

# Housing Supply Overview

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

## November 2024

U.S. sales of new residential homes declined 17.3% month-over-month and 9.4% year-over-year to a seasonally adjusted annual rate of 610,000 units, according to the U.S. Census Bureau. Economists say a rise in mortgage rates, along with Hurricanes Helene and Milton, likely disrupted buyer activity, though there was little impact on the median new-home sales price, which was up 4.7% year-over-year to \$437,300. For the 12-month period spanning December 2023 through November 2024, Pending Sales in the San Diego were up 4.7 percent overall. The price range with the largest gain in sales was the 2,000,001 to 5,000,000 range, where they increased 32.3 percent.

The overall Median Sales Price was up 6.7 percent to \$895,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 10.4 percent to \$1,049,000. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 28 days; the price range that tended to sell the slowest was the \$250,000 and Below range at 65 days.

Market-wide, inventory levels were up 28.7 percent. The property type with the largest gain was the Condos - Townhomes segment, where they increased 38.4 percent. That amounts to 2.1 months supply for Single-Family homes and 2.5 months supply for Condos.

## Quick Facts

**+ 32.3%**

**+ 10.9%**

**+ 5.5%**

Price Range With  
Strongest Pending Sales:  
**\$2,000,001 to \$5,000,000**

Home Size With Strongest  
Pending Sales:  
**4,001 to 6,000 Sq Ft**

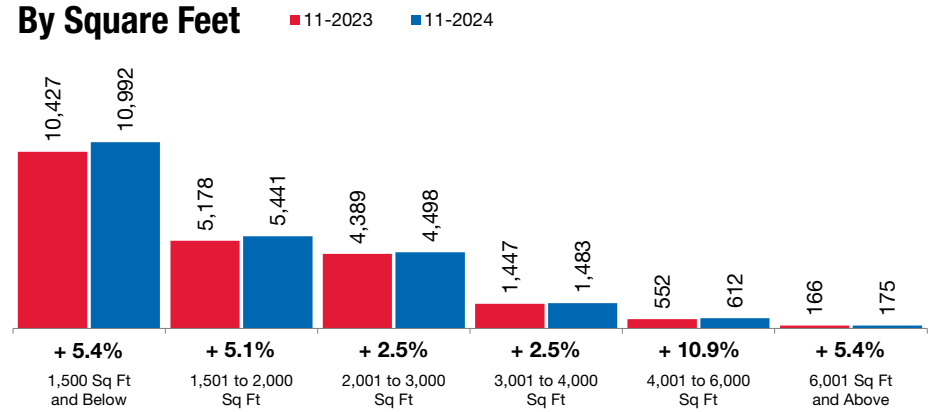
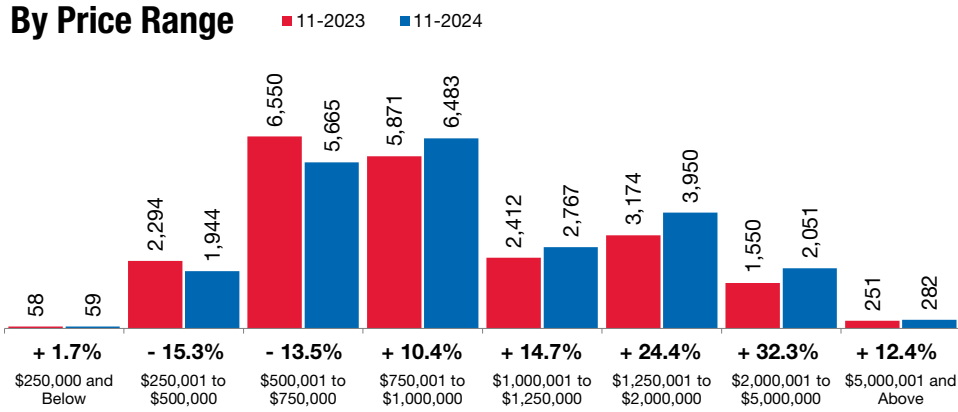
Property Type With  
Strongest Pending Sales:  
**Single-Family Homes**

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

Pending Sales	<b>2</b>
Closed Sales	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Days on Market Until Sale	<b>6</b>
Inventory of Homes for Sale	<b>7</b>
Months Supply of Inventory	<b>8</b>

# Pending Sales

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



## All Properties

By Price Range	11-2023	11-2024	Change
\$250,000 and Below	58	59	+ 1.7%
\$250,001 to \$500,000	2,294	1,944	- 15.3%
\$500,001 to \$750,000	6,550	5,665	- 13.5%
\$750,001 to \$1,000,000	5,871	6,483	+ 10.4%
\$1,000,001 to \$1,250,000	2,412	2,767	+ 14.7%
\$1,250,001 to \$2,000,000	3,174	3,950	+ 24.4%
\$2,000,001 to \$5,000,000	1,550	2,051	+ 32.3%
\$5,000,001 and Above	251	282	+ 12.4%
<b>All Price Ranges</b>	<b>22,160</b>	<b>23,201</b>	<b>+ 4.7%</b>

## Single-Family Homes

11-2023	11-2024	Change	11-2023	11-2024	Change
29	33	+ 13.8%	29	26	- 10.3%
297	217	- 26.9%	1,997	1,727	- 13.5%
3,156	2,238	- 29.1%	3,394	3,427	+ 1.0%
4,463	4,797	+ 7.5%	1,408	1,686	+ 19.7%
1,927	2,256	+ 17.1%	485	511	+ 5.4%
2,643	3,282	+ 24.2%	531	668	+ 25.8%
1,342	1,778	+ 32.5%	208	273	+ 31.3%
245	275	+ 12.2%	6	7	+ 16.7%
<b>14,102</b>	<b>14,876</b>	<b>+ 5.5%</b>	<b>8,058</b>	<b>8,325</b>	<b>+ 3.3%</b>

## Condos - Townhomes

By Square Feet	11-2023	11-2024	Change
1,500 Sq Ft and Below	10,427	10,992	+ 5.4%
1,501 to 2,000 Sq Ft	5,178	5,441	+ 5.1%
2,001 to 3,000 Sq Ft	4,389	4,498	+ 2.5%
3,001 to 4,000 Sq Ft	1,447	1,483	+ 2.5%
4,001 to 6,000 Sq Ft	552	612	+ 10.9%
6,001 Sq Ft and Above	166	175	+ 5.4%
<b>All Square Footage</b>	<b>22,160</b>	<b>23,201</b>	<b>+ 4.7%</b>

11-2023	11-2024	Change	11-2023	11-2024	Change
4,252	4,610	+ 8.4%	6,175	6,382	+ 3.4%
3,721	3,941	+ 5.9%	1,457	1,500	+ 3.0%
4,001	4,113	+ 2.8%	388	385	- 0.8%
1,417	1,438	+ 1.5%	30	45	+ 50.0%
544	600	+ 10.3%	8	12	+ 50.0%
166	174	+ 4.8%	0	1	--
<b>14,102</b>	<b>14,876</b>	<b>+ 5.5%</b>	<b>8,058</b>	<b>8,325</b>	<b>+ 3.3%</b>

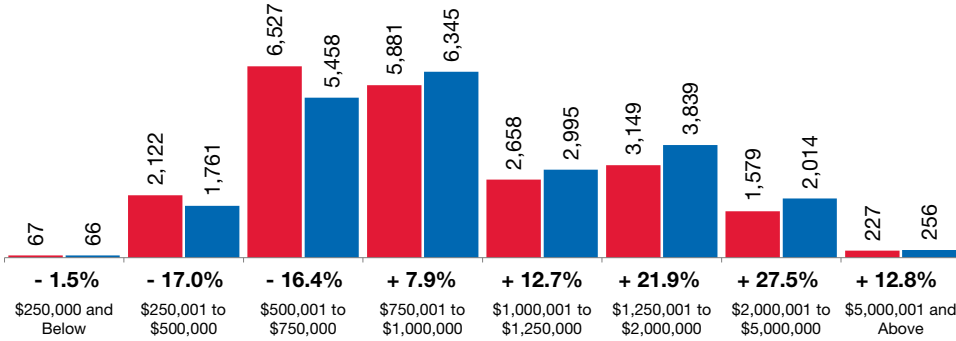


# Closed Sales

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

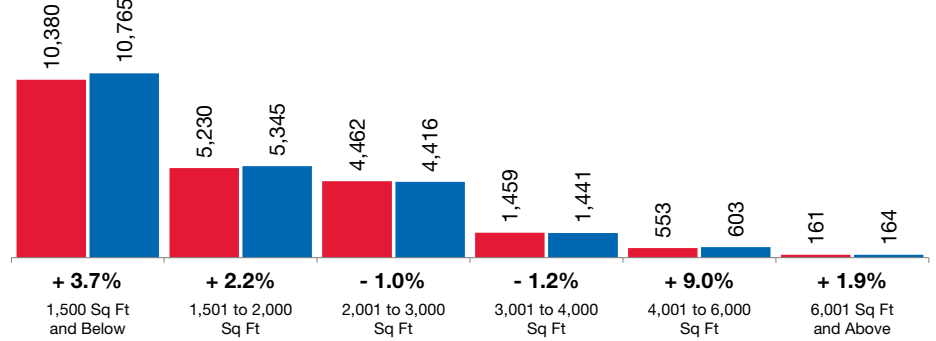
## By Price Range

■ 11-2023 ■ 11-2024



## By Square Feet

■ 11-2023 ■ 11-2024



### All Properties

By Price Range	11-2023	11-2024	Change
\$250,000 and Below	67	66	- 1.5%
\$250,001 to \$500,000	2,122	1,761	- 17.0%
\$500,001 to \$750,000	6,527	5,458	- 16.4%
\$750,001 to \$1,000,000	5,881	6,345	+ 7.9%
\$1,000,001 to \$1,250,000	2,658	2,995	+ 12.7%
\$1,250,001 to \$2,000,000	3,149	3,839	+ 21.9%
\$2,000,001 to \$5,000,000	1,579	2,014	+ 27.5%
\$5,000,001 and Above	227	256	+ 12.8%
<b>All Price Ranges</b>	<b>22,210</b>	<b>22,734</b>	<b>+ 2.4%</b>

### Single-Family Homes

11-2023	11-2024	Change	11-2023	11-2024	Change
36	37	+ 2.8%	31	29	- 6.5%
281	198	- 29.5%	1,841	1,563	- 15.1%
3,045	2,026	- 33.5%	3,482	3,432	- 1.4%
4,486	4,653	+ 3.7%	1,395	1,692	+ 21.3%
2,133	2,453	+ 15.0%	525	542	+ 3.2%
2,630	3,202	+ 21.7%	519	637	+ 22.7%
1,373	1,761	+ 28.3%	206	253	+ 22.8%
223	250	+ 12.1%	4	6	+ 50.0%
<b>14,207</b>	<b>14,580</b>	<b>+ 2.6%</b>	<b>8,003</b>	<b>8,154</b>	<b>+ 1.9%</b>

### Condos - Townhomes

By Square Feet	11-2023	11-2024	Change
1,500 Sq Ft and Below	10,380	10,765	+ 3.7%
1,501 to 2,000 Sq Ft	5,230	5,345	+ 2.2%
2,001 to 3,000 Sq Ft	4,462	4,416	- 1.0%
3,001 to 4,000 Sq Ft	1,459	1,441	- 1.2%
4,001 to 6,000 Sq Ft	553	603	+ 9.0%
6,001 Sq Ft and Above	161	164	+ 1.9%
<b>All Square Footage</b>	<b>22,210</b>	<b>22,734</b>	<b>+ 2.4%</b>

11-2023	11-2024	Change	11-2023	11-2024	Change
4,253	4,512	+ 6.1%	6,127	6,253	+ 2.1%
3,776	3,890	+ 3.0%	1,454	1,455	+ 0.1%
4,047	4,027	- 0.5%	379	389	+ 2.6%
1,425	1,396	- 2.0%	34	45	+ 32.4%
544	592	+ 8.8%	9	11	+ 22.2%
161	163	+ 1.2%	0	1	--
<b>14,207</b>	<b>14,580</b>	<b>+ 2.6%</b>	<b>8,003</b>	<b>8,154</b>	<b>+ 1.9%</b>

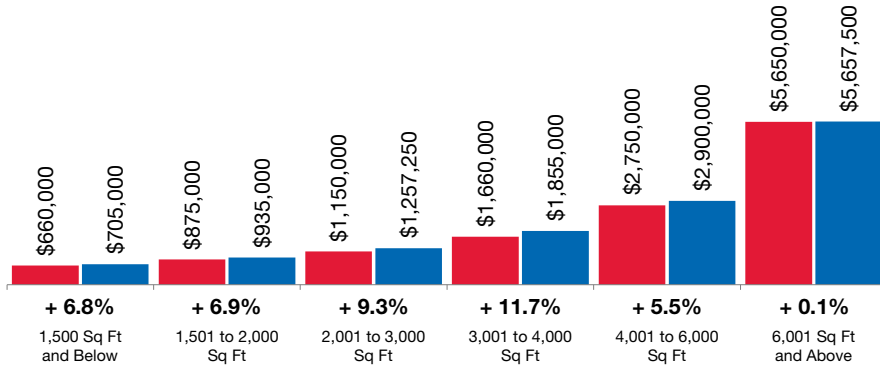


# Median Sales Price

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.**

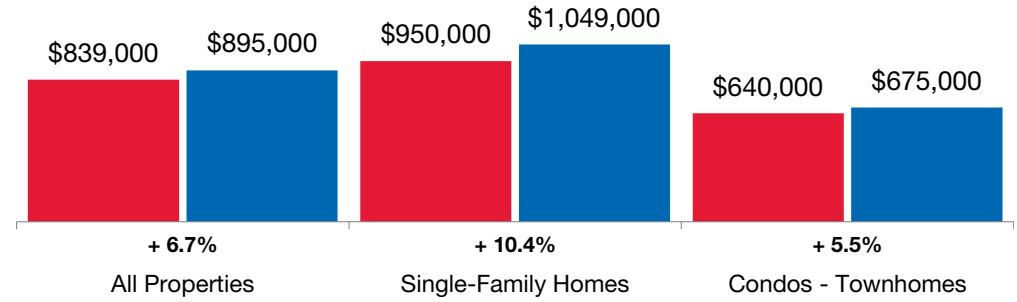
## By Square Feet

■ 11-2023 ■ 11-2024



## By Property Type

■ 11-2023 ■ 11-2024

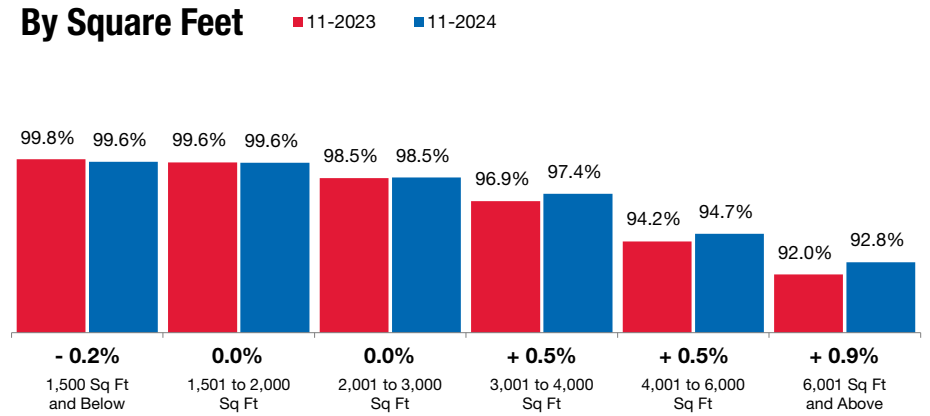
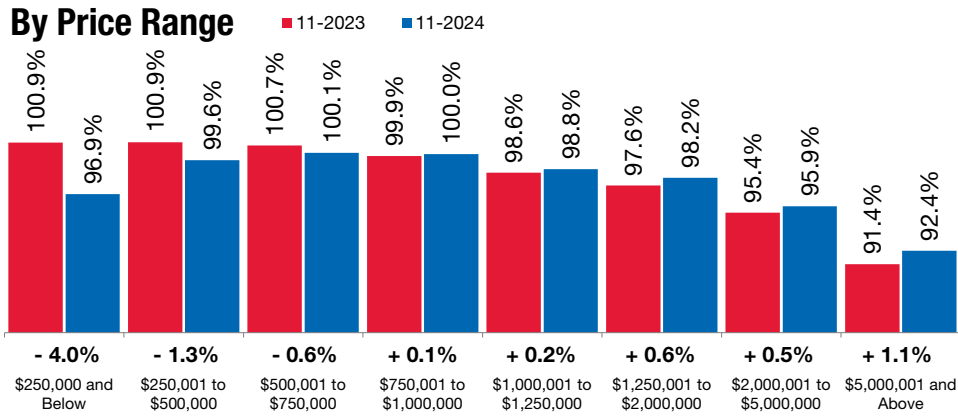


By Square Feet	All Properties		
	11-2023	11-2024	Change
1,500 Sq Ft and Below	\$660,000	\$705,000	+ 6.8%
1,501 to 2,000 Sq Ft	\$875,000	\$935,000	+ 6.9%
2,001 to 3,000 Sq Ft	\$1,150,000	\$1,257,250	+ 9.3%
3,001 to 4,000 Sq Ft	\$1,660,000	\$1,855,000	+ 11.7%
4,001 to 6,000 Sq Ft	\$2,750,000	\$2,900,000	+ 5.5%
6,001 Sq Ft and Above	\$5,650,000	\$5,657,500	+ 0.1%
<b>All Square Footage</b>	<b>\$839,000</b>	<b>\$895,000</b>	<b>+ 6.7%</b>

	Single-Family Homes			Condos - Townhomes		
	11-2023	11-2024	Change	11-2023	11-2024	Change
	\$742,000	\$797,000	+ 7.4%	\$580,000	\$610,000	+ 5.2%
	\$877,500	\$949,000	+ 8.1%	\$856,500	\$895,000	+ 4.5%
	\$1,135,000	\$1,250,000	+ 10.1%	\$1,290,000	\$1,495,000	+ 15.9%
	\$1,650,000	\$1,850,000	+ 12.1%	\$2,075,000	\$2,325,000	+ 12.0%
	\$2,750,000	\$2,890,000	+ 5.1%	\$2,449,000	\$3,860,000	+ 57.6%
	\$5,650,000	\$5,665,000	+ 0.3%	--	\$2,250,000	--
	<b>\$950,000</b>	<b>\$1,049,000</b>	<b>+ 10.4%</b>	<b>\$640,000</b>	<b>\$675,000</b>	<b>+ 5.5%</b>

# 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.**



## All Properties

By Price Range	11-2023	11-2024	Change
\$250,000 and Below	100.9%	96.9%	- 4.0%
\$250,001 to \$500,000	100.9%	99.6%	- 1.3%
\$500,001 to \$750,000	100.7%	100.1%	- 0.6%
\$750,001 to \$1,000,000	99.9%	100.0%	+ 0.1%
\$1,000,001 to \$1,250,000	98.6%	98.8%	+ 0.2%
\$1,250,001 to \$2,000,000	97.6%	98.2%	+ 0.6%
\$2,000,001 to \$5,000,000	95.4%	95.9%	+ 0.5%
\$5,000,001 and Above	91.4%	92.4%	+ 1.1%
<b>All Price Ranges</b>	<b>99.3%</b>	<b>99.1%</b>	<b>- 0.2%</b>

## Single-Family Homes

11-2023	11-2024	Change	11-2023	11-2024	Change
100.1%	94.6%	- 5.5%	101.7%	100.3%	- 1.4%
100.3%	101.5%	+ 1.2%	101.0%	99.3%	- 1.7%
101.3%	101.1%	- 0.2%	100.1%	99.5%	- 0.6%
100.0%	100.4%	+ 0.4%	99.4%	99.0%	- 0.4%
98.6%	99.0%	+ 0.4%	98.3%	97.9%	- 0.4%
97.8%	98.4%	+ 0.6%	96.5%	96.8%	+ 0.3%
95.4%	96.1%	+ 0.7%	95.4%	94.4%	- 1.0%
91.3%	92.6%	+ 1.4%	95.2%	87.2%	- 8.4%
<b>99.1%</b>	<b>99.2%</b>	<b>+ 0.1%</b>	<b>99.7%</b>	<b>98.9%</b>	<b>- 0.8%</b>

## Condos - Townhomes

By Square Feet	11-2023	11-2024	Change
1,500 Sq Ft and Below	99.8%	99.6%	- 0.2%
1,501 to 2,000 Sq Ft	99.6%	99.6%	0.0%
2,001 to 3,000 Sq Ft	98.5%	98.5%	0.0%
3,001 to 4,000 Sq Ft	96.9%	97.4%	+ 0.5%
4,001 to 6,000 Sq Ft	94.2%	94.7%	+ 0.5%
6,001 Sq Ft and Above	92.0%	92.8%	+ 0.9%
<b>All Square Footage</b>	<b>99.3%</b>	<b>99.1%</b>	<b>- 0.2%</b>

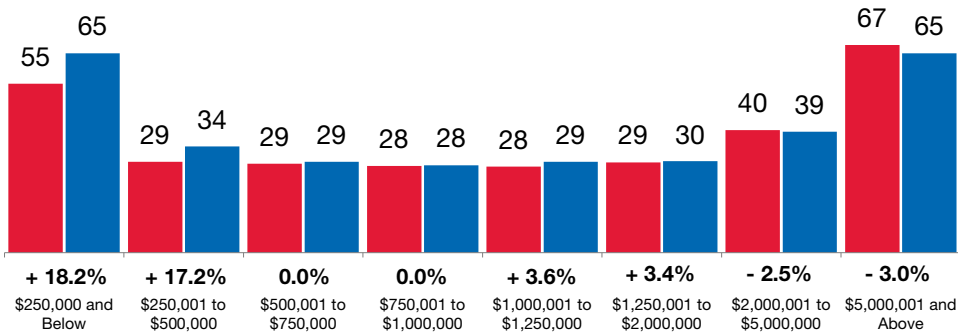
11-2023	11-2024	Change	11-2023	11-2024	Change
100.6%	100.4%	- 0.2%	100.1%	99.1%	- 1.0%
99.8%	99.9%	+ 0.1%	99.1%	98.7%	- 0.4%
98.6%	98.7%	+ 0.1%	97.5%	97.3%	- 0.2%
97.0%	97.6%	+ 0.6%	95.9%	92.5%	- 3.5%
94.2%	94.8%	+ 0.6%	93.0%	90.7%	- 2.5%
92.0%	92.9%	+ 1.0%	--	77.6%	--
<b>99.1%</b>	<b>99.2%</b>	<b>+ 0.1%</b>	<b>99.7%</b>	<b>98.9%</b>	<b>- 0.8%</b>



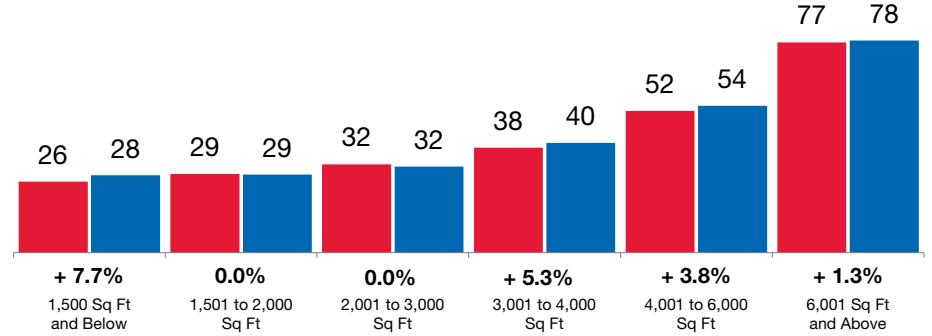
# Days on Market Until Sale

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 ■ 11-2023 ■ 11-2024



## By Square Feet ■ 11-2023 ■ 11-2024



### All Properties

By Price Range	11-2023	11-2024	Change
\$250,000 and Below	55	65	+ 18.2%
\$250,001 to \$500,000	29	34	+ 17.2%
\$500,001 to \$750,000	29	29	0.0%
\$750,001 to \$1,000,000	28	28	0.0%
\$1,000,001 to \$1,250,000	28	29	+ 3.6%
\$1,250,001 to \$2,000,000	29	30	+ 3.4%
\$2,000,001 to \$5,000,000	40	39	- 2.5%
\$5,000,001 and Above	67	65	- 3.0%
<b>All Price Ranges</b>	<b>30</b>	<b>31</b>	<b>+ 3.3%</b>

### Single-Family Homes

11-2023	11-2024	Change	11-2023	11-2024	Change
60	68	+ 13.3%	48	61	+ 27.1%
42	40	- 4.8%	27	34	+ 25.9%
31	29	- 6.5%	27	30	+ 11.1%
28	27	- 3.6%	27	31	+ 14.8%
28	29	+ 3.6%	27	32	+ 18.5%
29	29	0.0%	32	32	0.0%
39	38	- 2.6%	43	48	+ 11.6%
68	65	- 4.4%	11	51	+ 363.6%
<b>31</b>	<b>30</b>	<b>- 3.2%</b>	<b>28</b>	<b>32</b>	<b>+ 14.3%</b>

### Condos - Townhomes

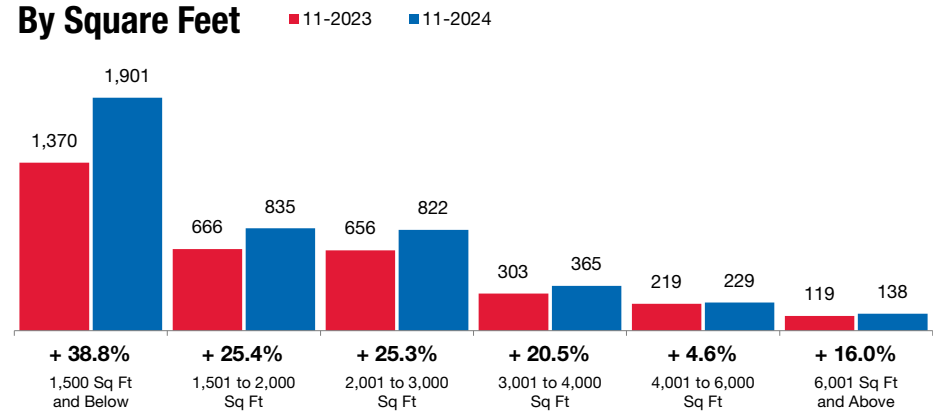
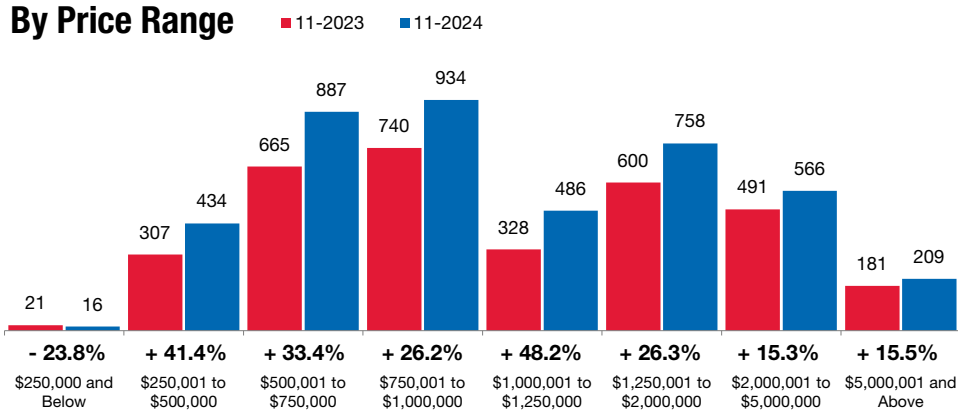
By Square Feet	11-2023	11-2024	Change
1,500 Sq Ft and Below	26	28	+ 7.7%
1,501 to 2,000 Sq Ft	29	29	0.0%
2,001 to 3,000 Sq Ft	32	32	0.0%
3,001 to 4,000 Sq Ft	38	40	+ 5.3%
4,001 to 6,000 Sq Ft	52	54	+ 3.8%
6,001 Sq Ft and Above	77	78	+ 1.3%
<b>All Square Footage</b>	<b>30</b>	<b>31</b>	<b>+ 3.3%</b>

11-2023	11-2024	Change	11-2023	11-2024	Change
26	26	0.0%	26	30	+ 15.4%
28	26	- 7.1%	30	35	+ 16.7%
32	31	- 3.1%	39	40	+ 2.6%
39	40	+ 2.6%	33	57	+ 72.7%
51	53	+ 3.9%	99	84	- 15.2%
77	78	+ 1.3%	--	142	--
<b>31</b>	<b>30</b>	<b>- 3.2%</b>	<b>28</b>	<b>32</b>	<b>+ 14.3%</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.



All Properties			
By Price Range	11-2023	11-2024	Change
\$250,000 and Below	21	16	- 23.8%
\$250,001 to \$500,000	307	434	+ 41.4%
\$500,001 to \$750,000	665	887	+ 33.4%
\$750,001 to \$1,000,000	740	934	+ 26.2%
\$1,000,001 to \$1,250,000	328	486	+ 48.2%
\$1,250,001 to \$2,000,000	600	758	+ 26.3%
\$2,000,001 to \$5,000,000	491	566	+ 15.3%
\$5,000,001 and Above	181	209	+ 15.5%
<b>All Price Ranges</b>	<b>3,333</b>	<b>4,290</b>	<b>+ 28.7%</b>

Single-Family Homes			Condos - Townhomes		
11-2023	11-2024	Change	11-2023	11-2024	Change
12	6	- 50.0%	9	10	+ 11.1%
45	57	+ 26.7%	262	377	+ 43.9%
248	272	+ 9.7%	417	615	+ 47.5%
499	624	+ 25.1%	241	310	+ 28.6%
266	371	+ 39.5%	62	115	+ 85.5%
462	593	+ 28.4%	138	165	+ 19.6%
400	459	+ 14.8%	91	107	+ 17.6%
170	204	+ 20.0%	11	5	- 54.5%
<b>2,102</b>	<b>2,586</b>	<b>+ 23.0%</b>	<b>1,231</b>	<b>1,704</b>	<b>+ 38.4%</b>

All Properties			
By Square Feet	11-2023	11-2024	Change
1,500 Sq Ft and Below	1,370	1,901	+ 38.8%
1,501 to 2,000 Sq Ft	666	835	+ 25.4%
2,001 to 3,000 Sq Ft	656	822	+ 25.3%
3,001 to 4,000 Sq Ft	303	365	+ 20.5%
4,001 to 6,000 Sq Ft	219	229	+ 4.6%
6,001 Sq Ft and Above	119	138	+ 16.0%
<b>All Square Footage</b>	<b>3,333</b>	<b>4,290</b>	<b>+ 28.7%</b>

Single-Family Homes			Condos - Townhomes		
11-2023	11-2024	Change	11-2023	11-2024	Change
470	626	+ 33.2%	900	1,275	+ 41.7%
443	528	+ 19.2%	223	307	+ 37.7%
578	720	+ 24.6%	78	102	+ 30.8%
289	352	+ 21.8%	14	13	- 7.1%
203	223	+ 9.9%	16	6	- 62.5%
119	137	+ 15.1%	0	1	--
<b>2,102</b>	<b>2,586</b>	<b>+ 23.0%</b>	<b>1,231</b>	<b>1,704</b>	<b>+ 38.4%</b>

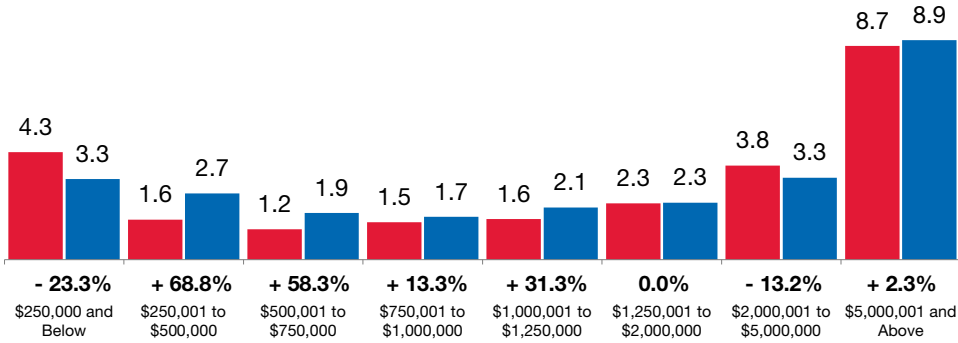


# Months Supply of Inventory

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.

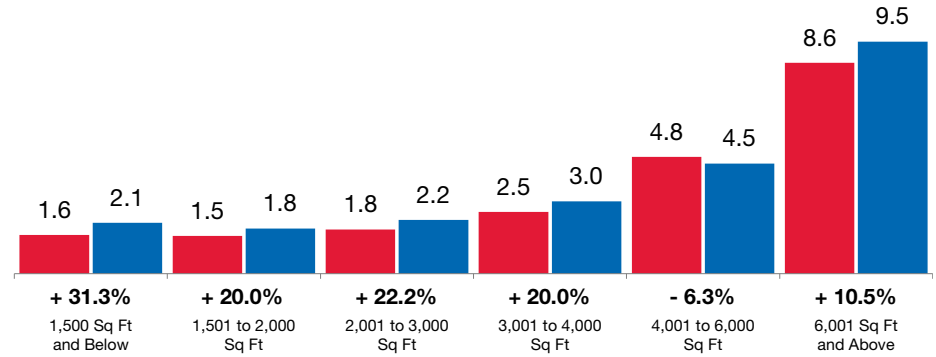
## By Price Range

■ 11-2023 ■ 11-2024



## By Square Feet

■ 11-2023 ■ 11-2024



### All Properties

By Price Range	11-2023	11-2024	Change
\$250,000 and Below	4.3	3.3	- 23.3%
\$250,001 to \$500,000	1.6	2.7	+ 68.8%
\$500,001 to \$750,000	1.2	1.9	+ 58.3%
\$750,001 to \$1,000,000	1.5	1.7	+ 13.3%
\$1,000,001 to \$1,250,000	1.6	2.1	+ 31.3%
\$1,250,001 to \$2,000,000	2.3	2.3	0.0%
\$2,000,001 to \$5,000,000	3.8	3.3	- 13.2%
\$5,000,001 and Above	8.7	8.9	+ 2.3%
<b>All Price Ranges</b>	<b>1.8</b>	<b>2.2</b>	<b>+ 22.2%</b>

### Single-Family Homes

11-2023	11-2024	Change	11-2023	11-2024	Change
4.6	2.2	- 52.2%	3.1	3.8	+ 22.6%
1.8	3.2	+ 77.8%	1.6	2.6	+ 62.5%
0.9	1.5	+ 66.7%	1.5	2.2	+ 46.7%
1.3	1.6	+ 23.1%	2.1	2.2	+ 4.8%
1.7	2.0	+ 17.6%	1.5	2.7	+ 80.0%
2.1	2.2	+ 4.8%	3.1	3.0	- 3.2%
3.6	3.1	- 13.9%	5.3	4.7	- 11.3%
8.3	8.9	+ 7.2%	9.2	3.6	- 60.9%
<b>1.8</b>	<b>2.1</b>	<b>+ 16.7%</b>	<b>1.8</b>	<b>2.5</b>	<b>+ 38.9%</b>

### Condos - Townhomes

By Square Feet	11-2023	11-2024	Change
1,500 Sq Ft and Below	1.6	2.1	+ 31.3%
1,501 to 2,000 Sq Ft	1.5	1.8	+ 20.0%
2,001 to 3,000 Sq Ft	1.8	2.2	+ 22.2%
3,001 to 4,000 Sq Ft	2.5	3.0	+ 20.0%
4,001 to 6,000 Sq Ft	4.8	4.5	- 6.3%
6,001 Sq Ft and Above	8.6	9.5	+ 10.5%
<b>All Square Footage</b>	<b>1.8</b>	<b>2.2</b>	<b>+ 22.2%</b>

11-2023	11-2024	Change	11-2023	11-2024	Change
1.3	1.6	+ 23.1%	1.7	2.4	+ 41.2%
1.4	1.6	+ 14.3%	1.8	2.5	+ 38.9%
1.7	2.1	+ 23.5%	2.4	3.2	+ 33.3%
2.4	2.9	+ 20.8%	5.1	3.5	- 31.4%
4.5	4.5	0.0%	10.0	4.0	- 60.0%
8.6	9.4	+ 9.3%	--	1.0	--
<b>1.8</b>	<b>2.1</b>	<b>+ 16.7%</b>	<b>1.8</b>	<b>2.5</b>	<b>+ 38.9%</b>

