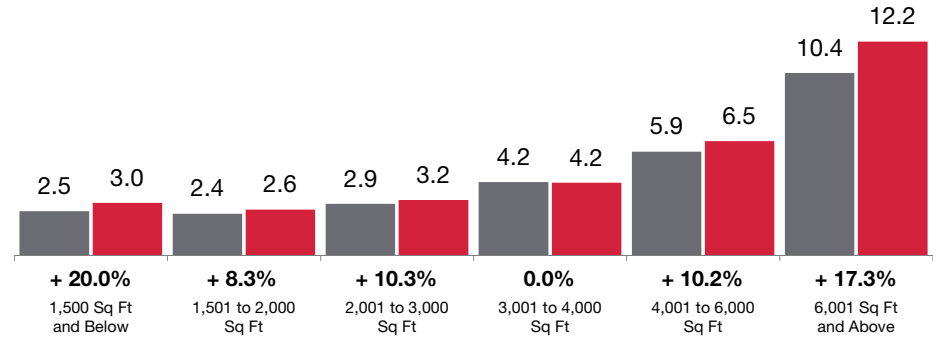
By Price Range

■ 08-2024 ■ 08-2025



By Square Feet

■ 08-2024 ■ 08-2025



All Properties

By Price Range	08-2024	08-2025	Change
\$250,000 and Below	3.5	2.4	- 31.4%
\$250,001 to \$500,000	3.2	4.1	+ 28.1%
\$500,001 to \$750,000	2.1	2.8	+ 33.3%
\$750,001 to \$1,000,000	2.4	2.9	+ 20.8%
\$1,000,001 to \$1,250,000	3.0	2.9	- 3.3%
\$1,250,001 to \$2,000,000	3.1	3.2	+ 3.2%
\$2,000,001 to \$5,000,000	4.5	4.5	0.0%
\$5,000,001 and Above	10.2	11.1	+ 8.8%
All Price Ranges	2.8	3.2	+ 14.3%

Single-Family Homes

08-2024	08-2025	Change
3.1	1.0	- 67.7%
3.5	3.5	0.0%
1.5	1.7	+ 13.3%
2.0	2.1	+ 5.0%
2.9	2.7	- 6.9%
2.9	3.0	+ 3.4%
4.2	4.3	+ 2.4%
9.9	11.1	+ 12.1%
2.7	2.8	+ 3.7%

Condos - Townhomes

08-2024	08-2025	Change
3.0	3.1	+ 3.3%
3.2	4.2	+ 31.3%
2.5	3.5	+ 40.0%
2.8	3.7	+ 32.1%
3.6	3.7	+ 2.8%
3.7	4.1	+ 10.8%
6.9	5.7	- 17.4%
8.6	9.7	+ 12.8%
3.0	3.8	+ 26.7%

By Square Feet	08-2024	08-2025	Change
1,500 Sq Ft and Below	2.5	3.0	+ 20.0%
1,501 to 2,000 Sq Ft	2.4	2.6	+ 8.3%
2,001 to 3,000 Sq Ft	2.9	3.2	+ 10.3%
3,001 to 4,000 Sq Ft	4.2	4.2	0.0%
4,001 to 6,000 Sq Ft	5.9	6.5	+ 10.2%
6,001 Sq Ft and Above	10.4	12.2	+ 17.3%
All Square Footage	2.8	3.2	+ 14.3%

08-2024	08-2025	Change
2.0	2.1	+ 5.0%
2.1	2.2	+ 4.8%
2.8	3.0	+ 7.1%
4.1	4.1	0.0%
5.8	6.5	+ 12.1%
10.4	12.3	+ 18.3%
2.7	2.8	+ 3.7%