

Housing Supply Overview

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

October 2024

U.S. new-home sales climbed 4.1% month-over-month and 6.3% year-over-year to a seasonally adjusted annual rate of 738,000 units, according to the U.S. Census Bureau. The latest reading exceeded economists' expectations for the month and marks the highest level of new-home sales since May 2023. The national median new-home sales price remained virtually unchanged from the same time last year, at \$426,300. For the 12-month period spanning November 2023 through October 2024, Pending Sales in the San Diego were up 3.3 percent overall. The price range with the largest gain in sales was the 2,000,001 to 5,000,000 range, where they increased 30.7 percent.

The overall Median Sales Price was up 7.5 percent to \$892,100. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 10.6 percent to \$1,045,000. 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 \$5,000,001 and Above range at 64 days.

Market-wide, inventory levels were up 38.1 percent. The property type with the largest gain was the Condos - Townhomes segment, where they increased 50.9 percent. That amounts to 2.3 months supply for Single-Family homes and 2.7 months supply for Condos.

Quick Facts

+ 30.7%

+ 9.5%

+ 3.4%

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

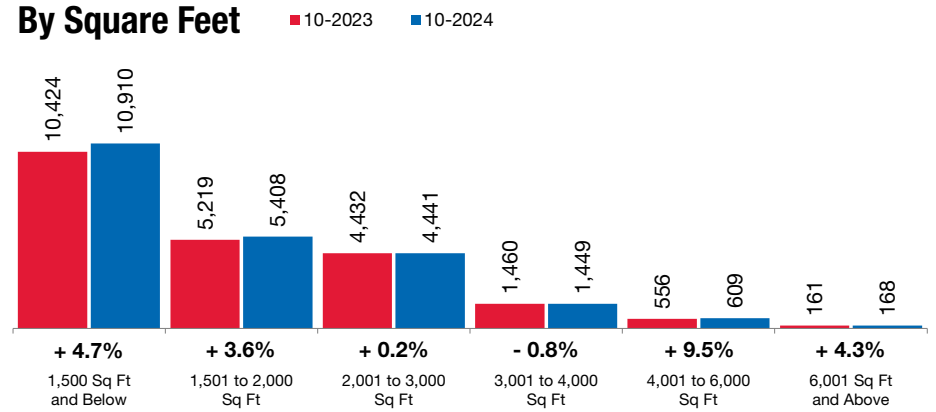
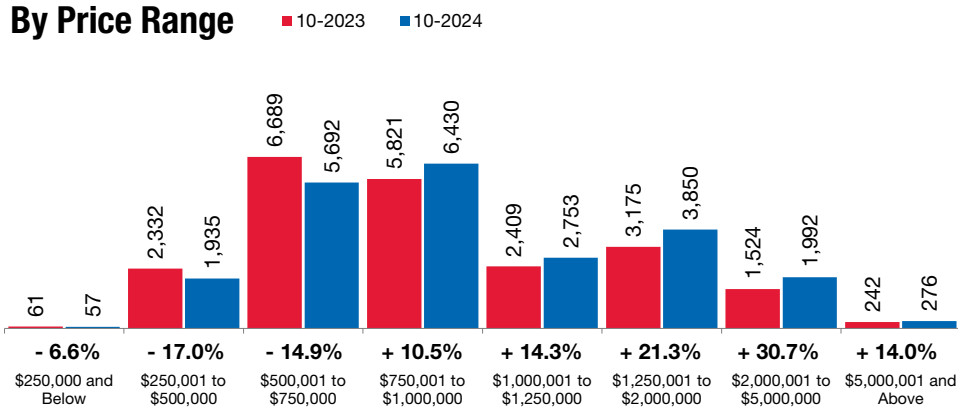
Property Type With
Strongest Pending Sales:
Single-Family Homes

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

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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	10-2023	10-2024	Change
\$250,000 and Below	61	57	- 6.6%
\$250,001 to \$500,000	2,332	1,935	- 17.0%
\$500,001 to \$750,000	6,689	5,692	- 14.9%
\$750,001 to \$1,000,000	5,821	6,430	+ 10.5%
\$1,000,001 to \$1,250,000	2,409	2,753	+ 14.3%
\$1,250,001 to \$2,000,000	3,175	3,850	+ 21.3%
\$2,000,001 to \$5,000,000	1,524	1,992	+ 30.7%
\$5,000,001 and Above	242	276	+ 14.0%
All Price Ranges	22,253	22,985	+ 3.3%

Single-Family Homes

10-2023	10-2024	Change
28	33	+ 17.9%
303	220	- 27.4%
3,300	2,268	- 31.3%
4,448	4,743	+ 6.6%
1,931	2,239	+ 16.0%
2,649	3,210	+ 21.2%
1,325	1,729	+ 30.5%
237	268	+ 13.1%
14,221	14,710	+ 3.4%

Condos - Townhomes

10-2023	10-2024	Change
33	24	- 27.3%
2,029	1,715	- 15.5%
3,389	3,424	+ 1.0%
1,373	1,687	+ 22.9%
478	514	+ 7.5%
526	640	+ 21.7%
199	263	+ 32.2%
5	8	+ 60.0%
8,032	8,275	+ 3.0%

By Square Feet

10-2023	10-2024	Change
10,424	10,910	+ 4.7%
5,219	5,408	+ 3.6%
4,432	4,441	+ 0.2%
1,460	1,449	- 0.8%
556	609	+ 9.5%
161	168	+ 4.3%
22,253	22,985	+ 3.3%

Single-Family Homes

10-2023	10-2024	Change
4,266	4,565	+ 7.0%
3,769	3,923	+ 4.1%
4,048	4,055	+ 0.2%
1,428	1,404	- 1.7%
548	596	+ 8.8%
161	167	+ 3.7%
14,221	14,710	+ 3.4%

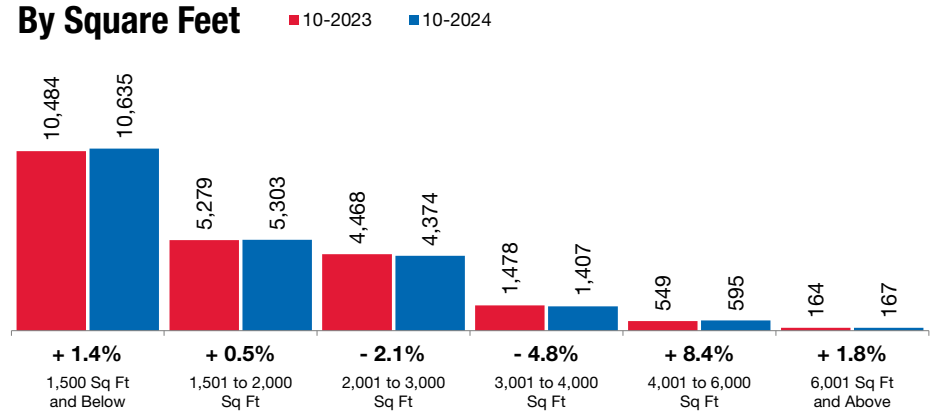
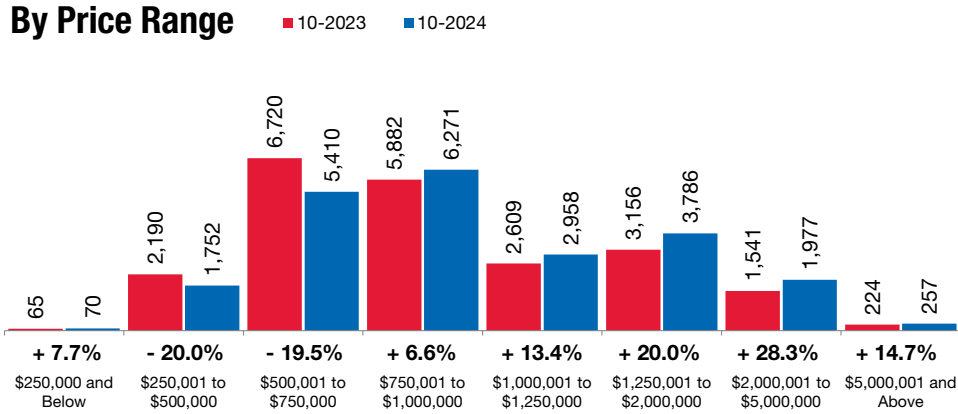
Condos - Townhomes

10-2023	10-2024	Change
6,158	6,345	+ 3.0%
1,450	1,485	+ 2.4%
384	386	+ 0.5%
32	45	+ 40.6%
8	13	+ 62.5%
0	1	--
8,032	8,275	+ 3.0%



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	10-2023	10-2024	Change
\$250,000 and Below	65	70	+ 7.7%
\$250,001 to \$500,000	2,190	1,752	- 20.0%
\$500,001 to \$750,000	6,720	5,410	- 19.5%
\$750,001 to \$1,000,000	5,882	6,271	+ 6.6%
\$1,000,001 to \$1,250,000	2,609	2,958	+ 13.4%
\$1,250,001 to \$2,000,000	3,156	3,786	+ 20.0%
\$2,000,001 to \$5,000,000	1,541	1,977	+ 28.3%
\$5,000,001 and Above	224	257	+ 14.7%
All Price Ranges	22,387	22,481	+ 0.4%

Single-Family Homes

10-2023	10-2024	Change	10-2023	10-2024	Change
32	38	+ 18.8%	33	32	- 3.0%
301	195	- 35.2%	1,889	1,557	- 17.6%
3,177	2,037	- 35.9%	3,543	3,373	- 4.8%
4,523	4,581	+ 1.3%	1,359	1,690	+ 24.4%
2,103	2,409	+ 14.6%	506	549	+ 8.5%
2,651	3,157	+ 19.1%	505	629	+ 24.6%
1,344	1,729	+ 28.6%	197	248	+ 25.9%
221	251	+ 13.6%	3	6	+ 100.0%
14,352	14,397	+ 0.3%	8,035	8,084	+ 0.6%

Condos - Townhomes

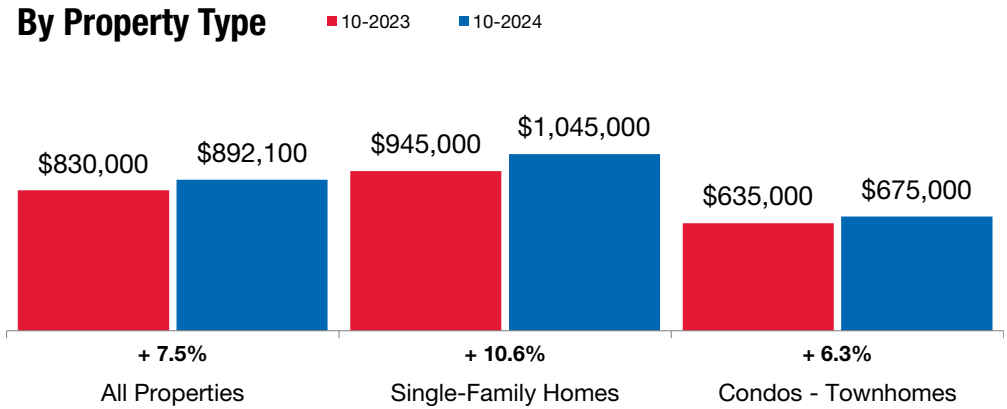
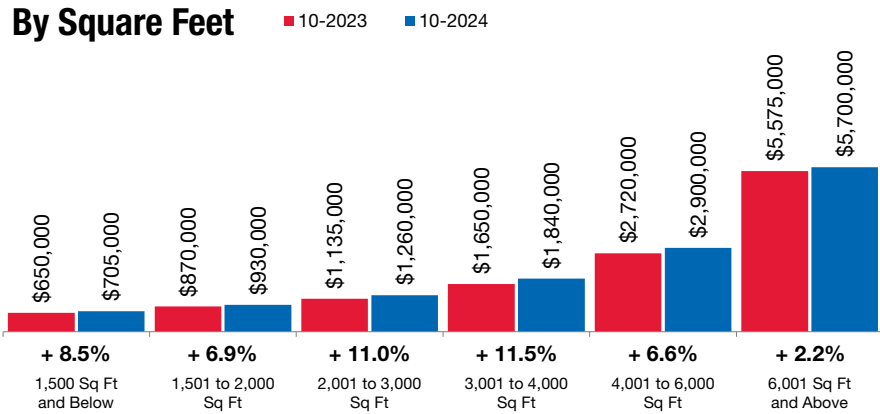
By Square Feet	10-2023	10-2024	Change
1,500 Sq Ft and Below	10,484	10,635	+ 1.4%
1,501 to 2,000 Sq Ft	5,279	5,303	+ 0.5%
2,001 to 3,000 Sq Ft	4,468	4,374	- 2.1%
3,001 to 4,000 Sq Ft	1,478	1,407	- 4.8%
4,001 to 6,000 Sq Ft	549	595	+ 8.4%
6,001 Sq Ft and Above	164	167	+ 1.8%
All Square Footage	22,387	22,481	+ 0.4%

10-2023	10-2024	Change	10-2023	10-2024	Change
4,305	4,441	+ 3.2%	6,179	6,194	+ 0.2%
3,821	3,855	+ 0.9%	1,458	1,448	- 0.7%
4,074	3,988	- 2.1%	358	386	+ 7.8%
1,447	1,363	- 5.8%	31	44	+ 41.9%
540	584	+ 8.1%	9	11	+ 22.2%
164	166	+ 1.2%	0	1	--
14,352	14,397	+ 0.3%	8,035	8,084	+ 0.6%



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.**



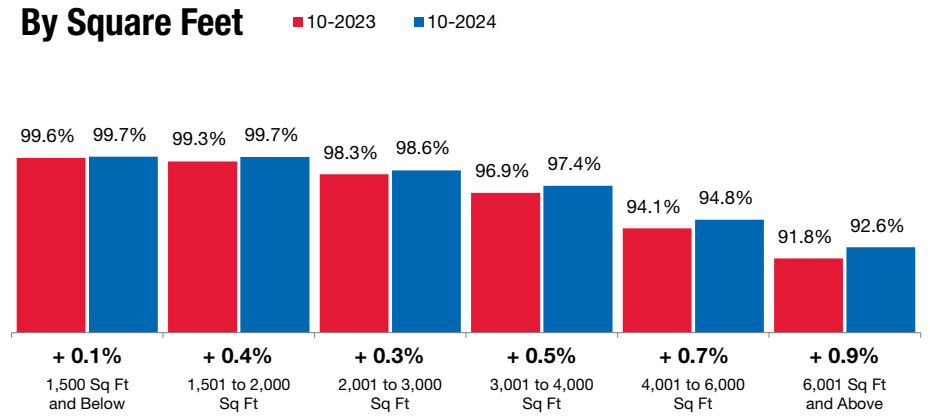
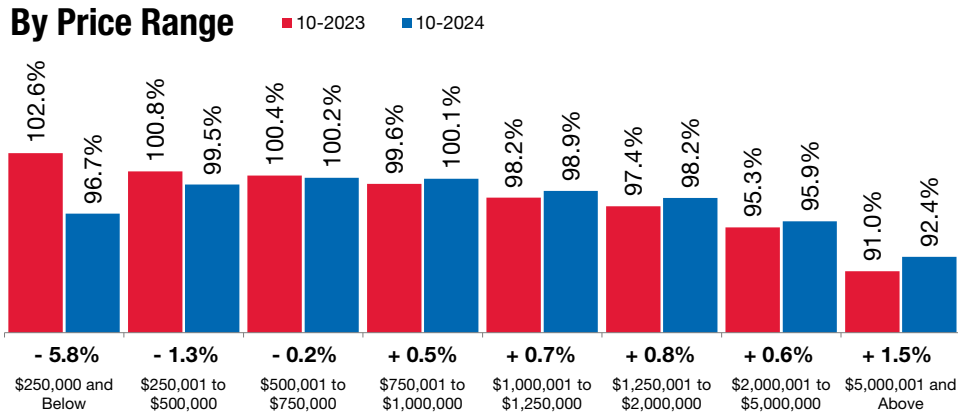
By Square Feet	All Properties		
	10-2023	10-2024	Change
1,500 Sq Ft and Below	\$650,000	\$705,000	+ 8.5%
1,501 to 2,000 Sq Ft	\$870,000	\$930,000	+ 6.9%
2,001 to 3,000 Sq Ft	\$1,135,000	\$1,260,000	+ 11.0%
3,001 to 4,000 Sq Ft	\$1,650,000	\$1,840,000	+ 11.5%
4,001 to 6,000 Sq Ft	\$2,720,000	\$2,900,000	+ 6.6%
6,001 Sq Ft and Above	\$5,575,000	\$5,700,000	+ 2.2%
All Square Footage	\$830,000	\$892,100	+ 7.5%

	Single-Family Homes			Condos - Townhomes		
	10-2023	10-2024	Change	10-2023	10-2024	Change
	\$736,000	\$795,000	+ 8.0%	\$579,775	\$610,000	+ 5.2%
	\$875,000	\$945,000	+ 8.0%	\$850,745	\$899,945	+ 5.8%
	\$1,125,000	\$1,250,000	+ 11.1%	\$1,295,000	\$1,485,000	+ 14.7%
	\$1,650,000	\$1,825,000	+ 10.6%	\$2,050,000	\$2,342,500	+ 14.3%
	\$2,722,500	\$2,900,000	+ 6.5%	\$2,449,000	\$3,860,000	+ 57.6%
	\$5,575,000	\$5,750,000	+ 3.1%	--	\$2,250,000	--
	\$945,000	\$1,045,000	+ 10.6%	\$635,000	\$675,000	+ 6.3%



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	10-2023	10-2024	Change
\$250,000 and Below	102.6%	96.7%	- 5.8%
\$250,001 to \$500,000	100.8%	99.5%	- 1.3%
\$500,001 to \$750,000	100.4%	100.2%	- 0.2%
\$750,001 to \$1,000,000	99.6%	100.1%	+ 0.5%
\$1,000,001 to \$1,250,000	98.2%	98.9%	+ 0.7%
\$1,250,001 to \$2,000,000	97.4%	98.2%	+ 0.8%
\$2,000,001 to \$5,000,000	95.3%	95.9%	+ 0.6%
\$5,000,001 and Above	91.0%	92.4%	+ 1.5%
All Price Ranges	99.1%	99.1%	0.0%

Single-Family Homes

10-2023	10-2024	Change	10-2023	10-2024	Change
101.3%	94.7%	- 6.5%	103.7%	99.3%	- 4.2%
100.1%	100.3%	+ 0.2%	100.9%	99.4%	- 1.5%
101.0%	101.1%	+ 0.1%	99.9%	99.6%	- 0.3%
99.7%	100.5%	+ 0.8%	99.2%	99.1%	- 0.1%
98.3%	99.1%	+ 0.8%	98.1%	97.9%	- 0.2%
97.6%	98.5%	+ 0.9%	96.4%	96.9%	+ 0.5%
95.3%	96.1%	+ 0.8%	95.6%	94.5%	- 1.2%
91.0%	92.6%	+ 1.8%	94.0%	88.0%	- 6.4%
98.9%	99.2%	+ 0.3%	99.6%	99.0%	- 0.6%

By Square Feet

10-2023	10-2024	Change
99.6%	99.7%	+ 0.1%
99.3%	99.7%	+ 0.4%
98.3%	98.6%	+ 0.3%
96.9%	97.4%	+ 0.5%
94.1%	94.8%	+ 0.7%
91.8%	92.6%	+ 0.9%
99.1%	99.1%	0.0%

Condos - Townhomes

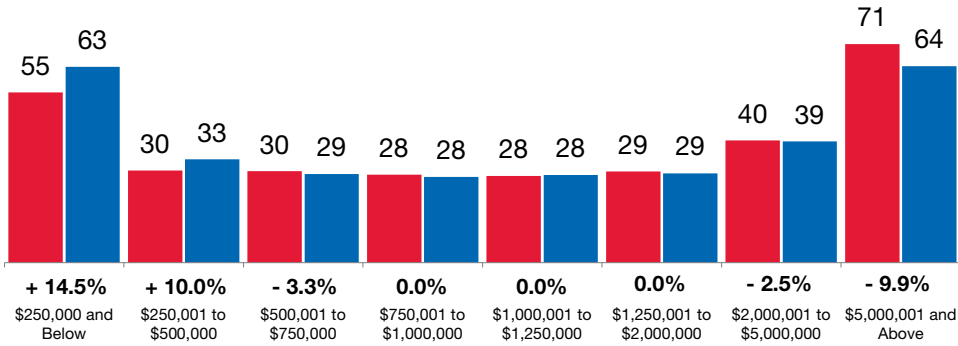
10-2023	10-2024	Change	10-2023	10-2024	Change
100.3%	100.4%	+ 0.1%	99.9%	99.2%	- 0.7%
99.5%	100.0%	+ 0.5%	98.9%	98.7%	- 0.2%
98.4%	98.7%	+ 0.3%	97.5%	97.5%	0.0%
96.9%	97.6%	+ 0.7%	95.8%	92.6%	- 3.3%
94.1%	94.9%	+ 0.9%	93.0%	90.7%	- 2.5%
91.8%	92.7%	+ 1.0%	--	77.6%	--
98.9%	99.2%	+ 0.3%	99.6%	99.0%	- 0.6%



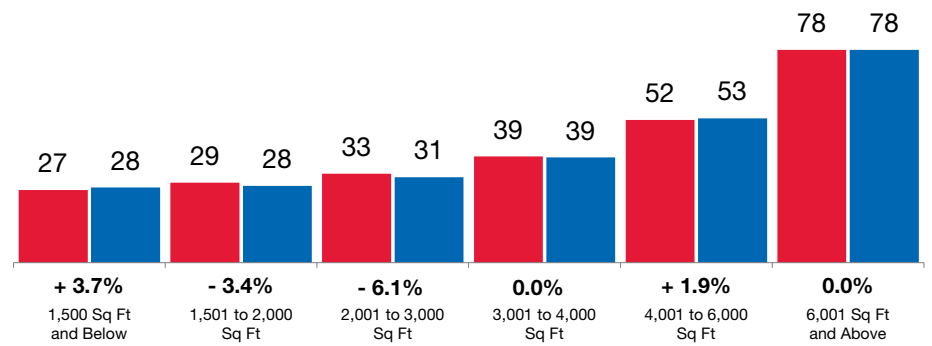
Days on Market Until Sale

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



By Square Feet



All Properties

By Price Range	10-2023	10-2024	Change
\$250,000 and Below	55	63	+ 14.5%
\$250,001 to \$500,000	30	33	+ 10.0%
\$500,001 to \$750,000	30	29	- 3.3%
\$750,001 to \$1,000,000	28	28	0.0%
\$1,000,001 to \$1,250,000	28	28	0.0%
\$1,250,001 to \$2,000,000	29	29	0.0%
\$2,000,001 to \$5,000,000	40	39	- 2.5%
\$5,000,001 and Above	71	64	- 9.9%
All Price Ranges	30	30	0.0%

Single-Family Homes

10-2023	10-2024	Change	10-2023	10-2024	Change
63	67	+ 6.3%	48	59	+ 22.9%
42	39	- 7.1%	28	33	+ 17.9%
32	28	- 12.5%	28	29	+ 3.6%
29	27	- 6.9%	27	30	+ 11.1%
28	28	0.0%	26	32	+ 23.1%
29	28	- 3.4%	31	32	+ 3.2%
39	38	- 2.6%	41	47	+ 14.6%
72	64	- 11.1%	11	49	+ 345.5%
31	30	- 3.2%	28	31	+ 10.7%

Condos - Townhomes

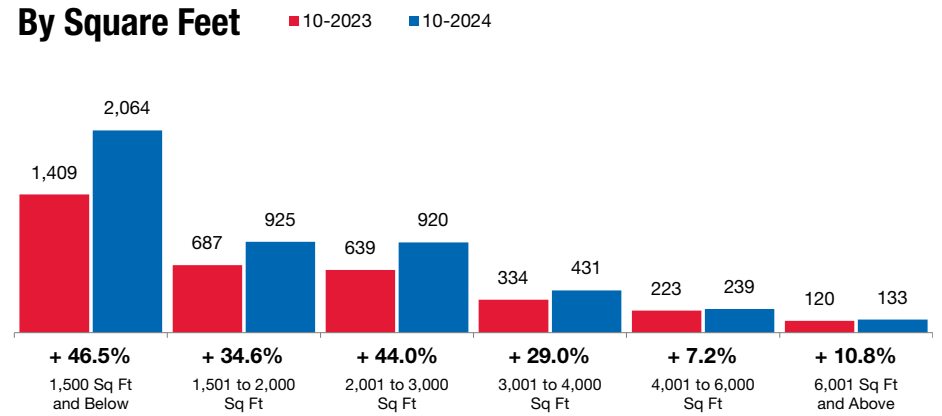
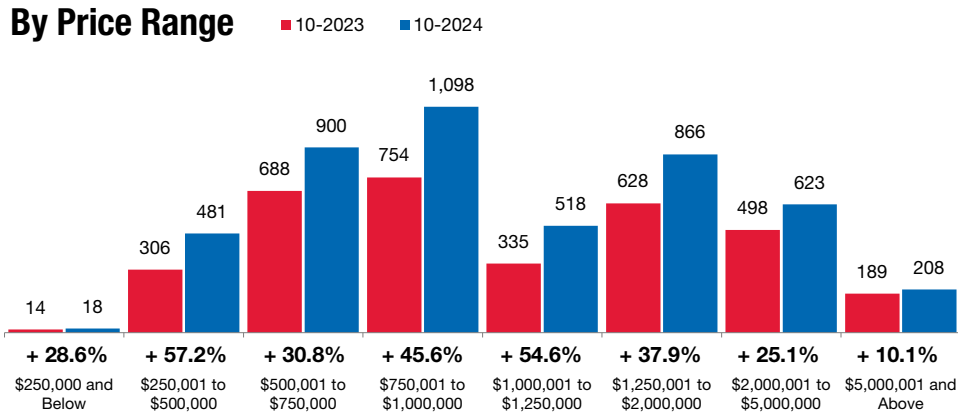
By Square Feet	10-2023	10-2024	Change
1,500 Sq Ft and Below	27	28	+ 3.7%
1,501 to 2,000 Sq Ft	29	28	- 3.4%
2,001 to 3,000 Sq Ft	33	31	- 6.1%
3,001 to 4,000 Sq Ft	39	39	0.0%
4,001 to 6,000 Sq Ft	52	53	+ 1.9%
6,001 Sq Ft and Above	78	78	0.0%
All Square Footage	30	30	0.0%

10-2023	10-2024	Change	10-2023	10-2024	Change
26	25	- 3.8%	27	30	+ 11.1%
29	26	- 10.3%	31	33	+ 6.5%
32	31	- 3.1%	37	40	+ 8.1%
39	38	- 2.6%	34	56	+ 64.7%
52	52	0.0%	99	84	- 15.2%
78	78	0.0%	--	142	--
31	30	- 3.2%	28	31	+ 10.7%



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	10-2023	10-2024	Change
\$250,000 and Below	14	18	+ 28.6%
\$250,001 to \$500,000	306	481	+ 57.2%
\$500,001 to \$750,000	688	900	+ 30.8%
\$750,001 to \$1,000,000	754	1,098	+ 45.6%
\$1,000,001 to \$1,250,000	335	518	+ 54.6%
\$1,250,001 to \$2,000,000	628	866	+ 37.9%
\$2,000,001 to \$5,000,000	498	623	+ 25.1%
\$5,000,001 and Above	189	208	+ 10.1%
All Price Ranges	3,412	4,712	+ 38.1%

Single-Family Homes

10-2023	10-2024	Change	10-2023	10-2024	Change
8	7	- 12.5%	6	11	+ 83.3%
50	59	+ 18.0%	256	422	+ 64.8%
279	267	- 4.3%	409	633	+ 54.8%
519	729	+ 40.5%	235	369	+ 57.0%
256	397	+ 55.1%	79	121	+ 53.2%
481	691	+ 43.7%	147	175	+ 19.0%
408	501	+ 22.8%	90	122	+ 35.6%
177	199	+ 12.4%	12	9	- 25.0%
2,178	2,850	+ 30.9%	1,234	1,862	+ 50.9%

Condos - Townhomes

By Square Feet	10-2023	10-2024	Change
1,500 Sq Ft and Below	1,409	2,064	+ 46.5%
1,501 to 2,000 Sq Ft	687	925	+ 34.6%
2,001 to 3,000 Sq Ft	639	920	+ 44.0%
3,001 to 4,000 Sq Ft	334	431	+ 29.0%
4,001 to 6,000 Sq Ft	223	239	+ 7.2%
6,001 Sq Ft and Above	120	133	+ 10.8%
All Square Footage	3,412	4,712	+ 38.1%

10-2023	10-2024	Change	10-2023	10-2024	Change
537	671	+ 25.0%	872	1,393	+ 59.7%
443	590	+ 33.2%	244	335	+ 37.3%
550	811	+ 47.5%	89	109	+ 22.5%
319	415	+ 30.1%	15	16	+ 6.7%
209	231	+ 10.5%	14	8	- 42.9%
120	132	+ 10.0%	0	1	--
2,178	2,850	+ 30.9%	1,234	1,862	+ 50.9%

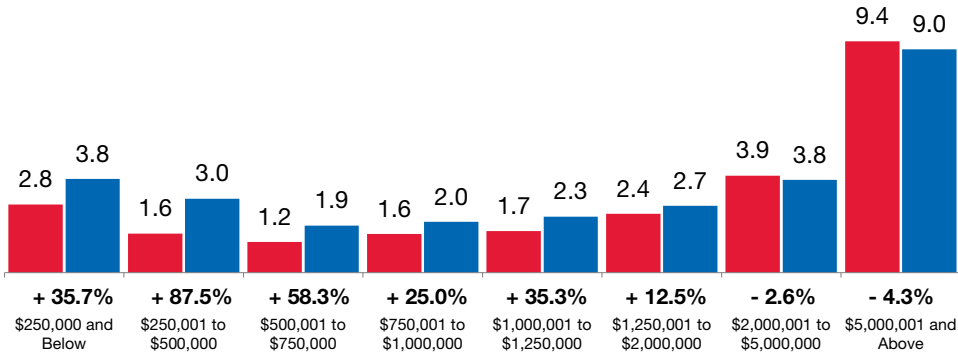


Months Supply of Inventory

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.

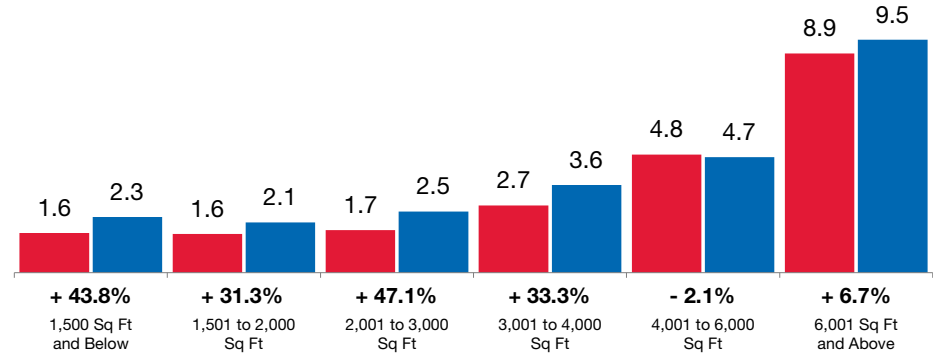
By Price Range

■ 10-2023 ■ 10-2024



By Square Feet

■ 10-2023 ■ 10-2024



All Properties

By Price Range	10-2023	10-2024	Change
\$250,000 and Below	2.8	3.8	+ 35.7%
\$250,001 to \$500,000	1.6	3.0	+ 87.5%
\$500,001 to \$750,000	1.2	1.9	+ 58.3%
\$750,001 to \$1,000,000	1.6	2.0	+ 25.0%
\$1,000,001 to \$1,250,000	1.7	2.3	+ 35.3%
\$1,250,001 to \$2,000,000	2.4	2.7	+ 12.5%
\$2,000,001 to \$5,000,000	3.9	3.8	- 2.6%
\$5,000,001 and Above	9.4	9.0	- 4.3%
All Price Ranges	1.8	2.5	+ 38.9%

Single-Family Homes

10-2023	10-2024	Change	10-2023	10-2024	Change
3.1	2.5	- 19.4%	1.8	4.6	+ 155.6%
2.0	3.2	+ 60.0%	1.5	3.0	+ 100.0%
1.0	1.4	+ 40.0%	1.4	2.2	+ 57.1%
1.4	1.8	+ 28.6%	2.1	2.6	+ 23.8%
1.6	2.1	+ 31.3%	2.0	2.8	+ 40.0%
2.2	2.6	+ 18.2%	3.4	3.3	- 2.9%
3.7	3.5	- 5.4%	5.4	5.6	+ 3.7%
9.0	8.9	- 1.1%	9.6	6.8	- 29.2%
1.8	2.3	+ 27.8%	1.8	2.7	+ 50.0%

Condos - Townhomes

By Square Feet	10-2023	10-2024	Change
1,500 Sq Ft and Below	1.6	2.3	+ 43.8%
1,501 to 2,000 Sq Ft	1.6	2.1	+ 31.3%
2,001 to 3,000 Sq Ft	1.7	2.5	+ 47.1%
3,001 to 4,000 Sq Ft	2.7	3.6	+ 33.3%
4,001 to 6,000 Sq Ft	4.8	4.7	- 2.1%
6,001 Sq Ft and Above	8.9	9.5	+ 6.7%
All Square Footage	1.8	2.5	+ 38.9%

10-2023	10-2024	Change	10-2023	10-2024	Change
1.5	1.8	+ 20.0%	1.7	2.6	+ 52.9%
1.4	1.8	+ 28.6%	2.0	2.7	+ 35.0%
1.6	2.4	+ 50.0%	2.8	3.4	+ 21.4%
2.7	3.5	+ 29.6%	5.2	4.3	- 17.3%
4.6	4.7	+ 2.2%	8.8	5.5	- 37.5%
8.9	9.5	+ 6.7%	--	1.0	--
1.8	2.3	+ 27.8%	1.8	2.7	+ 50.0%

