

Housing Supply Overview

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

June 2024

U.S. sales of new residential homes unexpectedly declined, falling 11.3% from the previous month to a seasonally adjusted annual rate of 619,000 units, the lowest level since November, according to the U.S. Census Bureau. Economists polled by Reuters had forecast new-home sales to come in at a rate of 640,000 units for the month, with elevated mortgage rates blamed for the recent drop in sales activity. For the 12-month period spanning July 2023 through June 2024, Pending Sales in the San Diego were down 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 25.3 percent.

The overall Median Sales Price was up 9.3 percent to \$880,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 10.9 percent to \$1,020,000. 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 72 days.

Market-wide, inventory levels were up 44.4 percent. The property type with the largest gain was the Condos - Townhomes segment, where they increased 78.4 percent. That amounts to 2.2 months supply for Single-Family homes and 2.6 months supply for Condos.

Quick Facts

+ 25.3%	+ 10.5%	- 3.3%
Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$2,000,001 to \$5,000,000	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.

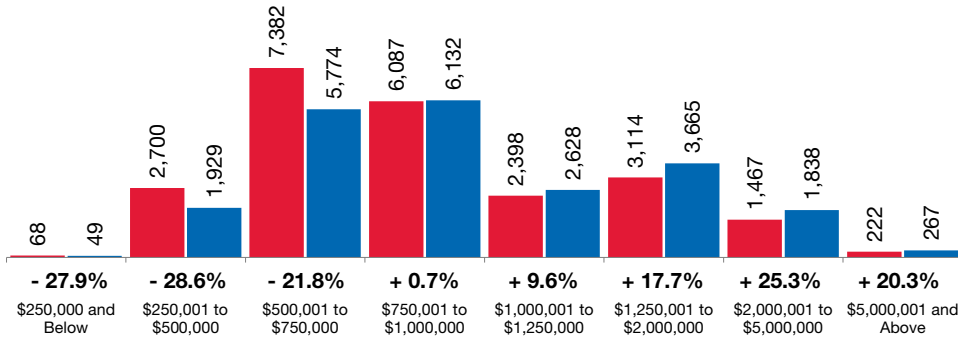
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Pending Sales

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

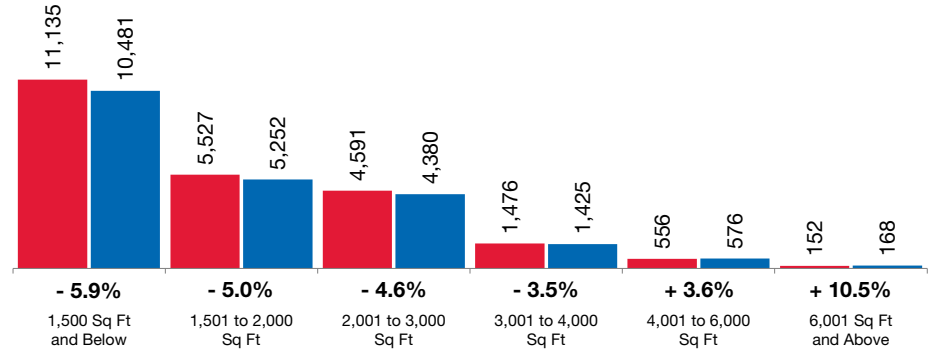
By Price Range

■ 06-2023 ■ 06-2024



By Square Feet

■ 06-2023 ■ 06-2024



All Properties

By Price Range	06-2023	06-2024	Change
\$250,000 and Below	68	49	- 27.9%
\$250,001 to \$500,000	2,700	1,929	- 28.6%
\$500,001 to \$750,000	7,382	5,774	- 21.8%
\$750,001 to \$1,000,000	6,087	6,132	+ 0.7%
\$1,000,001 to \$1,250,000	2,398	2,628	+ 9.6%
\$1,250,001 to \$2,000,000	3,114	3,665	+ 17.7%
\$2,000,001 to \$5,000,000	1,467	1,838	+ 25.3%
\$5,000,001 and Above	222	267	+ 20.3%
All Price Ranges	23,438	22,282	- 4.9%

Single-Family Homes

06-2023	06-2024	Change	06-2023	06-2024	Change
28	27	- 3.6%	40	22	- 45.0%
362	218	- 39.8%	2,338	1,711	- 26.8%
3,839	2,403	- 37.4%	3,543	3,371	- 4.9%
4,743	4,547	- 4.1%	1,344	1,585	+ 17.9%
1,959	2,111	+ 7.8%	439	517	+ 17.8%
2,615	3,022	+ 15.6%	499	643	+ 28.9%
1,294	1,586	+ 22.6%	173	252	+ 45.7%
217	262	+ 20.7%	5	5	0.0%
15,057	14,176	- 5.9%	8,381	8,106	- 3.3%

Condos - Townhomes

By Square Feet	06-2023	06-2024	Change
1,500 Sq Ft and Below	11,135	10,481	- 5.9%
1,501 to 2,000 Sq Ft	5,527	5,252	- 5.0%
2,001 to 3,000 Sq Ft	4,591	4,380	- 4.6%
3,001 to 4,000 Sq Ft	1,476	1,425	- 3.5%
4,001 to 6,000 Sq Ft	556	576	+ 3.6%
6,001 Sq Ft and Above	152	168	+ 10.5%
All Square Footage	23,438	22,282	- 4.9%

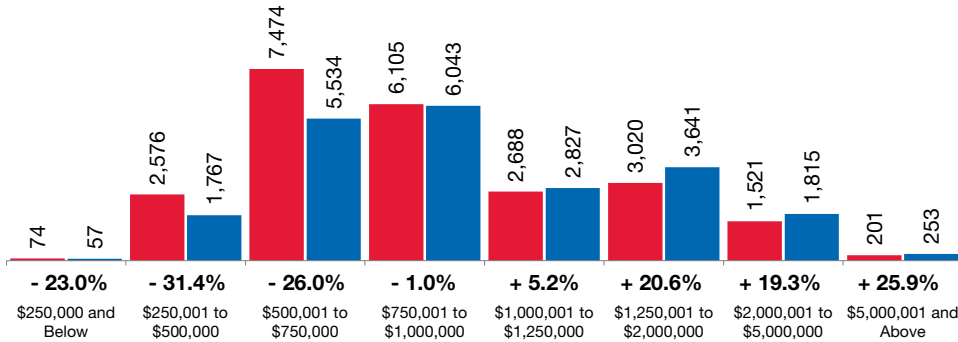
06-2023	06-2024	Change	06-2023	06-2024	Change
4,646	4,264	- 8.2%	6,489	6,217	- 4.2%
4,043	3,795	- 6.1%	1,484	1,457	- 1.8%
4,223	3,998	- 5.3%	368	382	+ 3.8%
1,443	1,388	- 3.8%	33	37	+ 12.1%
549	564	+ 2.7%	7	12	+ 71.4%
152	167	+ 9.9%	0	1	--
15,057	14,176	- 5.9%	8,381	8,106	- 3.3%

Closed Sales

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

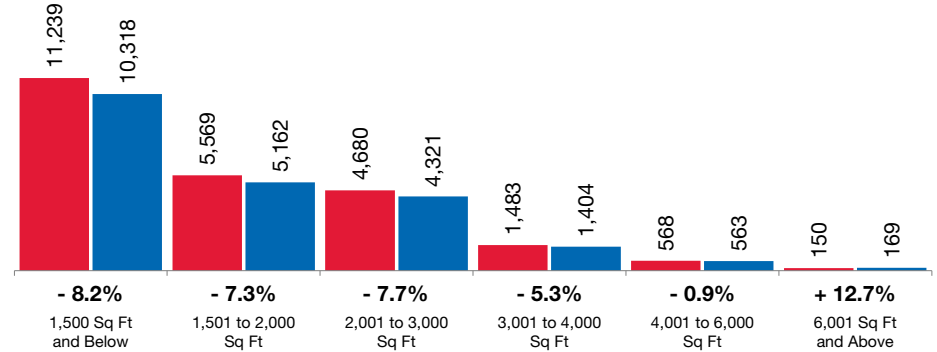
By Price Range

■ 06-2023 ■ 06-2024



By Square Feet

■ 06-2023 ■ 06-2024



All Properties

By Price Range	06-2023	06-2024	Change
\$250,000 and Below	74	57	- 23.0%
\$250,001 to \$500,000	2,576	1,767	- 31.4%
\$500,001 to \$750,000	7,474	5,534	- 26.0%
\$750,001 to \$1,000,000	6,105	6,043	- 1.0%
\$1,000,001 to \$1,250,000	2,688	2,827	+ 5.2%
\$1,250,001 to \$2,000,000	3,020	3,641	+ 20.6%
\$2,000,001 to \$5,000,000	1,521	1,815	+ 19.3%
\$5,000,001 and Above	201	253	+ 25.9%
All Price Ranges	23,659	21,937	- 7.3%

Single-Family Homes

06-2023	06-2024	Change
35	30	- 14.3%
354	206	- 41.8%
3,754	2,164	- 42.4%
4,754	4,441	- 6.6%
2,191	2,283	+ 4.2%
2,547	2,997	+ 17.7%
1,346	1,574	+ 16.9%
197	249	+ 26.4%
15,178	13,944	- 8.1%

Condos - Townhomes

06-2023	06-2024	Change
39	27	- 30.8%
2,222	1,561	- 29.7%
3,720	3,370	- 9.4%
1,351	1,602	+ 18.6%
497	544	+ 9.5%
473	644	+ 36.2%
175	241	+ 37.7%
4	4	0.0%
8,481	7,993	- 5.8%

By Square Feet

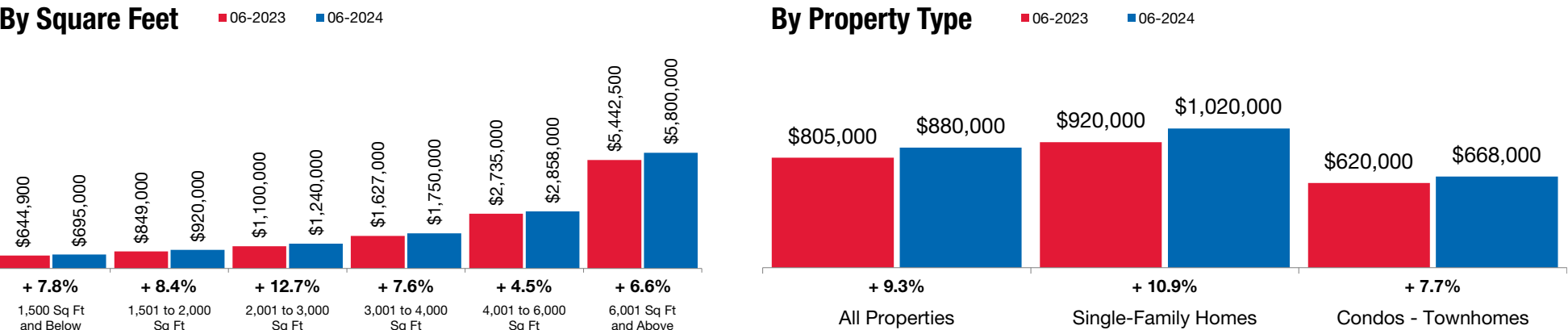
06-2023	06-2024	Change
11,239	10,318	- 8.2%
5,569	5,162	- 7.3%
4,680	4,321	- 7.7%
1,483	1,404	- 5.3%
568	563	- 0.9%
150	169	+ 12.7%
23,659	21,937	- 7.3%

06-2023	06-2024	Change
4,670	4,188	- 10.3%
4,065	3,730	- 8.2%
4,277	3,941	- 7.9%
1,453	1,366	- 6.0%
562	550	- 2.1%
150	169	+ 12.7%
15,178	13,944	- 8.1%

06-2023	06-2024	Change
6,569	6,130	- 6.7%
1,504	1,432	- 4.8%
372	380	+ 2.2%
30	38	+ 26.7%
6	13	+ 116.7%
0	0	--
8,481	7,993	- 5.8%

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.**

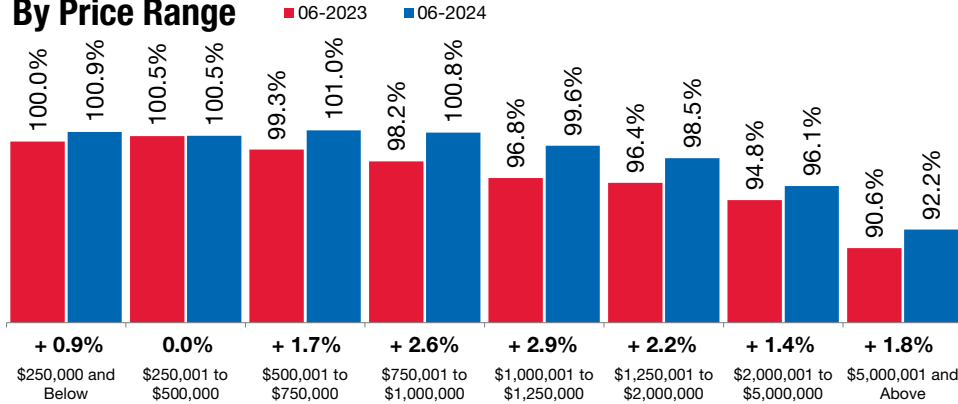


All Properties				Single-Family Homes			Condos - Townhomes		
By Square Feet	06-2023	06-2024	Change	06-2023	06-2024	Change	06-2023	06-2024	Change
1,500 Sq Ft and Below	\$644,900	\$695,000	+ 7.8%	\$724,000	\$785,000	+ 8.4%	\$565,000	\$605,000	+ 7.1%
1,501 to 2,000 Sq Ft	\$849,000	\$920,000	+ 8.4%	\$850,000	\$925,000	+ 8.8%	\$820,800	\$900,500	+ 9.7%
2,001 to 3,000 Sq Ft	\$1,100,000	\$1,240,000	+ 12.7%	\$1,085,000	\$1,220,000	+ 12.4%	\$1,225,000	\$1,480,000	+ 20.8%
3,001 to 4,000 Sq Ft	\$1,627,000	\$1,750,000	+ 7.6%	\$1,625,000	\$1,750,000	+ 7.7%	\$2,242,500	\$2,035,000	- 9.3%
4,001 to 6,000 Sq Ft	\$2,735,000	\$2,858,000	+ 4.5%	\$2,735,000	\$2,850,000	+ 4.2%	\$2,833,000	\$4,000,000	+ 41.2%
6,001 Sq Ft and Above	\$5,442,500	\$5,800,000	+ 6.6%	\$5,442,500	\$5,800,000	+ 6.6%	--	--	--
All Square Footage	\$805,000	\$880,000	+ 9.3%	\$920,000	\$1,020,000	+ 10.9%	\$620,000	\$668,000	+ 7.7%

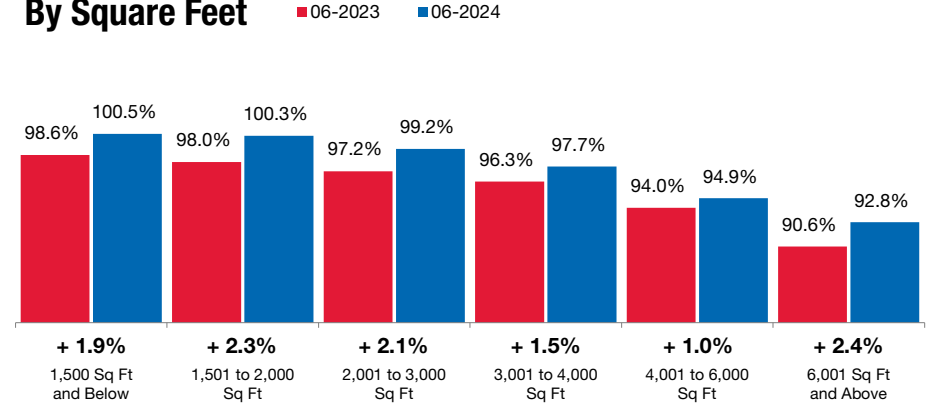
Percent of Original List Price Received

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



By Square Feet



All Properties

By Price Range	06-2023	06-2024	Change
\$250,000 and Below	100.0%	100.9%	+ 0.9%
\$250,001 to \$500,000	100.5%	100.5%	0.0%
\$500,001 to \$750,000	99.3%	101.0%	+ 1.7%
\$750,001 to \$1,000,000	98.2%	100.8%	+ 2.6%
\$1,000,001 to \$1,250,000	96.8%	99.6%	+ 2.9%
\$1,250,001 to \$2,000,000	96.4%	98.5%	+ 2.2%
\$2,000,001 to \$5,000,000	94.8%	96.1%	+ 1.4%
\$5,000,001 and Above	90.6%	92.2%	+ 1.8%
All Price Ranges	98.1%	99.8%	+ 1.7%

Single-Family Homes

06-2023	06-2024	Change
99.2%	98.1%	- 1.1%
100.2%	100.7%	+ 0.5%
99.7%	101.9%	+ 2.2%
98.3%	101.1%	+ 2.8%
96.7%	99.9%	+ 3.3%
96.5%	98.8%	+ 2.4%
94.7%	96.3%	+ 1.7%
90.4%	92.4%	+ 2.2%
97.7%	99.8%	+ 2.1%

Condos - Townhomes

06-2023	06-2024	Change
100.6%	103.4%	+ 2.8%
100.5%	100.5%	0.0%
98.9%	100.4%	+ 1.5%
97.9%	100.0%	+ 2.1%
97.1%	98.5%	+ 1.4%
95.9%	97.3%	+ 1.5%
95.7%	94.8%	- 0.9%
96.5%	85.1%	- 11.8%
98.8%	99.8%	+ 1.0%

By Square Feet

06-2023	06-2024	Change
98.6%	100.5%	+ 1.9%
98.0%	100.3%	+ 2.3%
97.2%	99.2%	+ 2.1%
96.3%	97.7%	+ 1.5%
94.0%	94.9%	+ 1.0%
90.6%	92.8%	+ 2.4%
98.1%	99.8%	+ 1.7%

06-2023	06-2024	Change
99.0%	101.2%	+ 2.2%
98.0%	100.7%	+ 2.8%
97.2%	99.3%	+ 2.2%
96.4%	97.7%	+ 1.3%
94.0%	95.0%	+ 1.1%
90.6%	92.8%	+ 2.4%
97.7%	99.8%	+ 2.1%

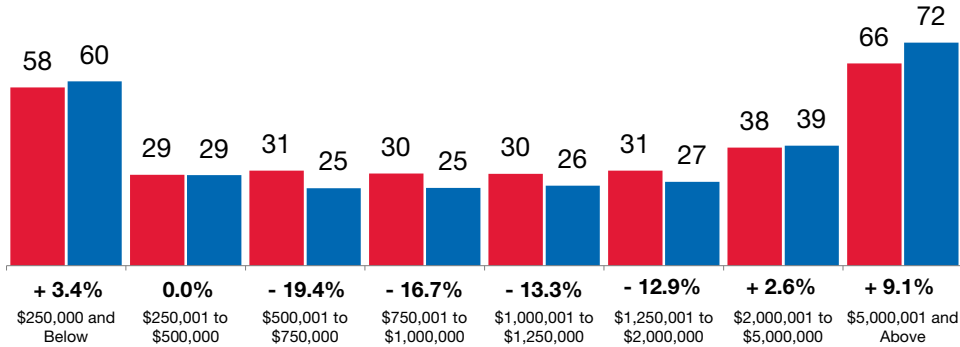
06-2023	06-2024	Change
99.1%	100.0%	+ 0.9%
98.1%	99.3%	+ 1.2%
97.5%	97.7%	+ 0.2%
94.3%	95.1%	+ 0.8%
92.1%	91.0%	- 1.2%
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98.8%	99.8%	+ 1.0%

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.

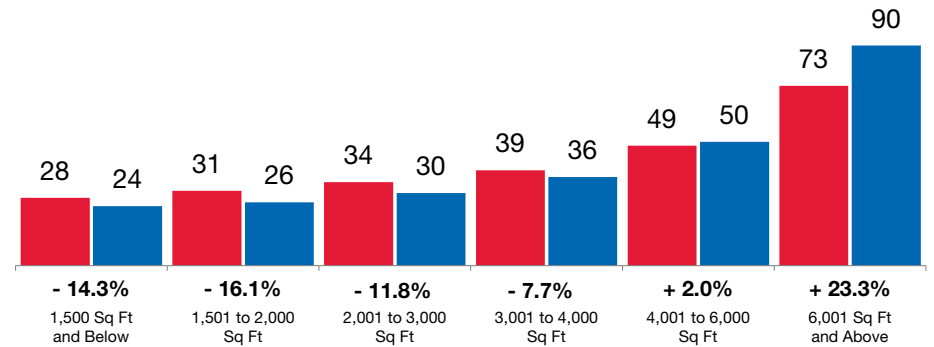
By Price Range

■ 06-2023 ■ 06-2024



By Square Feet

■ 06-2023 ■ 06-2024



All Properties

By Price Range	06-2023	06-2024	Change
\$250,000 and Below	58	60	+ 3.4%
\$250,001 to \$500,000	29	29	0.0%
\$500,001 to \$750,000	31	25	- 19.4%
\$750,001 to \$1,000,000	30	25	- 16.7%
\$1,000,001 to \$1,250,000	30	26	- 13.3%
\$1,250,001 to \$2,000,000	31	27	- 12.9%
\$2,000,001 to \$5,000,000	38	39	+ 2.6%
\$5,000,001 and Above	66	72	+ 9.1%
All Price Ranges	31	28	- 9.7%

Single-Family Homes

06-2023	06-2024	Change	06-2023	06-2024	Change
57	67	+ 17.5%	58	51	- 12.1%
38	38	0.0%	28	28	0.0%
32	26	- 18.8%	29	25	- 13.8%
30	25	- 16.7%	29	25	- 13.8%
30	25	- 16.7%	27	29	+ 7.4%
31	26	- 16.1%	32	30	- 6.3%
38	38	0.0%	41	47	+ 14.6%
67	72	+ 7.5%	10	69	+ 590.0%
32	28	- 12.5%	29	27	- 6.9%

Condos - Townhomes

By Square Feet	06-2023	06-2024	Change
1,500 Sq Ft and Below	28	24	- 14.3%
1,501 to 2,000 Sq Ft	31	26	- 16.1%
2,001 to 3,000 Sq Ft	34	30	- 11.8%
3,001 to 4,000 Sq Ft	39	36	- 7.7%
4,001 to 6,000 Sq Ft	49	50	+ 2.0%
6,001 Sq Ft and Above	73	90	+ 23.3%
All Square Footage	31	28	- 9.7%

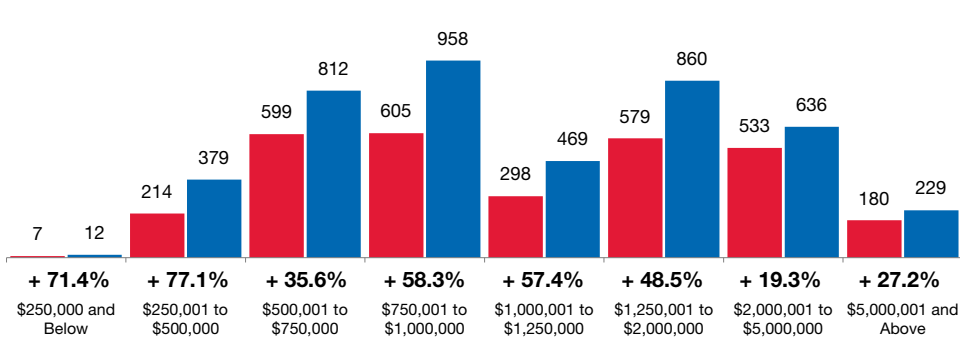
06-2023	06-2024	Change	06-2023	06-2024	Change
27	23	- 14.8%	28	26	- 7.1%
30	25	- 16.7%	32	28	- 12.5%
34	29	- 14.7%	37	38	+ 2.7%
39	36	- 7.7%	45	41	- 8.9%
49	49	0.0%	26	122	+ 369.2%
73	90	+ 23.3%	--	--	--
32	28	- 12.5%	29	27	- 6.9%

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.

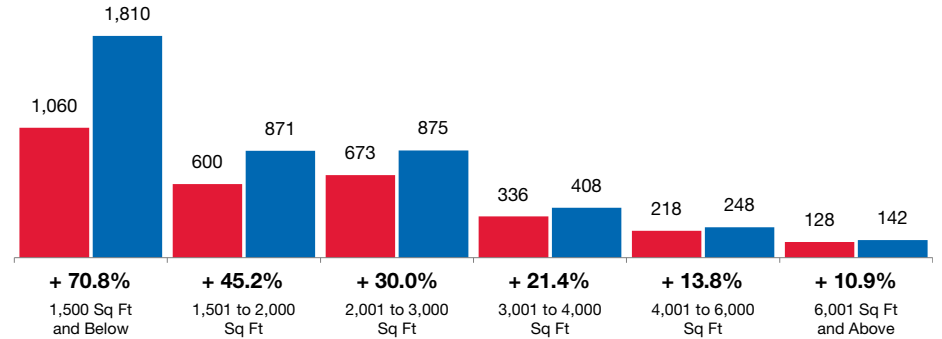
By Price Range

■ 06-2023 ■ 06-2024



By Square Feet

■ 06-2023 ■ 06-2024



All Properties

By Price Range	06-2023	06-2024	Change
\$250,000 and Below	7	12	+ 71.4%
\$250,001 to \$500,000	214	379	+ 77.1%
\$500,001 to \$750,000	599	812	+ 35.6%
\$750,001 to \$1,000,000	605	958	+ 58.3%
\$1,000,001 to \$1,250,000	298	469	+ 57.4%
\$1,250,001 to \$2,000,000	579	860	+ 48.5%
\$2,000,001 to \$5,000,000	533	636	+ 19.3%
\$5,000,001 and Above	180	229	+ 27.2%
All Price Ranges	3,015	4,355	+ 44.4%

Single-Family Homes

06-2023	06-2024	Change	06-2023	06-2024	Change
6	5	- 16.7%	1	7	+ 600.0%
37	42	+ 13.5%	177	337	+ 90.4%
263	214	- 18.6%	336	598	+ 78.0%
434	629	+ 44.9%	171	329	+ 92.4%
231	352	+ 52.4%	67	117	+ 74.6%
456	657	+ 44.1%	123	203	+ 65.0%
448	515	+ 15.0%	85	121	+ 42.4%
173	216	+ 24.9%	7	13	+ 85.7%
2,048	2,630	+ 28.4%	967	1,725	+ 78.4%

Condos - Townhomes

By Square Feet	06-2023	06-2024	Change
1,500 Sq Ft and Below	1,060	1,810	+ 70.8%
1,501 to 2,000 Sq Ft	600	871	+ 45.2%
2,001 to 3,000 Sq Ft	673	875	+ 30.0%
3,001 to 4,000 Sq Ft	336	408	+ 21.4%
4,001 to 6,000 Sq Ft	218	248	+ 13.8%
6,001 Sq Ft and Above	128	142	+ 10.9%
All Square Footage	3,015	4,355	+ 44.4%

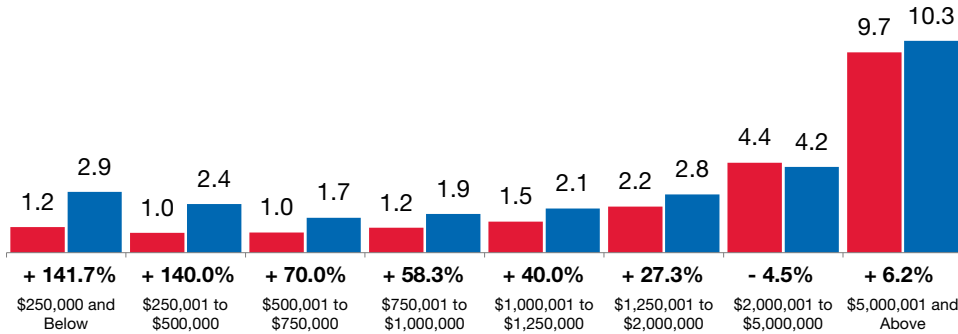
06-2023	06-2024	Change	06-2023	06-2024	Change
385	589	+ 53.0%	675	1,221	+ 80.9%
421	520	+ 23.5%	179	351	+ 96.1%
582	756	+ 29.9%	91	119	+ 30.8%
327	385	+ 17.7%	9	23	+ 155.6%
205	237	+ 15.6%	13	11	- 15.4%
128	142	+ 10.9%	0	0	--
2,048	2,630	+ 28.4%	967	1,725	+ 78.4%

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.

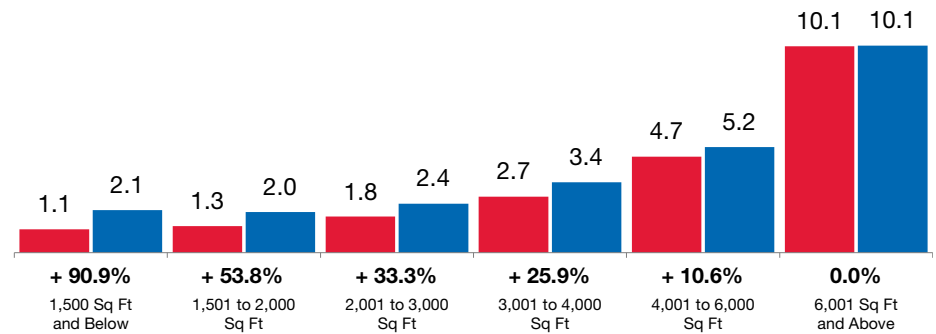
By Price Range

■ 06-2023 ■ 06-2024



By Square Feet

■ 06-2023 ■ 06-2024



All Properties

By Price Range	06-2023	06-2024	Change
\$250,000 and Below	1.2	2.9	+ 141.7%
\$250,001 to \$500,000	1.0	2.4	+ 140.0%
\$500,001 to \$750,000	1.0	1.7	+ 70.0%
\$750,001 to \$1,000,000	1.2	1.9	+ 58.3%
\$1,000,001 to \$1,250,000	1.5	2.1	+ 40.0%
\$1,250,001 to \$2,000,000	2.2	2.8	+ 27.3%
\$2,000,001 to \$5,000,000	4.4	4.2	- 4.5%
\$5,000,001 and Above	9.7	10.3	+ 6.2%
All Price Ranges	1.5	2.3	+ 53.3%

Single-Family Homes

06-2023	06-2024	Change
2.4	2.0	- 16.7%
1.2	2.3	+ 91.7%
0.8	1.1	+ 37.5%
1.1	1.7	+ 54.5%
1.4	2.0	+ 42.9%
2.1	2.6	+ 23.8%
4.2	3.9	- 7.1%
9.6	9.9	+ 3.1%
1.6	2.2	+ 37.5%

Condos - Townhomes

06-2023	06-2024	Change
0.3	2.9	+ 866.7%
0.9	2.4	+ 166.7%
1.1	2.1	+ 90.9%
1.5	2.5	+ 66.7%
1.8	2.7	+ 50.0%
3.0	3.8	+ 26.7%
5.9	5.8	- 1.7%
5.6	10.4	+ 85.7%
1.4	2.6	+ 85.7%

By Square Feet

By Square Feet	06-2023	06-2024	Change
1,500 Sq Ft and Below	1.1	2.1	+ 90.9%
1,501 to 2,000 Sq Ft	1.3	2.0	+ 53.8%
2,001 to 3,000 Sq Ft	1.8	2.4	+ 33.3%
3,001 to 4,000 Sq Ft	2.7	3.4	+ 25.9%
4,001 to 6,000 Sq Ft	4.7	5.2	+ 10.6%
6,001 Sq Ft and Above	10.1	10.1	0.0%
All Square Footage	1.5	2.3	+ 53.3%

06-2023	06-2024	Change
1.0	1.7	+ 70.0%
1.2	1.6	+ 33.3%
1.7	2.3	+ 35.3%
2.7	3.3	+ 22.2%
4.5	5.0	+ 11.1%
10.1	10.2	+ 1.0%
1.6	2.2	+ 37.5%