

# Housing Supply Overview

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

## February 2025

U.S. sales of new single-family homes dropped 10.5% month-over-month and 1.1% year-over-year to a seasonally adjusted annual rate of 657,000 units, according to the U.S. Census Bureau. Economists polled by Reuters had forecast new-home sales to come in at 680,000 units for the month. Sales decreased 20% in the Northeast, 16.7% in the Midwest, and 14.8% in the South, but increased 7.7% in the West. For the 12-month period spanning March 2024 through February 2025, Pending Sales in the San Diego were up 4.9 percent overall. The price range with the largest gain in sales was the 2,000,001 to 5,000,000 range, where they increased 25.1 percent.

The overall Median Sales Price was up 5.5 percent to \$900,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 7.7 percent to \$1,050,000. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 30 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 35.0 percent. The property type with the largest gain was the Condos - Townhomes segment, where they increased 47.1 percent. That amounts to 2.0 months supply for Single-Family homes and 2.6 months supply for Condos.

## Quick Facts

**+ 25.1%**

**+ 6.2%**

**+ 7.0%**

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

Home Size With Strongest  
Pending Sales:  
**3,001 to 4,000 Sq Ft**

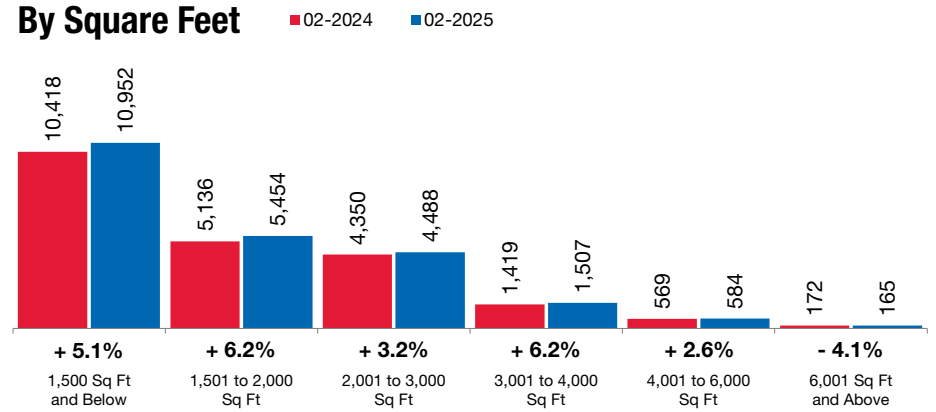
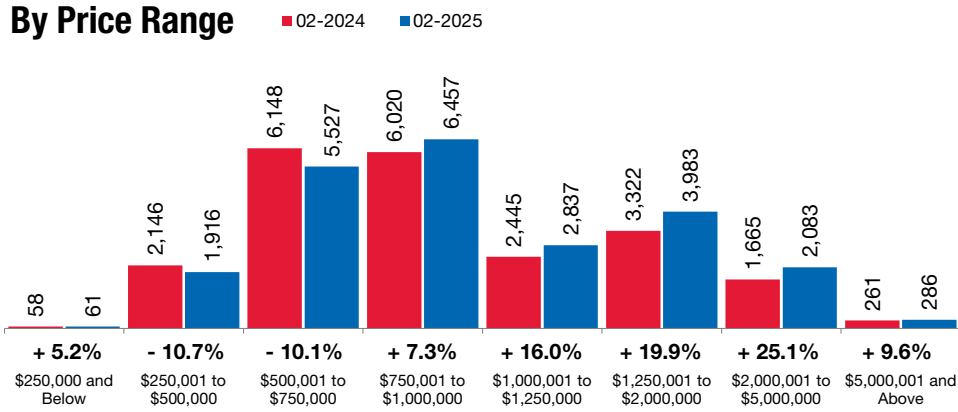
Property Type With  
Strongest Pending Sales:  
**Single-Family Homes**

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	02-2024	02-2025	Change
\$250,000 and Below	58	61	+ 5.2%
\$250,001 to \$500,000	2,146	1,916	- 10.7%
\$500,001 to \$750,000	6,148	5,527	- 10.1%
\$750,001 to \$1,000,000	6,020	6,457	+ 7.3%
\$1,000,001 to \$1,250,000	2,445	2,837	+ 16.0%
\$1,250,001 to \$2,000,000	3,322	3,983	+ 19.9%
\$2,000,001 to \$5,000,000	1,665	2,083	+ 25.1%
\$5,000,001 and Above	261	286	+ 9.6%
<b>All Price Ranges</b>	<b>22,065</b>	<b>23,150</b>	<b>+ 4.9%</b>

### Single-Family Homes

02-2024	02-2025	Change	02-2024	02-2025	Change
30	29	- 3.3%	28	32	+ 14.3%
249	214	- 14.1%	1,897	1,702	- 10.3%
2,748	2,173	- 20.9%	3,400	3,354	- 1.4%
4,507	4,774	+ 5.9%	1,513	1,683	+ 11.2%
1,957	2,293	+ 17.2%	488	544	+ 11.5%
2,746	3,329	+ 21.2%	576	654	+ 13.5%
1,440	1,810	+ 25.7%	225	273	+ 21.3%
251	279	+ 11.2%	10	7	- 30.0%
<b>13,928</b>	<b>14,901</b>	<b>+ 7.0%</b>	<b>8,137</b>	<b>8,249</b>	<b>+ 1.4%</b>

### By Square Feet

02-2024	02-2025	Change	
1,500 Sq Ft and Below	10,418	10,952	+ 5.1%
1,501 to 2,000 Sq Ft	5,136	5,454	+ 6.2%
2,001 to 3,000 Sq Ft	4,350	4,488	+ 3.2%
3,001 to 4,000 Sq Ft	1,419	1,507	+ 6.2%
4,001 to 6,000 Sq Ft	569	584	+ 2.6%
6,001 Sq Ft and Above	172	165	- 4.1%
<b>All Square Footage</b>	<b>22,065</b>	<b>23,150</b>	<b>+ 4.9%</b>

### Condos - Townhomes

02-2024	02-2025	Change	02-2024	02-2025	Change
6,246	6,320	+ 1.2%	37	34	- 8.1%
1,461	1,508	+ 3.2%	13	9	- 30.8%
380	377	- 0.8%	0	1	--
1,382	1,473	+ 6.6%			
556	575	+ 3.4%			
172	164	- 4.7%			
<b>8,137</b>	<b>8,249</b>	<b>+ 1.4%</b>			

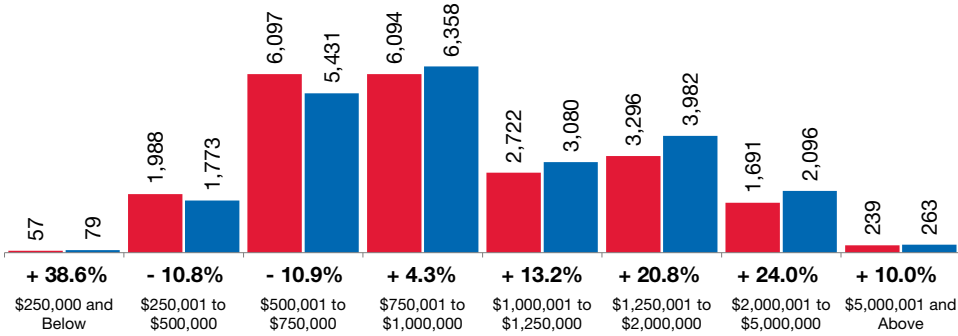


# Closed Sales

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

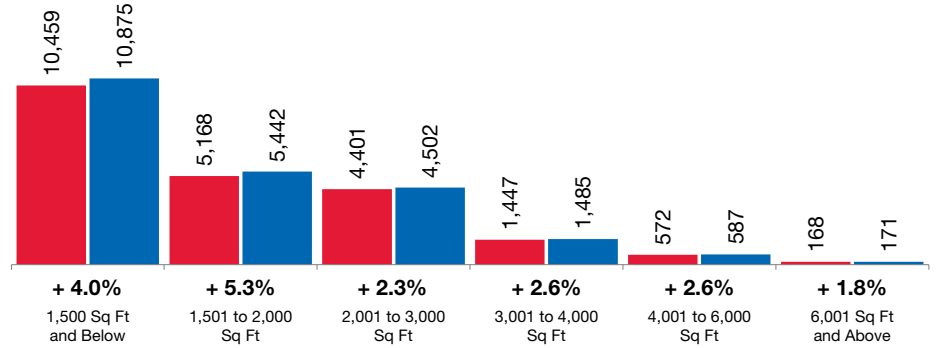
## By Price Range

■ 02-2024 ■ 02-2025



## By Square Feet

■ 02-2024 ■ 02-2025



### All Properties

By Price Range	02-2024	02-2025	Change
\$250,000 and Below	57	79	+ 38.6%
\$250,001 to \$500,000	1,988	1,773	- 10.8%
\$500,001 to \$750,000	6,097	5,431	- 10.9%
\$750,001 to \$1,000,000	6,094	6,358	+ 4.3%
\$1,000,001 to \$1,250,000	2,722	3,080	+ 13.2%
\$1,250,001 to \$2,000,000	3,296	3,982	+ 20.8%
\$2,000,001 to \$5,000,000	1,691	2,096	+ 24.0%
\$5,000,001 and Above	239	263	+ 10.0%
<b>All Price Ranges</b>	<b>22,184</b>	<b>23,062</b>	<b>+ 4.0%</b>

### Single-Family Homes

02-2024	02-2025	Change	02-2024	02-2025	Change
30	41	+ 36.7%	27	38	+ 40.7%
229	202	- 11.8%	1,759	1,571	- 10.7%
2,609	1,997	- 23.5%	3,488	3,434	- 1.5%
4,542	4,675	+ 2.9%	1,552	1,683	+ 8.4%
2,182	2,507	+ 14.9%	540	573	+ 6.1%
2,735	3,333	+ 21.9%	561	649	+ 15.7%
1,468	1,837	+ 25.1%	223	259	+ 16.1%
234	257	+ 9.8%	5	6	+ 20.0%
<b>14,029</b>	<b>14,849</b>	<b>+ 5.8%</b>	<b>8,155</b>	<b>8,213</b>	<b>+ 0.7%</b>

### Condos - Townhomes

By Square Feet	02-2024	02-2025	Change
1,500 Sq Ft and Below	10,459	10,875	+ 4.0%
1,501 to 2,000 Sq Ft	5,168	5,442	+ 5.3%
2,001 to 3,000 Sq Ft	4,401	4,502	+ 2.3%
3,001 to 4,000 Sq Ft	1,447	1,485	+ 2.6%
4,001 to 6,000 Sq Ft	572	587	+ 2.6%
6,001 Sq Ft and Above	168	171	+ 1.8%
<b>All Square Footage</b>	<b>22,184</b>	<b>23,062</b>	<b>+ 4.0%</b>

02-2024	02-2025	Change	02-2024	02-2025	Change
4,195	4,600	+ 9.7%	6,264	6,275	+ 0.2%
3,706	3,929	+ 6.0%	1,462	1,513	+ 3.5%
3,983	4,130	+ 3.7%	386	372	- 3.6%
1,415	1,445	+ 2.1%	32	40	+ 25.0%
561	575	+ 2.5%	11	12	+ 9.1%
168	170	+ 1.2%	0	1	--
<b>14,029</b>	<b>14,849</b>	<b>+ 5.8%</b>	<b>8,155</b>	<b>8,213</b>	<b>+ 0.7%</b>

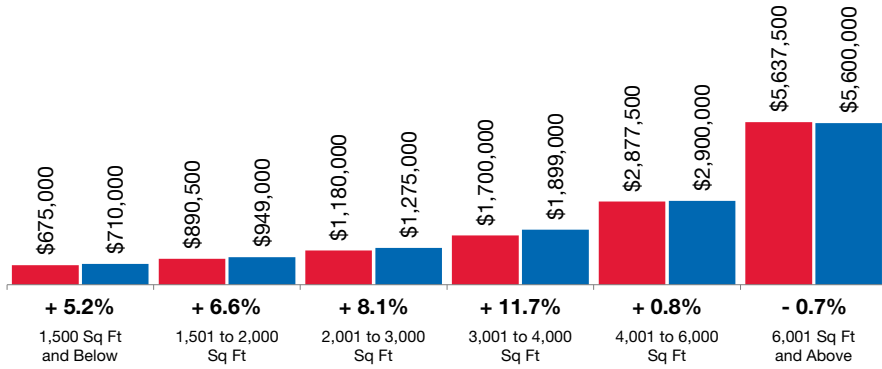


# Median Sales Price

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.**

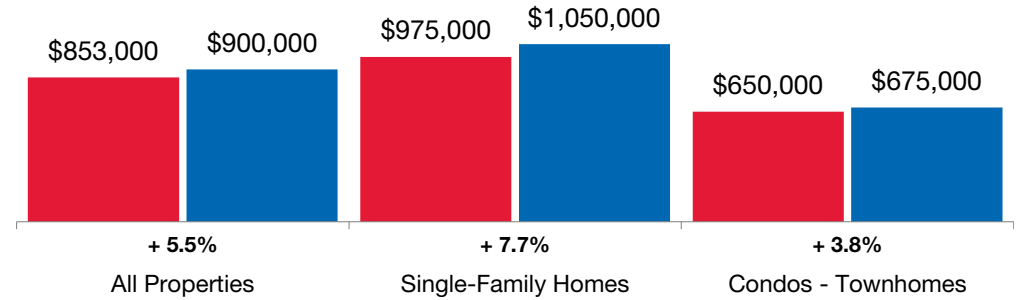
## By Square Feet

■ 02-2024 ■ 02-2025



## By Property Type

■ 02-2024 ■ 02-2025

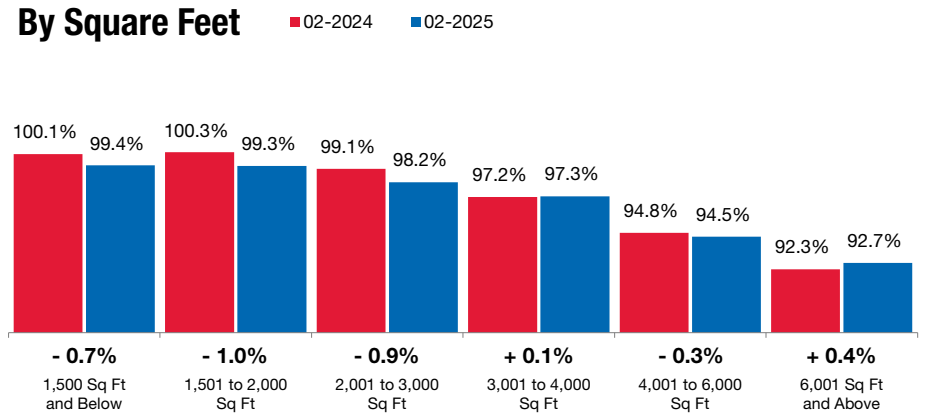
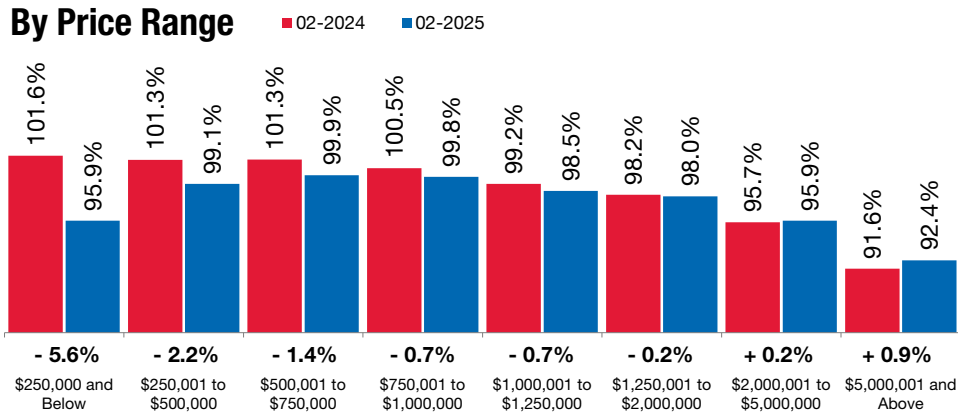


By Square Feet	All Properties		
	02-2024	02-2025	Change
1,500 Sq Ft and Below	\$675,000	\$710,000	+ 5.2%
1,501 to 2,000 Sq Ft	\$890,500	\$949,000	+ 6.6%
2,001 to 3,000 Sq Ft	\$1,180,000	\$1,275,000	+ 8.1%
3,001 to 4,000 Sq Ft	\$1,700,000	\$1,899,000	+ 11.7%
4,001 to 6,000 Sq Ft	\$2,877,500	\$2,900,000	+ 0.8%
6,001 Sq Ft and Above	\$5,637,500	\$5,600,000	- 0.7%
<b>All Square Footage</b>	<b>\$853,000</b>	<b>\$900,000</b>	<b>+ 5.5%</b>

	Single-Family Homes			Condos - Townhomes		
	02-2024	02-2025	Change	02-2024	02-2025	Change
	\$760,000	\$800,000	+ 5.3%	\$595,000	\$610,000	+ 2.5%
	\$895,000	\$960,000	+ 7.3%	\$886,250	\$890,000	+ 0.4%
	\$1,165,000	\$1,250,000	+ 7.3%	\$1,325,000	\$1,502,500	+ 13.4%
	\$1,695,000	\$1,890,000	+ 11.5%	\$2,050,000	\$2,392,500	+ 16.7%
	\$2,860,000	\$2,895,000	+ 1.2%	\$3,100,000	\$3,829,500	+ 23.5%
	\$5,637,500	\$5,625,000	- 0.2%	--	\$2,250,000	--
	<b>\$975,000</b>	<b>\$1,050,000</b>	<b>+ 7.7%</b>	<b>\$650,000</b>	<b>\$675,000</b>	<b>+ 3.8%</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	02-2024	02-2025	Change
\$250,000 and Below	101.6%	95.9%	-5.6%
\$250,001 to \$500,000	101.3%	99.1%	-2.2%
\$500,001 to \$750,000	101.3%	99.9%	-1.4%
\$750,001 to \$1,000,000	100.5%	99.8%	-0.7%
\$1,000,001 to \$1,250,000	99.2%	98.5%	-0.7%
\$1,250,001 to \$2,000,000	98.2%	98.0%	-0.2%
\$2,000,001 to \$5,000,000	95.7%	95.9%	+0.2%
\$5,000,001 and Above	91.6%	92.4%	+0.9%
<b>All Price Ranges</b>	<b>99.8%</b>	<b>98.8%</b>	<b>-1.0%</b>

## Single-Family Homes

02-2024	02-2025	Change	02-2024	02-2025	Change
101.5%	93.1%	-8.3%	101.8%	99.3%	-2.5%
100.9%	100.5%	-0.4%	101.3%	98.9%	-2.4%
102.1%	100.9%	-1.2%	100.6%	99.3%	-1.3%
100.8%	100.1%	-0.7%	99.8%	98.8%	-1.0%
99.4%	98.6%	-0.8%	98.2%	98.0%	-0.2%
98.5%	98.2%	-0.3%	96.8%	97.1%	+0.3%
95.9%	96.1%	+0.2%	94.6%	94.7%	+0.1%
91.7%	92.4%	+0.8%	90.0%	92.5%	+2.8%
<b>99.7%</b>	<b>98.9%</b>	<b>-0.8%</b>	<b>100.0%</b>	<b>98.7%</b>	<b>-1.3%</b>

## Condos - Townhomes

By Square Feet	02-2024	02-2025	Change
1,500 Sq Ft and Below	100.1%	99.4%	-0.7%
1,501 to 2,000 Sq Ft	100.3%	99.3%	-1.0%
2,001 to 3,000 Sq Ft	99.1%	98.2%	-0.9%
3,001 to 4,000 Sq Ft	97.2%	97.3%	+0.1%
4,001 to 6,000 Sq Ft	94.8%	94.5%	-0.3%
6,001 Sq Ft and Above	92.3%	92.7%	+0.4%
<b>All Square Footage</b>	<b>99.8%</b>	<b>98.8%</b>	<b>-1.0%</b>

02-2024	02-2025	Change	02-2024	02-2025	Change
101.2%	100.1%	-1.1%	100.4%	98.8%	-1.6%
100.7%	99.6%	-1.1%	99.3%	98.6%	-0.7%
99.3%	98.3%	-1.0%	97.8%	97.3%	-0.5%
97.3%	97.4%	+0.1%	93.9%	92.7%	-1.3%
94.8%	94.6%	-0.2%	92.2%	91.8%	-0.4%
92.3%	92.8%	+0.5%	--	77.6%	--
<b>99.7%</b>	<b>98.9%</b>	<b>-0.8%</b>	<b>100.0%</b>	<b>98.7%</b>	<b>-1.3%</b>

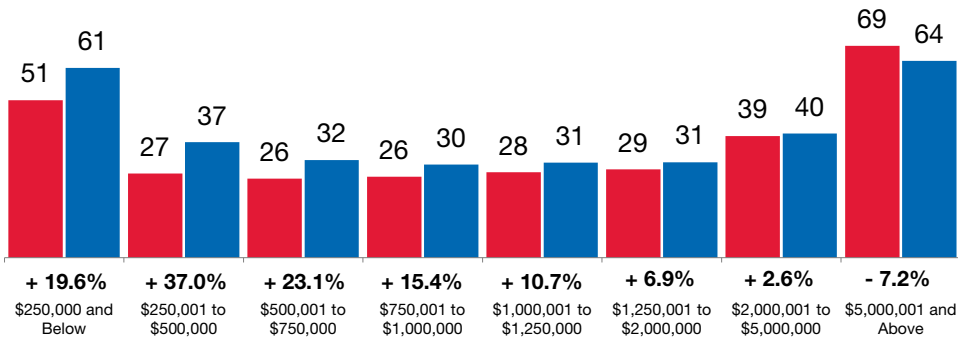


# Days on Market Until Sale

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.

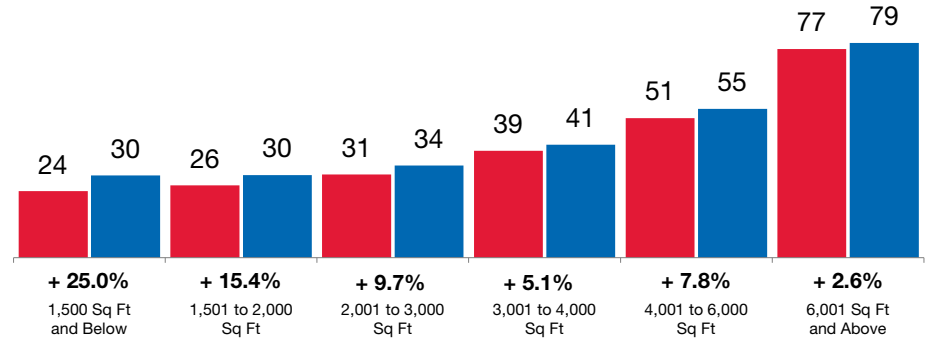
## By Price Range

■ 02-2024 ■ 02-2025



## By Square Feet

■ 02-2024 ■ 02-2025



### All Properties

By Price Range	02-2024	02-2025	Change
\$250,000 and Below	51	61	+ 19.6%
\$250,001 to \$500,000	27	37	+ 37.0%
\$500,001 to \$750,000	26	32	+ 23.1%
\$750,001 to \$1,000,000	26	30	+ 15.4%
\$1,000,001 to \$1,250,000	28	31	+ 10.7%
\$1,250,001 to \$2,000,000	29	31	+ 6.9%
\$2,000,001 to \$5,000,000	39	40	+ 2.6%
\$5,000,001 and Above	69	64	- 7.2%
<b>All Price Ranges</b>	<b>28</b>	<b>33</b>	<b>+ 17.9%</b>

### Single-Family Homes

02-2024	02-2025	Change	02-2024	02-2025	Change
68	67	- 1.5%	32	55	+ 71.9%
40	46	+ 15.0%	26	36	+ 38.5%
27	30	+ 11.1%	25	32	+ 28.0%
26	29	+ 11.5%	26	33	+ 26.9%
27	30	+ 11.1%	28	33	+ 17.9%
28	30	+ 7.1%	30	33	+ 10.0%
38	39	+ 2.6%	46	50	+ 8.7%
70	64	- 8.6%	21	70	+ 233.3%
<b>29</b>	<b>32</b>	<b>+ 10.3%</b>	<b>26</b>	<b>34</b>	<b>+ 30.8%</b>

### Condos - Townhomes

By Square Feet	02-2024	02-2025	Change
1,500 Sq Ft and Below	24	30	+ 25.0%
1,501 to 2,000 Sq Ft	26	30	+ 15.4%
2,001 to 3,000 Sq Ft	31	34	+ 9.7%
3,001 to 4,000 Sq Ft	39	41	+ 5.1%
4,001 to 6,000 Sq Ft	51	55	+ 7.8%
6,001 Sq Ft and Above	77	79	+ 2.6%
<b>All Square Footage</b>	<b>28</b>	<b>33</b>	<b>+ 17.9%</b>

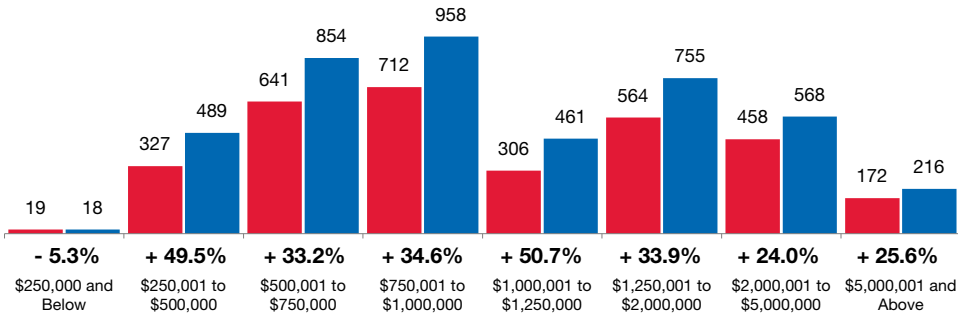
02-2024	02-2025	Change	02-2024	02-2025	Change
24	27	+ 12.5%	25	33	+ 32.0%
26	28	+ 7.7%	28	37	+ 32.1%
30	33	+ 10.0%	38	41	+ 7.9%
39	41	+ 5.1%	49	62	+ 26.5%
50	55	+ 10.0%	125	60	- 52.0%
77	79	+ 2.6%	--	142	--
<b>29</b>	<b>32</b>	<b>+ 10.3%</b>	<b>26</b>	<b>34</b>	<b>+ 30.8%</b>



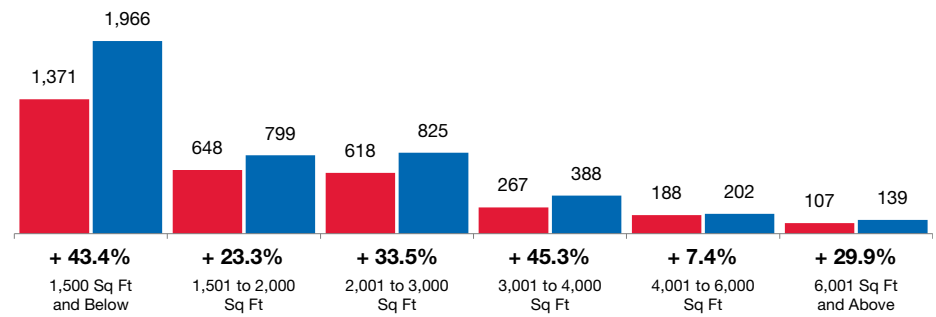
# Inventory of Homes for Sale

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



## By Square Feet



### All Properties

By Price Range	02-2024	02-2025	Change
\$250,000 and Below	19	18	- 5.3%
\$250,001 to \$500,000	327	489	+ 49.5%
\$500,001 to \$750,000	641	854	+ 33.2%
\$750,001 to \$1,000,000	712	958	+ 34.6%
\$1,000,001 to \$1,250,000	306	461	+ 50.7%
\$1,250,001 to \$2,000,000	564	755	+ 33.9%
\$2,000,001 to \$5,000,000	458	568	+ 24.0%
\$5,000,001 and Above	172	216	+ 25.6%
<b>All Price Ranges</b>	<b>3,199</b>	<b>4,319</b>	<b>+ 35.0%</b>

### Single-Family Homes

02-2024	02-2025	Change	02-2024	02-2025	Change
10	10	0.0%	9	8	- 11.1%
44	49	+ 11.4%	283	440	+ 55.5%
221	198	- 10.4%	420	656	+ 56.2%
489	641	+ 31.1%	223	317	+ 42.2%
242	337	+ 39.3%	64	124	+ 93.8%
407	602	+ 47.9%	157	153	- 2.5%
388	460	+ 18.6%	70	108	+ 54.3%
166	210	+ 26.5%	6	6	0.0%
<b>1,967</b>	<b>2,507</b>	<b>+ 27.5%</b>	<b>1,232</b>	<b>1,812</b>	<b>+ 47.1%</b>

### Condos - Townhomes

By Square Feet	02-2024	02-2025	Change
1,500 Sq Ft and Below	1,371	1,966	+ 43.4%
1,501 to 2,000 Sq Ft	648	799	+ 23.3%
2,001 to 3,000 Sq Ft	618	825	+ 33.5%
3,001 to 4,000 Sq Ft	267	388	+ 45.3%
4,001 to 6,000 Sq Ft	188	202	+ 7.4%
6,001 Sq Ft and Above	107	139	+ 29.9%
<b>All Square Footage</b>	<b>3,199</b>	<b>4,319</b>	<b>+ 35.0%</b>

02-2024	02-2025	Change	02-2024	02-2025	Change
468	580	+ 23.9%	903	1,386	+ 53.5%
424	501	+ 18.2%	224	298	+ 33.0%
532	721	+ 35.5%	86	104	+ 20.9%
256	373	+ 45.7%	11	15	+ 36.4%
181	195	+ 7.7%	7	7	0.0%
106	137	+ 29.2%	1	2	+ 100.0%
<b>1,967</b>	<b>2,507</b>	<b>+ 27.5%</b>	<b>1,232</b>	<b>1,812</b>	<b>+ 47.1%</b>

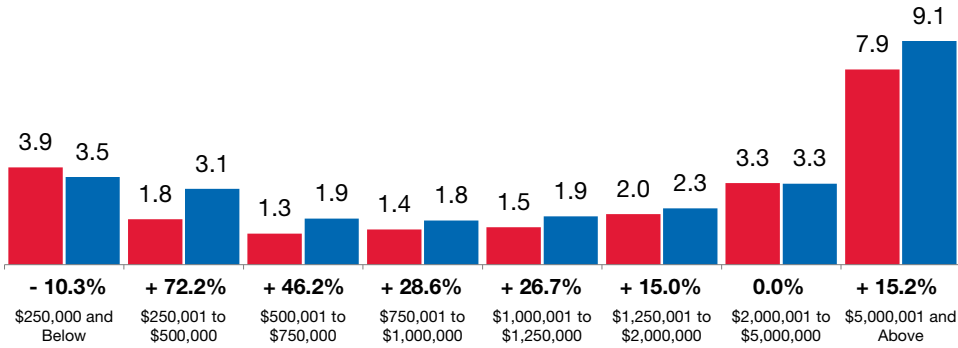


# Months Supply of Inventory

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.

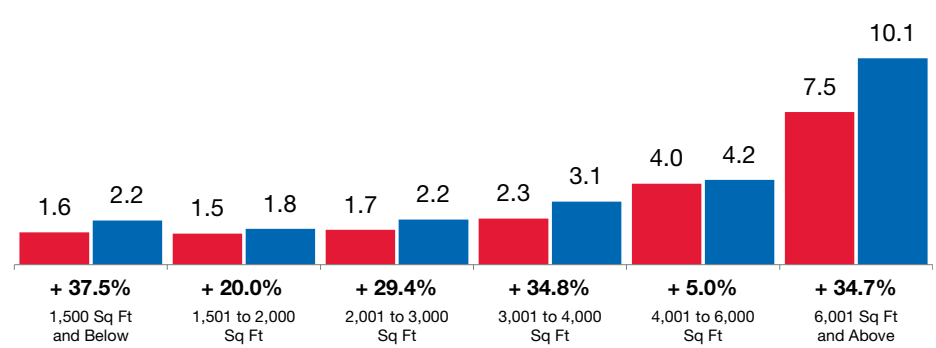
## By Price Range

■ 02-2024 ■ 02-2025



## By Square Feet

■ 02-2024 ■ 02-2025



### All Properties

By Price Range	02-2024	02-2025	Change
\$250,000 and Below	3.9	3.5	-10.3%
\$250,001 to \$500,000	1.8	3.1	+72.2%
\$500,001 to \$750,000	1.3	1.9	+46.2%
\$750,001 to \$1,000,000	1.4	1.8	+28.6%
\$1,000,001 to \$1,250,000	1.5	1.9	+26.7%
\$1,250,001 to \$2,000,000	2.0	2.3	+15.0%
\$2,000,001 to \$5,000,000	3.3	3.3	0.0%
\$5,000,001 and Above	7.9	9.1	+15.2%
<b>All Price Ranges</b>	<b>1.7</b>	<b>2.2</b>	<b>+29.4%</b>

### Single-Family Homes

02-2024	02-2025	Change	02-2024	02-2025	Change
3.7	3.8	+2.7%	3.2	2.5	-21.9%
2.1	2.7	+28.6%	1.8	3.1	+72.2%
1.0	1.1	+10.0%	1.5	2.3	+53.3%
1.3	1.6	+23.1%	1.8	2.3	+27.8%
1.5	1.8	+20.0%	1.6	2.7	+68.8%
1.8	2.2	+22.2%	3.3	2.8	-15.2%
3.2	3.0	-6.3%	3.7	4.7	+27.0%
7.9	9.0	+13.9%	4.2	5.1	+21.4%
<b>1.7</b>	<b>2.0</b>	<b>+17.6%</b>	<b>1.8</b>	<b>2.6</b>	<b>+44.4%</b>

### Condos - Townhomes

By Square Feet	02-2024	02-2025	Change
1,500 Sq Ft and Below	1.6	2.2	+37.5%
1,501 to 2,000 Sq Ft	1.5	1.8	+20.0%
2,001 to 3,000 Sq Ft	1.7	2.2	+29.4%
3,001 to 4,000 Sq Ft	2.3	3.1	+34.8%
4,001 to 6,000 Sq Ft	4.0	4.2	+5.0%
6,001 Sq Ft and Above	7.5	10.1	+34.7%
<b>All Square Footage</b>	<b>1.7</b>	<b>2.2</b>	<b>+29.4%</b>

02-2024	02-2025	Change	02-2024	02-2025	Change
1.3	1.5	+15.4%	1.7	2.6	+52.9%
1.4	1.5	+7.1%	1.8	2.4	+33.3%
1.6	2.1	+31.3%	2.7	3.3	+22.2%
2.2	3.0	+36.4%	3.3	4.4	+33.3%
3.9	4.1	+5.1%	3.2	5.4	+68.8%
7.4	10.0	+35.1%	--	2.0	--
<b>1.7</b>	<b>2.0</b>	<b>+17.6%</b>	<b>1.8</b>	<b>2.6</b>	<b>+44.4%</b>

