

Housing Supply Overview

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

February 2024

Sales of new single-family homes continue to grow nationwide, rising 1.5% month-over-month and 1.8% year-over-year to a seasonally adjusted annual rate of 661,000 units, according to the latest data from the U.S. Census Bureau and the Department of Housing and Urban Development. The median sales price for new homes rose 1.8% from the previous month to \$420,700, while the average sales price was up 8.3% to \$534,300 at last measure. For the 12-month period spanning March 2023 through February 2024, Pending Sales in the San Diego were down 16.1 percent overall. The price range with the largest gain in sales was the \$5,000,001 and Above range, where they increased 11.2 percent.

The overall Median Sales Price was up 4.3 percent to \$855,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 4.9 percent to \$976,000. The price range that tended to sell the quickest was the \$500,001 to \$750,000 range at 25 days; the price range that tended to sell the slowest was the \$5,000,001 and Above range at 69 days.

Market-wide, inventory levels were down 1.0 percent. However, the property type with the largest gain was the Condos - Townhomes segment, where they increased 20.5 percent. That amounts to 1.4 months supply for Single-Family homes and 1.6 months supply for Condos.

Quick Facts

+ 11.2%	- 0.6%	- 13.0%
Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$5,000,001 and Above	6,001 Sq Ft and Above	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.

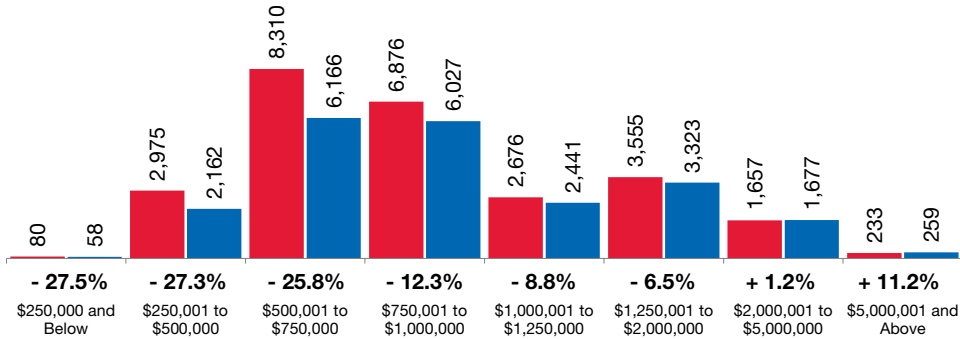
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Pending Sales

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

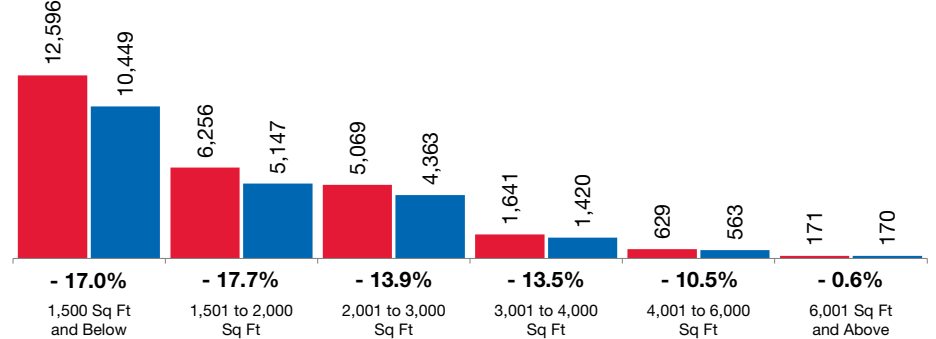
By Price Range

■ 02-2023 ■ 02-2024



By Square Feet

■ 02-2023 ■ 02-2024



All Properties

By Price Range	02-2023	02-2024	Change
\$250,000 and Below	80	58	- 27.5%
\$250,001 to \$500,000	2,975	2,162	- 27.3%
\$500,001 to \$750,000	8,310	6,166	- 25.8%
\$750,001 to \$1,000,000	6,876	6,027	- 12.3%
\$1,000,001 to \$1,250,000	2,676	2,441	- 8.8%
\$1,250,001 to \$2,000,000	3,555	3,323	- 6.5%
\$2,000,001 to \$5,000,000	1,657	1,677	+ 1.2%
\$5,000,001 and Above	233	259	+ 11.2%
All Price Ranges	26,362	22,113	- 16.1%

Single-Family Homes

02-2023	02-2024	Change
26	30	+ 15.4%
396	254	- 35.9%
4,295	2,757	- 35.8%
5,412	4,515	- 16.6%
2,184	1,955	- 10.5%
2,999	2,748	- 8.4%
1,446	1,450	+ 0.3%
232	250	+ 7.8%
16,990	13,959	- 17.8%

Condos - Townhomes

02-2023	02-2024	Change
54	28	- 48.1%
2,579	1,908	- 26.0%
4,015	3,409	- 15.1%
1,464	1,512	+ 3.3%
492	486	- 1.2%
556	575	+ 3.4%
211	227	+ 7.6%
1	9	+ 800.0%
9,372	8,154	- 13.0%

By Square Feet

02-2023	02-2024	Change
12,596	10,449	- 17.0%
6,256	5,147	- 17.7%
5,069	4,363	- 13.9%
1,641	1,420	- 13.5%
629	563	- 10.5%
171	170	- 0.6%
26,362	22,113	- 16.1%

02-2023	02-2024	Change
5,290	4,189	- 20.8%
4,642	3,688	- 20.6%
4,655	3,976	- 14.6%
1,613	1,384	- 14.2%
619	551	- 11.0%
171	170	- 0.6%
16,990	13,959	- 17.8%

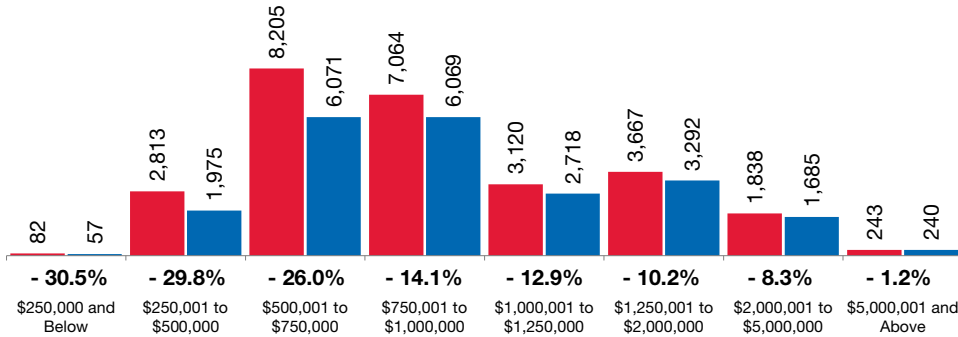
02-2023	02-2024	Change
7,306	6,260	- 14.3%
1,614	1,459	- 9.6%
414	387	- 6.5%
28	36	+ 28.6%
10	12	+ 20.0%
0	0	--
9,372	8,154	- 13.0%

Closed Sales

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

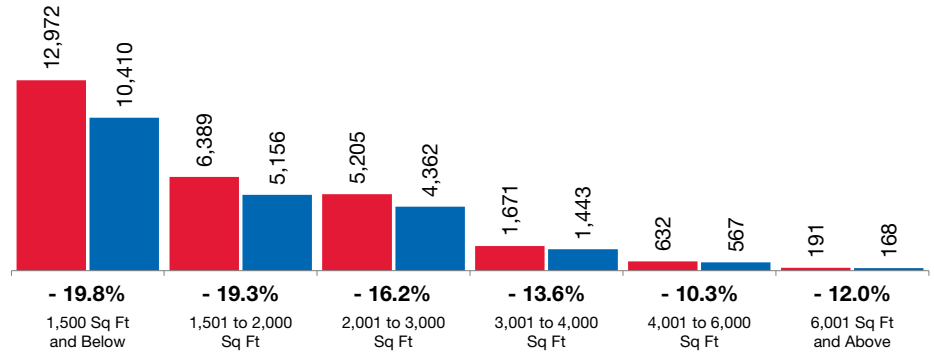
By Price Range

■ 02-2023 ■ 02-2024



By Square Feet

■ 02-2023 ■ 02-2024



All Properties

By Price Range	02-2023	02-2024	Change
\$250,000 and Below	82	57	- 30.5%
\$250,001 to \$500,000	2,813	1,975	- 29.8%
\$500,001 to \$750,000	8,205	6,071	- 26.0%
\$750,001 to \$1,000,000	7,064	6,069	- 14.1%
\$1,000,001 to \$1,250,000	3,120	2,718	- 12.9%
\$1,250,001 to \$2,000,000	3,667	3,292	- 10.2%
\$2,000,001 to \$5,000,000	1,838	1,685	- 8.3%
\$5,000,001 and Above	243	240	- 1.2%
All Price Ranges	27,032	22,107	- 18.2%

Single-Family Homes

02-2023	02-2024	Change
32	30	- 6.3%
385	229	- 40.5%
4,037	2,600	- 35.6%
5,497	4,519	- 17.8%
2,532	2,179	- 13.9%
3,084	2,732	- 11.4%
1,608	1,463	- 9.0%
241	235	- 2.5%
17,416	13,987	- 19.7%

Condos - Townhomes

02-2023	02-2024	Change
50	27	- 46.0%
2,428	1,746	- 28.1%
4,168	3,471	- 16.7%
1,567	1,550	- 1.1%
588	539	- 8.3%
583	560	- 3.9%
230	222	- 3.5%
2	5	+ 150.0%
9,616	8,120	- 15.6%

By Square Feet

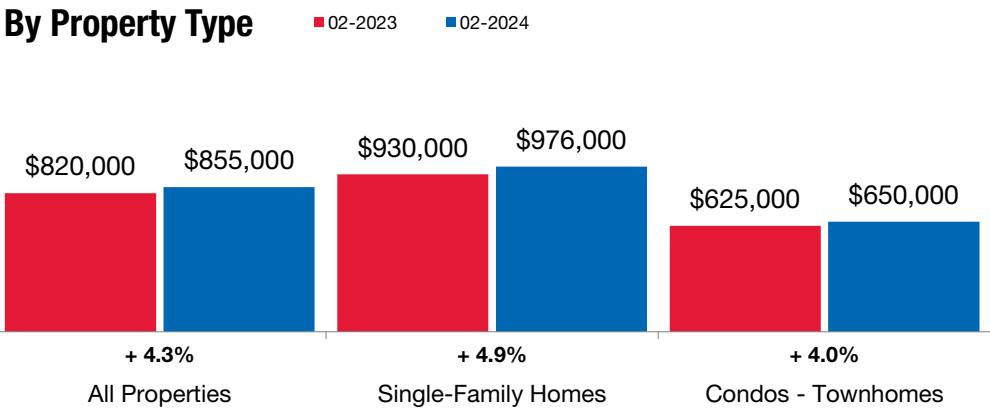
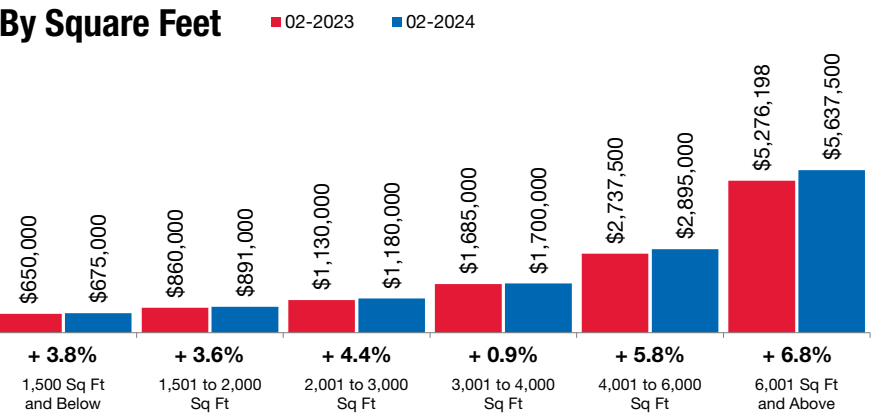
02-2023	02-2024	Change
12,972	10,410	- 19.8%
6,389	5,156	- 19.3%
5,205	4,362	- 16.2%
1,671	1,443	- 13.6%
632	567	- 10.3%
191	168	- 12.0%
27,032	22,107	- 18.2%

02-2023	02-2024	Change
5,447	4,174	- 23.4%
4,761	3,700	- 22.3%
4,759	3,976	- 16.5%
1,637	1,411	- 13.8%
621	557	- 10.3%
191	168	- 12.0%
17,416	13,987	- 19.7%

02-2023	02-2024	Change
7,525	6,236	- 17.1%
1,628	1,456	- 10.6%
418	386	- 7.7%
34	32	- 5.9%
11	10	- 9.1%
0	0	--
9,616	8,120	- 15.6%

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.**



All Properties			
By Square Feet	02-2023	02-2024	Change
1,500 Sq Ft and Below	\$650,000	\$675,000	+ 3.8%
1,501 to 2,000 Sq Ft	\$860,000	\$891,000	+ 3.6%
2,001 to 3,000 Sq Ft	\$1,130,000	\$1,180,000	+ 4.4%
3,001 to 4,000 Sq Ft	\$1,685,000	\$1,700,000	+ 0.9%
4,001 to 6,000 Sq Ft	\$2,737,500	\$2,895,000	+ 5.8%
6,001 Sq Ft and Above	\$5,276,198	\$5,637,500	+ 6.8%
All Square Footage	\$820,000	\$855,000	+ 4.3%

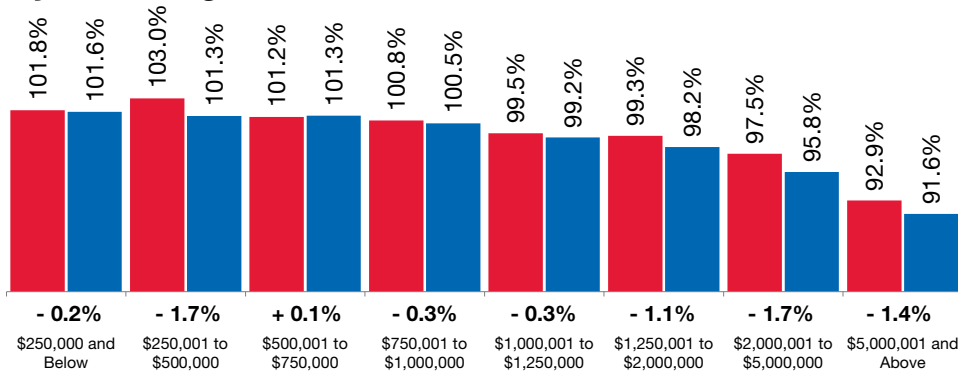
Single-Family Homes			Condos - Townhomes		
02-2023	02-2024	Change	02-2023	02-2024	Change
\$735,000	\$760,000	+ 3.4%	\$572,000	\$598,000	+ 4.5%
\$869,000	\$895,000	+ 3.0%	\$830,000	\$888,700	+ 7.1%
\$1,120,000	\$1,168,495	+ 4.3%	\$1,347,500	\$1,325,000	- 1.7%
\$1,675,000	\$1,695,000	+ 1.2%	\$2,400,000	\$1,975,000	- 17.7%
\$2,750,000	\$2,895,000	+ 5.3%	\$2,520,000	\$2,775,000	+ 10.1%
\$5,276,198	\$5,637,500	+ 6.8%	--	--	--
\$930,000	\$976,000	+ 4.9%	\$625,000	\$650,000	+ 4.0%

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.**

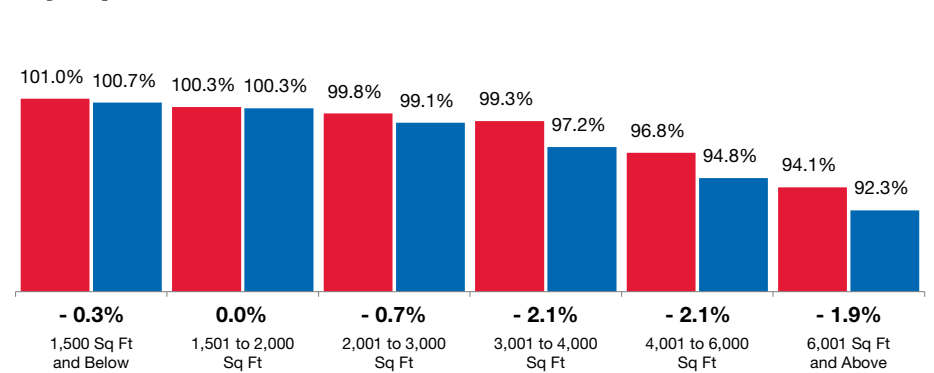
By Price Range

■ 02-2023 ■ 02-2024



By Square Feet

■ 02-2023 ■ 02-2024



All Properties

By Price Range	02-2023	02-2024	Change
\$250,000 and Below	101.8%	101.6%	- 0.2%
\$250,001 to \$500,000	103.0%	101.3%	- 1.7%
\$500,001 to \$750,000	101.2%	101.3%	+ 0.1%
\$750,001 to \$1,000,000	100.8%	100.5%	- 0.3%
\$1,000,001 to \$1,250,000	99.5%	99.2%	- 0.3%
\$1,250,001 to \$2,000,000	99.3%	98.2%	- 1.1%
\$2,000,001 to \$5,000,000	97.5%	95.8%	- 1.7%
\$5,000,001 and Above	92.9%	91.6%	- 1.4%
All Price Ranges	100.5%	99.8%	- 0.7%

Single-Family Homes

02-2023	02-2024	Change
96.0%	101.5%	+ 5.7%
101.8%	100.9%	- 0.9%
101.2%	102.1%	+ 0.9%
100.9%	100.8%	- 0.1%
99.4%	99.4%	0.0%
99.5%	98.5%	- 1.0%
97.6%	95.9%	- 1.7%
92.8%	91.7%	- 1.2%
100.1%	99.8%	- 0.3%

Condos - Townhomes

02-2023	02-2024	Change
104.0%	101.8%	- 2.1%
103.1%	101.3%	- 1.7%
101.1%	100.6%	- 0.5%
100.6%	99.8%	- 0.8%
100.2%	98.3%	- 1.9%
98.0%	96.8%	- 1.2%
96.9%	94.6%	- 2.4%
105.5%	89.0%	- 15.6%
101.3%	100.0%	- 1.3%

By Square Feet

02-2023	02-2024	Change
101.0%	100.7%	- 0.3%
100.3%	100.3%	0.0%
99.8%	99.1%	- 0.7%
99.3%	97.2%	- 2.1%
96.8%	94.8%	- 2.1%
94.1%	92.3%	- 1.9%
100.5%	99.8%	- 0.7%

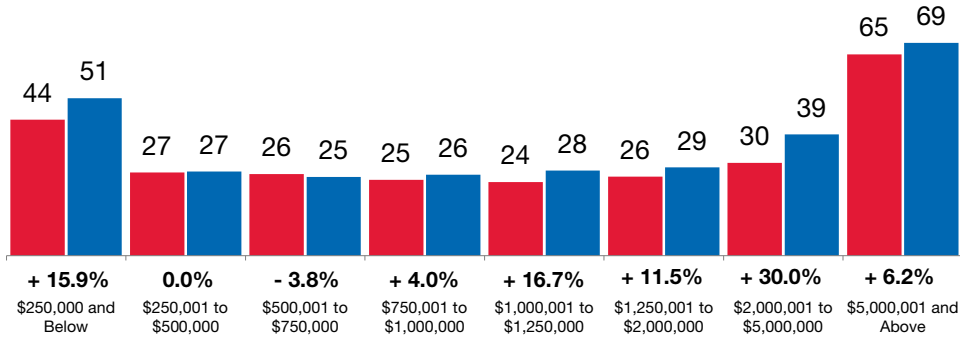
02-2023	02-2024	Change
101.0%	101.2%	+ 0.2%
100.3%	100.6%	+ 0.3%
99.9%	99.3%	- 0.6%
99.3%	97.3%	- 2.0%
96.9%	94.9%	- 2.1%
94.1%	92.3%	- 1.9%
100.1%	99.8%	- 0.3%

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.

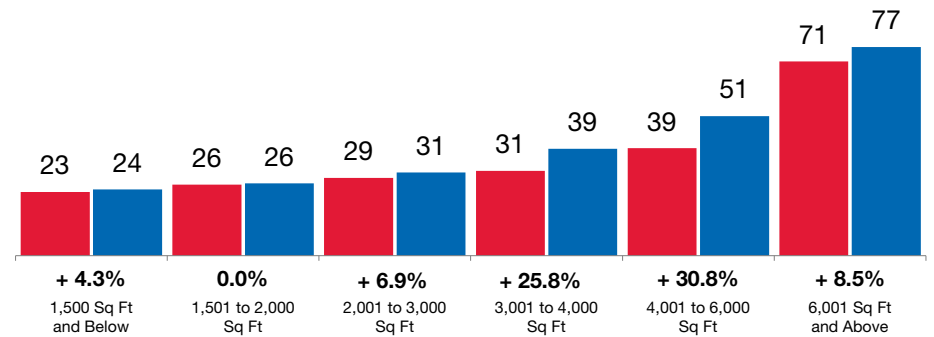
By Price Range

■ 02-2023 ■ 02-2024



By Square Feet

■ 02-2023 ■ 02-2024



All Properties

By Price Range	02-2023	02-2024	Change
\$250,000 and Below	44	51	+ 15.9%
\$250,001 to \$500,000	27	27	0.0%
\$500,001 to \$750,000	26	25	- 3.8%
\$750,001 to \$1,000,000	25	26	+ 4.0%
\$1,000,001 to \$1,250,000	24	28	+ 16.7%
\$1,250,001 to \$2,000,000	26	29	+ 11.5%
\$2,000,001 to \$5,000,000	30	39	+ 30.0%
\$5,000,001 and Above	65	69	+ 6.2%
All Price Ranges	26	28	+ 7.7%

Single-Family Homes

02-2023	02-2024	Change
43	68	+ 58.1%
39	40	+ 2.6%
29	27	- 6.9%
25	26	+ 4.0%
24	27	+ 12.5%
25	28	+ 12.0%
29	38	+ 31.0%
66	70	+ 6.1%
27	29	+ 7.4%

Condos - Townhomes

02-2023	02-2024	Change
45	32	- 28.9%
25	25	0.0%
24	25	+ 4.2%
22	26	+ 18.2%
23	28	+ 21.7%
29	30	+ 3.4%
36	46	+ 27.8%
6	15	+ 150.0%
24	26	+ 8.3%

By Square Feet

02-2023	02-2024	Change
23	24	+ 4.3%
26	26	0.0%
29	31	+ 6.9%
31	39	+ 25.8%
39	51	+ 30.8%
71	77	+ 8.5%
26	28	+ 7.7%

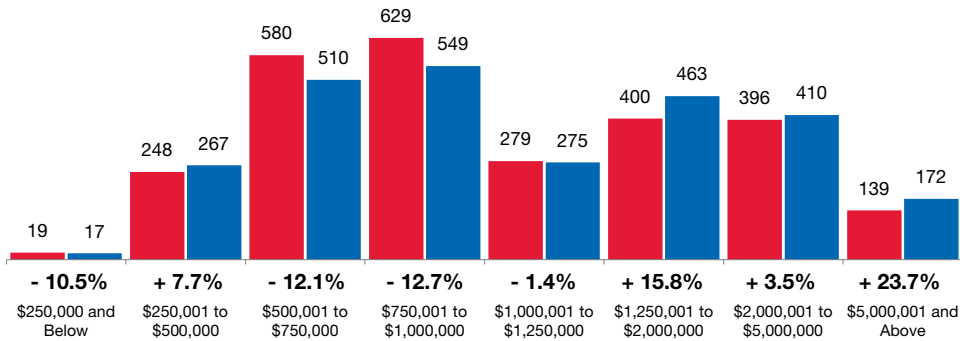
02-2023	02-2024	Change
24	24	0.0%
25	26	+ 4.0%
28	30	+ 7.1%
31	39	+ 25.8%
39	50	+ 28.2%
71	77	+ 8.5%
27	29	+ 7.4%

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.

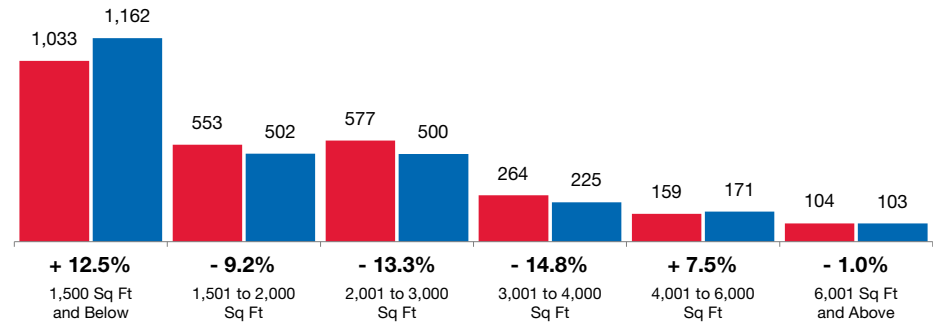
By Price Range

■ 02-2023 ■ 02-2024



By Square Feet

■ 02-2023 ■ 02-2024



All Properties

By Price Range	02-2023	02-2024	Change
\$250,000 and Below	19	17	- 10.5%
\$250,001 to \$500,000	248	267	+ 7.7%
\$500,001 to \$750,000	580	510	- 12.1%
\$750,001 to \$1,000,000	629	549	- 12.7%
\$1,000,001 to \$1,250,000	279	275	- 1.4%
\$1,250,001 to \$2,000,000	400	463	+ 15.8%
\$2,000,001 to \$5,000,000	396	410	+ 3.5%
\$5,000,001 and Above	139	172	+ 23.7%
All Price Ranges	2,690	2,663	- 1.0%

Single-Family Homes

02-2023	02-2024	Change
10	9	- 10.0%
49	36	- 26.5%
289	155	- 46.4%
449	347	- 22.7%
228	213	- 6.6%
314	332	+ 5.7%
337	343	+ 1.8%
133	166	+ 24.8%
1,809	1,601	- 11.5%

Condos - Townhomes

02-2023	02-2024	Change
9	8	- 11.1%
199	231	+ 16.1%
291	355	+ 22.0%
180	202	+ 12.2%
51	62	+ 21.6%
86	131	+ 52.3%
59	67	+ 13.6%
6	6	0.0%
881	1,062	+ 20.5%

By Square Feet

By Square Feet	02-2023	02-2024	Change
1,500 Sq Ft and Below	1,033	1,162	+ 12.5%
1,501 to 2,000 Sq Ft	553	502	- 9.2%
2,001 to 3,000 Sq Ft	577	500	- 13.3%
3,001 to 4,000 Sq Ft	264	225	- 14.8%
4,001 to 6,000 Sq Ft	159	171	+ 7.5%
6,001 Sq Ft and Above	104	103	- 1.0%
All Square Footage	2,690	2,663	- 1.0%

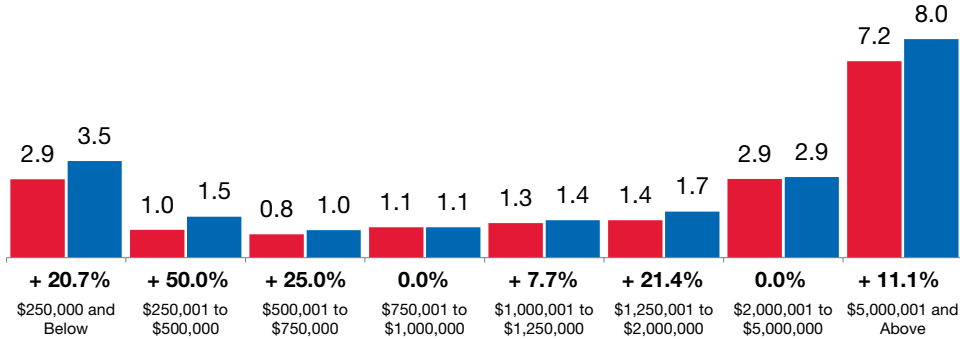
02-2023	02-2024	Change
423	372	- 12.1%
374	322	- 13.9%
504	426	- 15.5%
254	215	- 15.4%
150	164	+ 9.3%
104	102	- 1.9%
881	1,062	+ 20.5%

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.

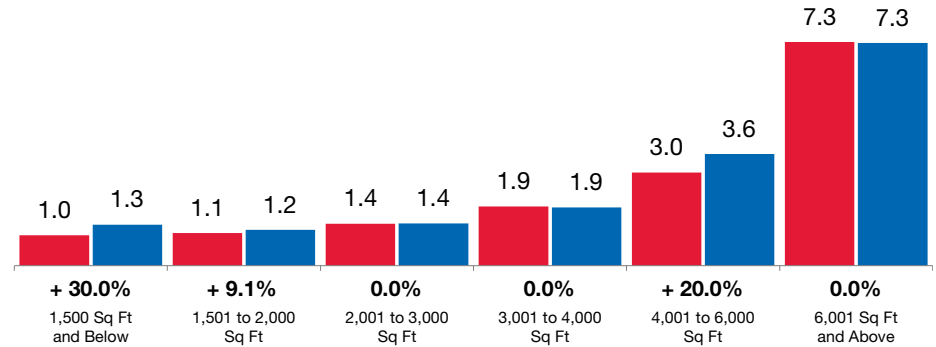
By Price Range

■ 02-2023 ■ 02-2024



By Square Feet

■ 02-2023 ■ 02-2024



All Properties

By Price Range	02-2023	02-2024	Change
\$250,000 and Below	2.9	3.5	+ 20.7%
\$250,001 to \$500,000	1.0	1.5	+ 50.0%
\$500,001 to \$750,000	0.8	1.0	+ 25.0%
\$750,001 to \$1,000,000	1.1	1.1	0.0%
\$1,000,001 to \$1,250,000	1.3	1.4	+ 7.7%
\$1,250,001 to \$2,000,000	1.4	1.7	+ 21.4%
\$2,000,001 to \$5,000,000	2.9	2.9	0.0%
\$5,000,001 and Above	7.2	8.0	+ 11.1%
All Price Ranges	1.2	1.4	+ 16.7%

Single-Family Homes

02-2023	02-2024	Change
3.5	3.3	- 5.7%
1.5	1.7	+ 13.3%
0.8	0.7	- 12.5%
1.0	0.9	- 10.0%
1.3	1.3	0.0%
1.3	1.4	+ 7.7%
2.8	2.8	0.0%
6.9	8.0	+ 15.9%
1.3	1.4	+ 7.7%

Condos - Townhomes

02-2023	02-2024	Change
2.0	2.9	+ 45.0%
0.9	1.5	+ 66.7%
0.9	1.2	+ 33.3%
1.5	1.6	+ 6.7%
1.2	1.5	+ 25.0%
1.9	2.7	+ 42.1%
3.4	3.5	+ 2.9%
6.0	4.7	- 21.7%
1.1	1.6	+ 45.5%

By Square Feet

By Square Feet	02-2023	02-2024	Change
1,500 Sq Ft and Below	1.0	1.3	+ 30.0%
1,501 to 2,000 Sq Ft	1.1	1.2	+ 9.1%
2,001 to 3,000 Sq Ft	1.4	1.4	0.0%
3,001 to 4,000 Sq Ft	1.9	1.9	0.0%
4,001 to 6,000 Sq Ft	3.0	3.6	+ 20.0%
6,001 Sq Ft and Above	7.3	7.3	0.0%
All Square Footage	1.2	1.4	+ 16.7%

02-2023	02-2024	Change
1.0	1.1	+ 10.0%
1.0	1.0	0.0%
1.3	1.3	0.0%
1.9	1.9	0.0%
2.9	3.6	+ 24.1%
7.3	7.2	- 1.4%
1.3	1.4	+ 7.7%

02-2023	02-2024	Change
1.0	1.5	+ 50.0%
1.3	1.5	+ 15.4%
2.1	2.3	+ 9.5%
4.3	3.1	- 27.9%
6.3	3.5	- 44.4%
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1.1	1.6	+ 45.5%