

Housing Supply Overview

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

May 2022

A spike in mortgage rates, increased building costs, and record-setting new home prices continue to take their toll on the construction industry, as new single-family home sales plunged 16.6% month-over-month, according to recent data from the Commerce Department. With the median price of a newly built home a record \$450,600 as of last measure, declining affordability continues to hamper demand, as mortgage applications for new home purchases fell 10.6% compared to a year ago, according to the Mortgage Bankers Association (MBA) Builder Application Survey (BAS). For the 12-month period spanning June 2021 through May 2022, Pending Sales in the San Diego were down 10.8 percent overall. The price range with the largest gain in sales was the \$5,000,001 and Above range, where they increased 46.6 percent.

The overall Median Sales Price was up 17.2 percent to \$785,000. The property type with the largest price gain was the Condos - Townhomes segment, where prices increased 19.9 percent to \$590,000. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 18 days; the price range that tended to sell the slowest was the \$5,000,001 and Above range at 68 days.

Market-wide, inventory levels were down 9.1 percent. The property type with the smallest decline was the Single-Family Homes segment, where they remained flat. That amounts to 1.2 months supply for Single-Family homes and 0.9 months supply for Condos.

Quick Facts

+ 46.6%

- 6.2%

- 10.0%

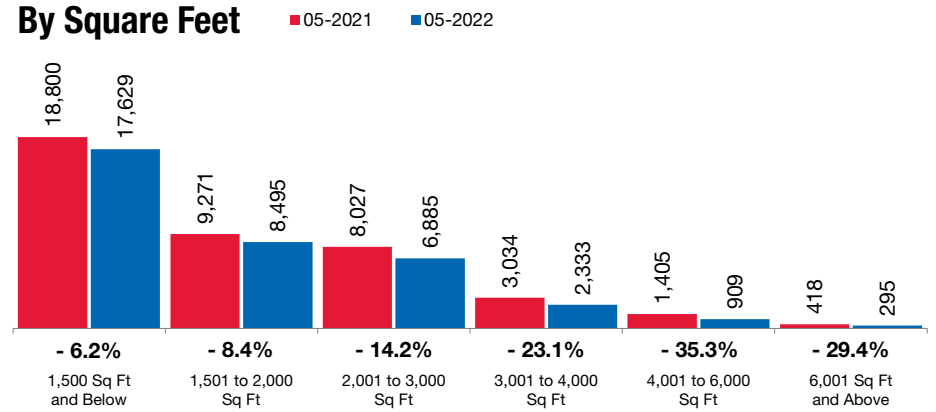
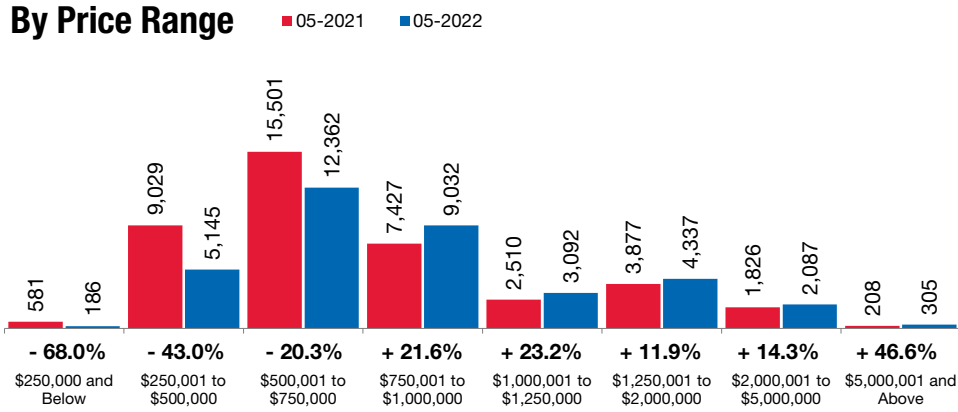
Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$5,000,001 and Above	1,500 Sq Ft and Below	Condos - Townhomes

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.



All Properties

By Price Range	05-2021	05-2022	Change
\$250,000 and Below	581	186	-68.0%
\$250,001 to \$500,000	9,029	5,145	-43.0%
\$500,001 to \$750,000	15,501	12,362	-20.3%
\$750,001 to \$1,000,000	7,427	9,032	+21.6%
\$1,000,001 to \$1,250,000	2,510	3,092	+23.2%
\$1,250,001 to \$2,000,000	3,877	4,337	+11.9%
\$2,000,001 to \$5,000,000	1,826	2,087	+14.3%
\$5,000,001 and Above	208	305	+46.6%
All Price Ranges	40,959	36,546	-10.8%

Single-Family Homes

05-2021	05-2022	Change	05-2021	05-2022	Change
95	41	-56.8%	486	145	-70.2%
1,768	574	-67.5%	7,261	4,571	-37.0%
11,059	7,120	-35.6%	4,442	5,242	+18.0%
6,114	7,305	+19.5%	1,313	1,727	+31.5%
2,121	2,555	+20.5%	389	537	+38.0%
3,348	3,703	+10.6%	529	634	+19.8%
1,632	1,794	+9.9%	194	293	+51.0%
204	300	+47.1%	4	5	+25.0%
26,341	23,392	-11.2%	14,618	13,154	-10.0%

Condos - Townhomes

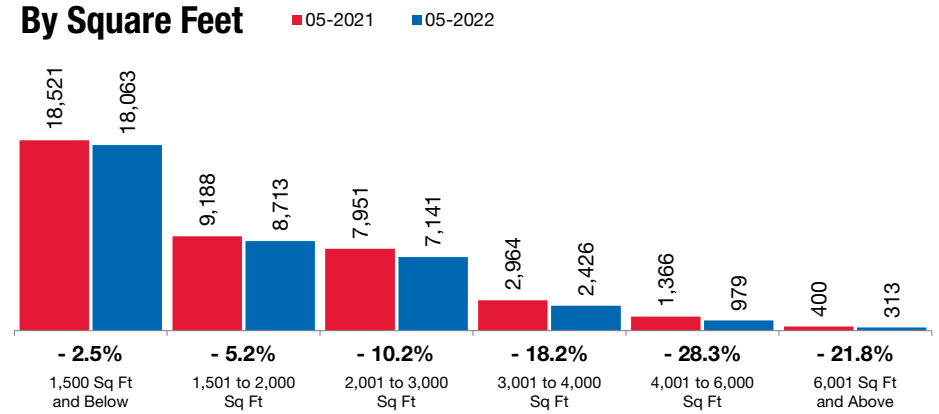
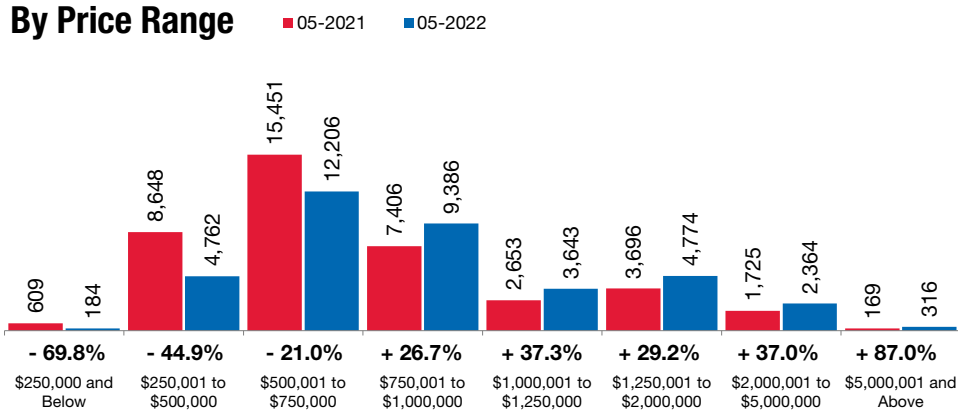
By Square Feet	05-2021	05-2022	Change
1,500 Sq Ft and Below	18,800	17,629	-6.2%
1,501 to 2,000 Sq Ft	9,271	8,495	-8.4%
2,001 to 3,000 Sq Ft	8,027	6,885	-14.2%
3,001 to 4,000 Sq Ft	3,034	2,333	-23.1%
4,001 to 6,000 Sq Ft	1,405	909	-35.3%
6,001 Sq Ft and Above	418	295	-29.4%
All Square Footage	40,959	36,546	-10.8%

05-2021	05-2022	Change	05-2021	05-2022	Change
7,440	7,328	-1.5%	11,360	10,301	-9.3%
6,700	6,280	-6.3%	2,571	2,215	-13.8%
7,402	6,313	-14.7%	625	572	-8.5%
2,985	2,280	-23.6%	49	53	+8.2%
1,395	896	-35.8%	10	13	+30.0%
416	295	-29.1%	2	0	-100.0%
26,341	23,392	-11.2%	14,618	13,154	-10.0%



Closed Sales

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



All Properties

By Price Range	05-2021	05-2022	Change
\$250,000 and Below	609	184	- 69.8%
\$250,001 to \$500,000	8,648	4,762	- 44.9%
\$500,001 to \$750,000	15,451	12,206	- 21.0%
\$750,001 to \$1,000,000	7,406	9,386	+ 26.7%
\$1,000,001 to \$1,250,000	2,653	3,643	+ 37.3%
\$1,250,001 to \$2,000,000	3,696	4,774	+ 29.2%
\$2,000,001 to \$5,000,000	1,725	2,364	+ 37.0%
\$5,000,001 and Above	169	316	+ 87.0%
All Price Ranges	40,357	37,635	- 6.7%

Single-Family Homes

05-2021	05-2022	Change	05-2021	05-2022	Change
112	52	- 53.6%	497	132	- 73.4%
1,629	466	- 71.4%	7,019	4,296	- 38.8%
10,926	6,677	- 38.9%	4,525	5,529	+ 22.2%
6,096	7,486	+ 22.8%	1,310	1,900	+ 45.0%
2,254	2,975	+ 32.0%	399	668	+ 67.4%
3,235	4,081	+ 26.2%	461	693	+ 50.3%
1,558	2,059	+ 32.2%	167	305	+ 82.6%
167	310	+ 85.6%	2	6	+ 200.0%
25,977	24,106	- 7.2%	14,380	13,529	- 5.9%

Condos - Townhomes

By Square Feet	05-2021	05-2022	Change
1,500 Sq Ft and Below	18,521	18,063	- 2.5%
1,501 to 2,000 Sq Ft	9,188	8,713	- 5.2%
2,001 to 3,000 Sq Ft	7,951	7,141	- 10.2%
3,001 to 4,000 Sq Ft	2,964	2,426	- 18.2%
4,001 to 6,000 Sq Ft	1,366	979	- 28.3%
6,001 Sq Ft and Above	400	313	- 21.8%
All Square Footage	40,357	37,635	- 6.7%

05-2021	05-2022	Change	05-2021	05-2022	Change
7,354	7,479	+ 1.7%	11,167	10,584	- 5.2%
6,640	6,420	- 3.3%	2,548	2,293	- 10.0%
7,307	6,559	- 10.2%	608	582	- 4.3%
2,918	2,369	- 18.8%	46	57	+ 23.9%
1,357	966	- 28.8%	9	13	+ 44.4%
398	313	- 21.4%	2	0	- 100.0%
25,977	24,106	- 7.2%	14,380	13,529	- 5.9%

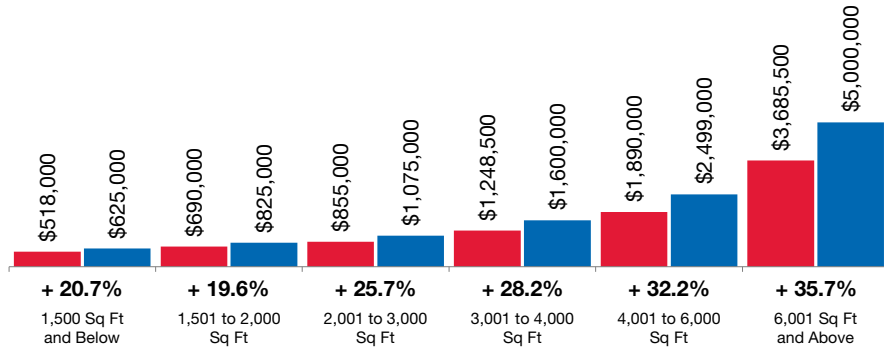


Median Sales Price

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.**

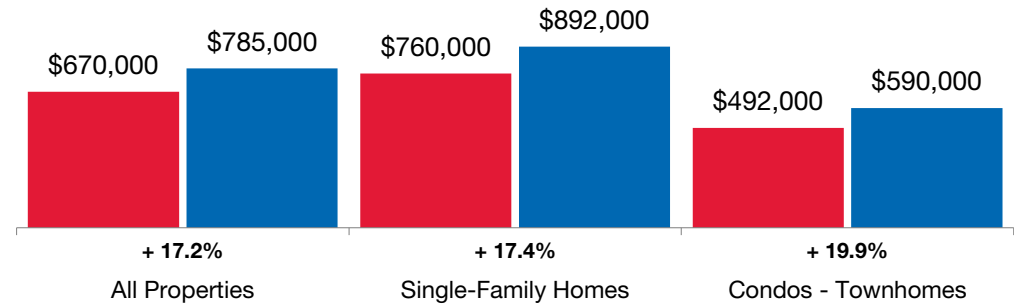
By Square Feet

■ 05-2021 ■ 05-2022



By Property Type

■ 05-2021 ■ 05-2022



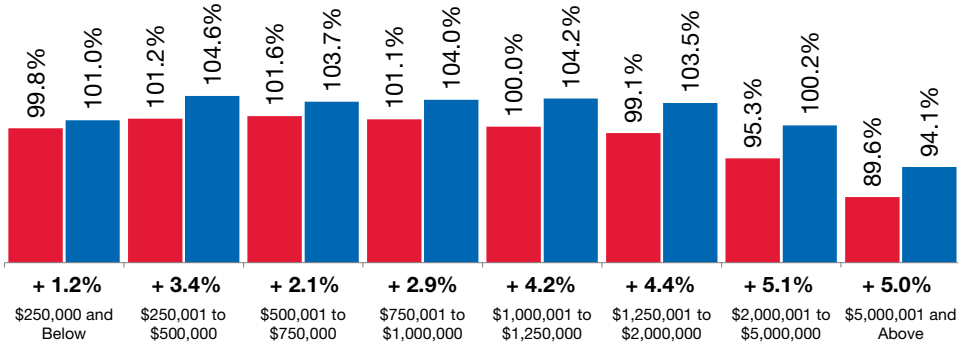
By Square Feet	All Properties		
	05-2021	05-2022	Change
1,500 Sq Ft and Below	\$518,000	\$625,000	+ 20.7%
1,501 to 2,000 Sq Ft	\$690,000	\$825,000	+ 19.6%
2,001 to 3,000 Sq Ft	\$855,000	\$1,075,000	+ 25.7%
3,001 to 4,000 Sq Ft	\$1,248,500	\$1,600,000	+ 28.2%
4,001 to 6,000 Sq Ft	\$1,890,000	\$2,499,000	+ 32.2%
6,001 Sq Ft and Above	\$3,685,500	\$5,000,000	+ 35.7%
All Square Footage	\$670,000	\$785,000	+ 17.2%

	Single-Family Homes			Condos - Townhomes		
	05-2021	05-2022	Change	05-2021	05-2022	Change
	\$600,000	\$710,000	+ 18.3%	\$441,500	\$537,000	+ 21.6%
	\$695,051	\$830,000	+ 19.4%	\$679,900	\$791,000	+ 16.3%
	\$850,000	\$1,050,000	+ 23.5%	\$1,054,748	\$1,320,000	+ 25.1%
	\$1,240,000	\$1,600,000	+ 29.0%	\$1,542,500	\$2,425,000	+ 57.2%
	\$1,889,000	\$2,495,962	+ 32.1%	\$3,110,000	\$2,640,000	- 15.1%
	\$3,698,000	\$5,000,000	+ 35.2%	\$2,812,500	--	0.0%
	\$760,000	\$892,000	+ 17.4%	\$492,000	\$590,000	+ 19.9%

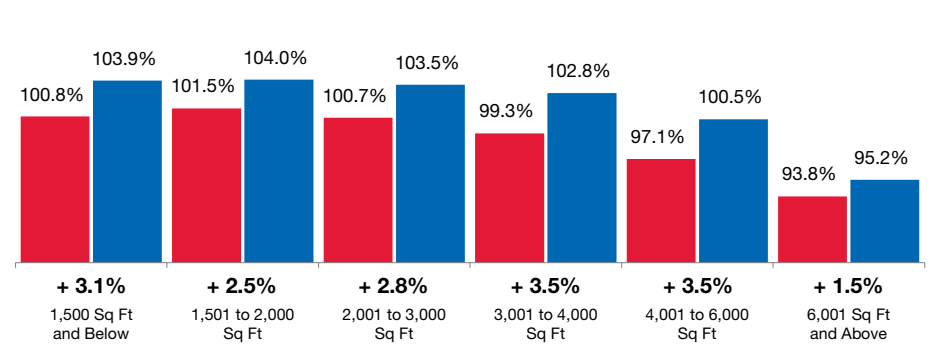
Percent of Original List Price Received

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 ■ 05-2021 ■ 05-2022



By Square Feet ■ 05-2021 ■ 05-2022



All Properties

By Price Range	05-2021	05-2022	Change
\$250,000 and Below	99.8%	101.0%	+ 1.2%
\$250,001 to \$500,000	101.2%	104.6%	+ 3.4%
\$500,001 to \$750,000	101.6%	103.7%	+ 2.1%
\$750,001 to \$1,000,000	101.1%	104.0%	+ 2.9%
\$1,000,001 to \$1,250,000	100.0%	104.2%	+ 4.2%
\$1,250,001 to \$2,000,000	99.1%	103.5%	+ 4.4%
\$2,000,001 to \$5,000,000	95.3%	100.2%	+ 5.1%
\$5,000,001 and Above	89.6%	94.1%	+ 5.0%
All Price Ranges	100.7%	103.6%	+ 2.9%

Single-Family Homes

05-2021	05-2022	Change	05-2021	05-2022	Change
99.3%	93.9%	- 5.4%	99.9%	103.0%	+ 3.1%
102.1%	104.8%	+ 2.6%	100.9%	104.5%	+ 3.6%
102.0%	103.7%	+ 1.7%	100.5%	103.8%	+ 3.3%
101.5%	104.0%	+ 2.5%	99.5%	103.9%	+ 4.4%
100.6%	104.5%	+ 3.9%	96.8%	102.7%	+ 6.1%
99.5%	104.1%	+ 4.6%	96.3%	100.1%	+ 3.9%
95.4%	100.7%	+ 5.6%	94.4%	97.0%	+ 2.8%
89.6%	94.1%	+ 5.0%	88.9%	91.7%	+ 3.1%
101.0%	103.6%	+ 2.6%	100.3%	103.7%	+ 3.4%

Condos - Townhomes

By Square Feet	05-2021	05-2022	Change
1,500 Sq Ft and Below	100.8%	103.9%	+ 3.1%
1,501 to 2,000 Sq Ft	101.5%	104.0%	+ 2.5%
2,001 to 3,000 Sq Ft	100.7%	103.5%	+ 2.8%
3,001 to 4,000 Sq Ft	99.3%	102.8%	+ 3.5%
4,001 to 6,000 Sq Ft	97.1%	100.5%	+ 3.5%
6,001 Sq Ft and Above	93.8%	95.2%	+ 1.5%
All Square Footage	100.7%	103.6%	+ 2.9%

05-2021	05-2022	Change	05-2021	05-2022	Change
102.1%	103.8%	+ 1.7%	100.4%	104.0%	+ 3.6%
102.0%	104.2%	+ 2.2%	100.2%	103.3%	+ 3.1%
100.9%	103.7%	+ 2.8%	98.4%	101.4%	+ 3.0%
99.3%	103.0%	+ 3.7%	96.6%	96.1%	- 0.5%
97.1%	100.6%	+ 3.6%	92.8%	96.2%	+ 3.7%
93.8%	95.2%	+ 1.5%	89.3%	--	--
101.0%	103.6%	+ 2.6%	100.3%	103.7%	+ 3.4%

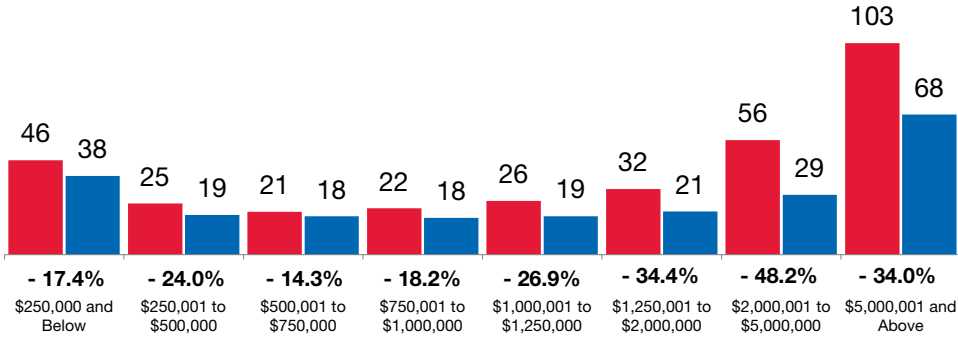


Days on Market Until Sale

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.

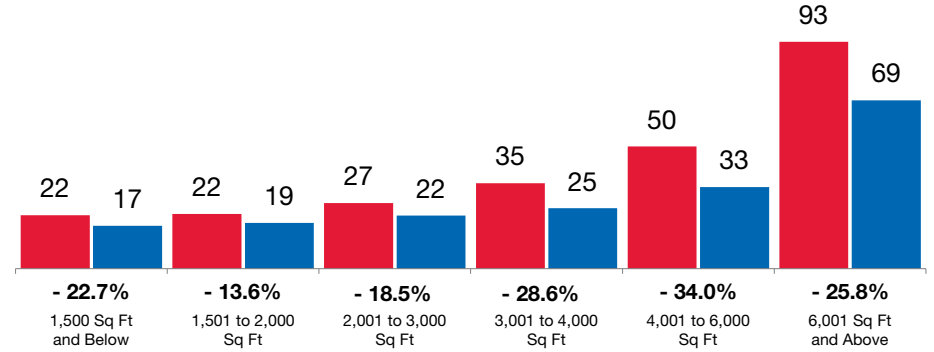
By Price Range

■ 05-2021 ■ 05-2022



By Square Feet

■ 05-2021 ■ 05-2022



All Properties

By Price Range	05-2021	05-2022	Change
\$250,000 and Below	46	38	-17.4%
\$250,001 to \$500,000	25	19	-24.0%
\$500,001 to \$750,000	21	18	-14.3%
\$750,001 to \$1,000,000	22	18	-18.2%
\$1,000,001 to \$1,250,000	26	19	-26.9%
\$1,250,001 to \$2,000,000	32	21	-34.4%
\$2,000,001 to \$5,000,000	56	29	-48.2%
\$5,000,001 and Above	103	68	-34.0%
All Price Ranges	25	20	-20.0%

Single-Family Homes

05-2021	05-2022	Change	05-2021	05-2022	Change
89	44	-50.6%	36	36	0.0%
34	34	0.0%	22	18	-18.2%
20	20	0.0%	23	16	-30.4%
20	18	-10.0%	31	17	-45.2%
23	18	-21.7%	41	21	-48.8%
29	19	-34.5%	49	30	-38.8%
55	26	-52.7%	64	51	-20.3%
104	69	-33.7%	13	31	+138.5%
25	21	-16.0%	26	19	-26.9%

Condos - Townhomes

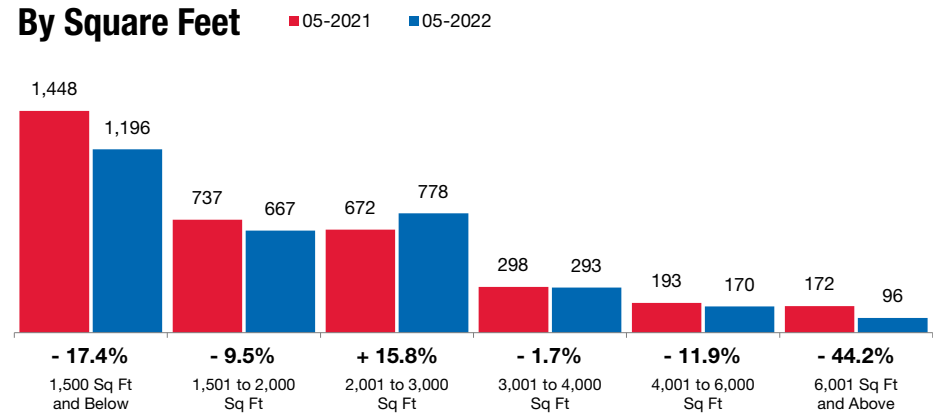
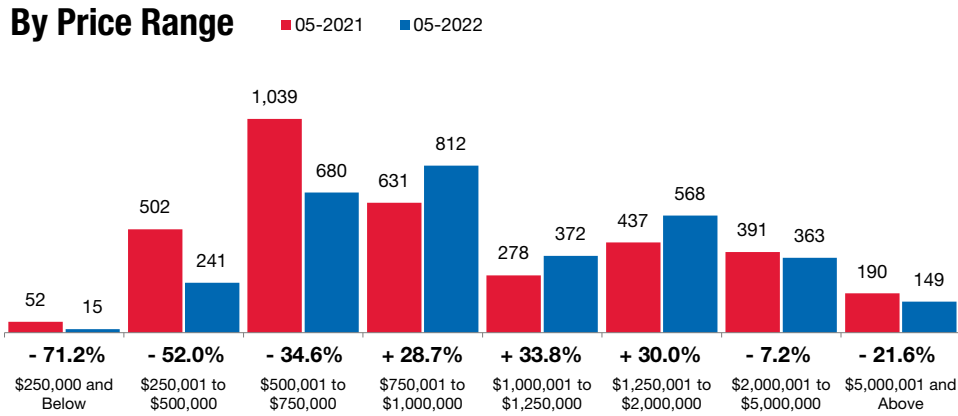
By Square Feet	05-2021	05-2022	Change
1,500 Sq Ft and Below	22	17	-22.7%
1,501 to 2,000 Sq Ft	22	19	-13.6%
2,001 to 3,000 Sq Ft	27	22	-18.5%
3,001 to 4,000 Sq Ft	35	25	-28.6%
4,001 to 6,000 Sq Ft	50	33	-34.0%
6,001 Sq Ft and Above	93	69	-25.8%
All Square Footage	25	20	-20.0%

05-2021	05-2022	Change	05-2021	05-2022	Change
19	18	-5.3%	24	17	-29.2%
20	18	-10.0%	29	21	-27.6%
25	20	-20.0%	49	35	-28.6%
35	24	-31.4%	50	67	+34.0%
50	33	-34.0%	47	49	+4.3%
93	69	-25.8%	55	--	--
25	21	-16.0%	26	19	-26.9%



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	05-2021	05-2022	Change
\$250,000 and Below	52	15	-71.2%
\$250,001 to \$500,000	502	241	-52.0%
\$500,001 to \$750,000	1,039	680	-34.6%
\$750,001 to \$1,000,000	631	812	+28.7%
\$1,000,001 to \$1,250,000	278	372	+33.8%
\$1,250,001 to \$2,000,000	437	568	+30.0%
\$2,000,001 to \$5,000,000	391	363	-7.2%
\$5,000,001 and Above	190	149	-21.6%
All Price Ranges	3,520	3,200	-9.1%

Single-Family Homes

05-2021	05-2022	Change	05-2021	05-2022	Change
14	9	-35.7%	38	6	-84.2%
95	33	-65.3%	407	208	-48.9%
650	355	-45.4%	389	325	-16.5%
506	628	+24.1%	125	184	+47.2%
197	303	+53.8%	81	69	-14.8%
348	467	+34.2%	89	101	+13.5%
301	312	+3.7%	90	51	-43.3%
184	141	-23.4%	6	8	+33.3%
2,295	2,248	-2.0%	1,225	952	-22.3%

Condos - Townhomes

By Square Feet	05-2021	05-2022	Change
1,500 Sq Ft and Below	1,448	1,196	-17.4%
1,501 to 2,000 Sq Ft	737	667	-9.5%
2,001 to 3,000 Sq Ft	672	778	+15.8%
3,001 to 4,000 Sq Ft	298	293	-1.7%
4,001 to 6,000 Sq Ft	193	170	-11.9%
6,001 Sq Ft and Above	172	96	-44.2%
All Square Footage	3,520	3,200	-9.1%

05-2021	05-2022	Change	05-2021	05-2022	Change
579	532	-8.1%	869	664	-23.6%
507	470	-7.3%	230	197	-14.3%
575	704	+22.4%	97	74	-23.7%
276	282	+2.2%	22	11	-50.0%
187	165	-11.8%	6	5	-16.7%
171	95	-44.4%	1	1	0.0%
2,295	2,248	-2.0%	1,225	952	-22.3%

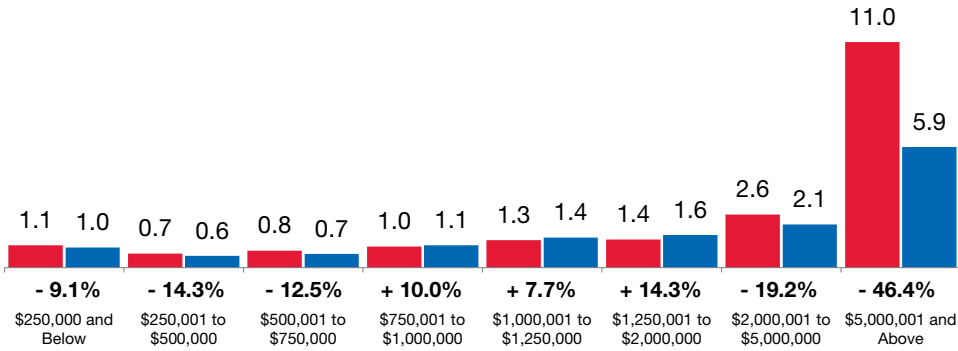


Months Supply of Inventory

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.

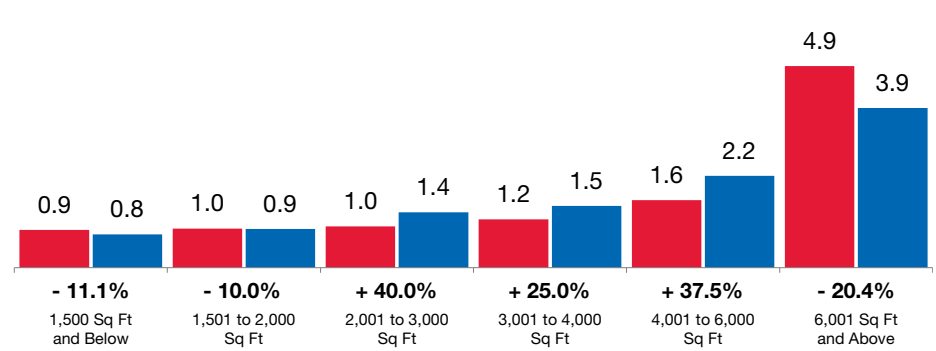
By Price Range

■ 05-2021 ■ 05-2022



By Square Feet

■ 05-2021 ■ 05-2022



All Properties

By Price Range	05-2021	05-2022	Change
\$250,000 and Below	1.1	1.0	- 9.1%
\$250,001 to \$500,000	0.7	0.6	- 14.3%
\$500,001 to \$750,000	0.8	0.7	- 12.5%
\$750,001 to \$1,000,000	1.0	1.1	+ 10.0%
\$1,000,001 to \$1,250,000	1.3	1.4	+ 7.7%
\$1,250,001 to \$2,000,000	1.4	1.6	+ 14.3%
\$2,000,001 to \$5,000,000	2.6	2.1	- 19.2%
\$5,000,001 and Above	11.0	5.9	- 46.4%
All Price Ranges	1.0	1.1	+ 10.0%

Single-Family Homes

05-2021	05-2022	Change	05-2021	05-2022	Change
1.8	2.2	+ 22.2%	0.9	0.5	- 44.4%
0.6	0.7	+ 16.7%	0.7	0.5	- 28.6%
0.7	0.6	- 14.3%	1.1	0.7	- 36.4%
1.0	1.0	0.0%	1.1	1.3	+ 18.2%
1.1	1.4	+ 27.3%	2.5	1.5	- 40.0%
1.2	1.5	+ 25.0%	2.0	1.9	- 5.0%
2.2	2.1	- 4.5%	5.6	2.1	- 62.5%
10.8	5.6	- 48.1%	6.0	8.0	+ 33.3%
1.0	1.2	+ 20.0%	1.0	0.9	- 10.0%

Condos - Townhomes

05-2021	05-2022	Change	05-2021	05-2022	Change
0.9	0.8	- 11.1%	0.9	0.8	- 11.1%
0.9	0.9	0.0%	1.1	1.1	0.0%
0.9	1.3	+ 44.4%	1.9	1.6	- 15.8%
1.1	1.5	+ 36.4%	5.4	2.5	- 53.7%
1.6	2.2	+ 37.5%	4.2	2.7	- 35.7%
4.9	3.9	- 20.4%	1.0	--	--
1.0	1.2	+ 20.0%	1.0	0.9	- 10.0%

By Square Feet

05-2021	05-2022	Change
0.9	0.8	- 11.1%
1.0	0.9	- 10.0%
1.0	1.4	+ 40.0%
1.2	1.5	+ 25.0%
1.6	2.2	+ 37.5%
4.9	3.9	- 20.4%
1.0	1.1	+ 10.0%

05-2021	05-2022	Change	05-2021	05-2022	Change
0.9	0.9	0.0%	0.9	0.8	- 11.1%
0.9	0.9	0.0%	1.1	1.1	0.0%
0.9	1.3	+ 44.4%	1.9	1.6	- 15.8%
1.1	1.5	+ 36.4%	5.4	2.5	- 53.7%
1.6	2.2	+ 37.5%	4.2	2.7	- 35.7%
4.9	3.9	- 20.4%	1.0	--	--
1.0	1.2	+ 20.0%	1.0	0.9	- 10.0%

