

Housing Supply Overview

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

December 2024

U.S. sales of new residential homes jumped 5.9% month-over-month and 8.7% year-over-year to a seasonally adjusted annual rate of 664,000 units, led by gains in the South and Midwest, according to the U.S. Census Bureau. The median new home sales price was \$402,600, down 5.4% from the previous month and a 6.3% decrease from the same time last year. There were approximately 490,000 new homes for sale heading into December, for an 8.9-month supply at the current sales pace. For the 12-month period spanning January 2024 through December 2024, Pending Sales in the San Diego were up 5.7 percent overall. The price range with the largest gain in sales was the 2,000,001 to 5,000,000 range, where they increased 33.3 percent.

The overall Median Sales Price was up 6.4 percent to \$899,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 9.9 percent to \$1,050,000. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 29 days; the price range that tended to sell the slowest was the \$250,000 and Below range at 66 days.

Market-wide, inventory levels were up 22.0 percent. The property type with the largest gain was the Condos - Townhomes segment, where they increased 31.3 percent. That amounts to 1.6 months supply for Single-Family homes and 2.0 months supply for Condos.

Quick Facts

+ 33.3%

+ 12.3%

+ 7.0%

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

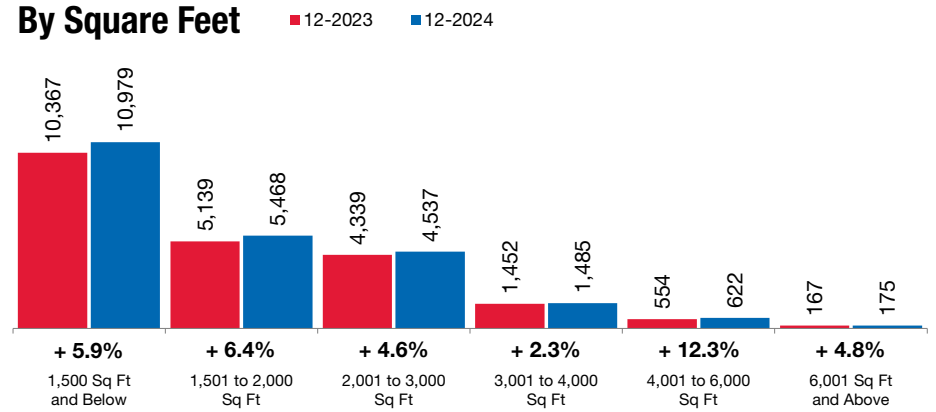
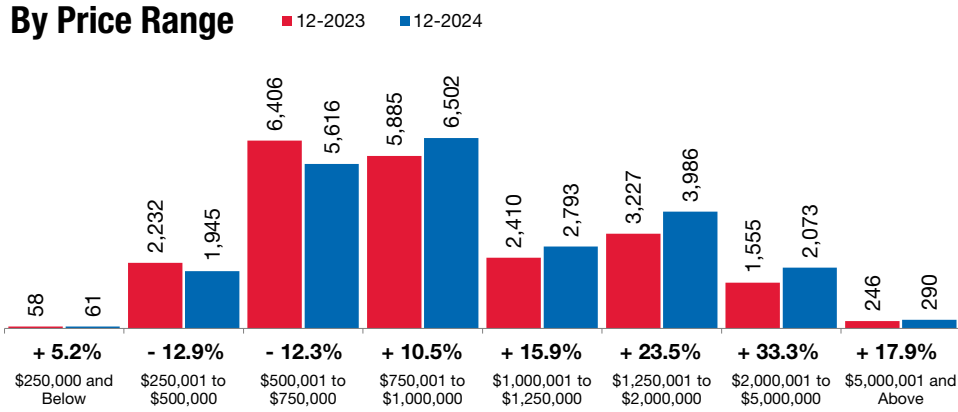
Property Type With
Strongest Pending Sales:
Single-Family Homes

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	12-2023	12-2024	Change
\$250,000 and Below	58	61	+ 5.2%
\$250,001 to \$500,000	2,232	1,945	- 12.9%
\$500,001 to \$750,000	6,406	5,616	- 12.3%
\$750,001 to \$1,000,000	5,885	6,502	+ 10.5%
\$1,000,001 to \$1,250,000	2,410	2,793	+ 15.9%
\$1,250,001 to \$2,000,000	3,227	3,986	+ 23.5%
\$2,000,001 to \$5,000,000	1,555	2,073	+ 33.3%
\$5,000,001 and Above	246	290	+ 17.9%
All Price Ranges	22,019	23,266	+ 5.7%

Single-Family Homes

12-2023	12-2024	Change	12-2023	12-2024	Change
29	33	+ 13.8%	29	28	- 3.4%
281	221	- 21.4%	1,951	1,724	- 11.6%
3,005	2,206	- 26.6%	3,401	3,410	+ 0.3%
4,449	4,803	+ 8.0%	1,436	1,699	+ 18.3%
1,934	2,279	+ 17.8%	476	514	+ 8.0%
2,681	3,315	+ 23.6%	546	671	+ 22.9%
1,346	1,806	+ 34.2%	209	267	+ 27.8%
240	281	+ 17.1%	6	9	+ 50.0%
13,965	14,944	+ 7.0%	8,054	8,322	+ 3.3%

Condos - Townhomes

By Square Feet	12-2023	12-2024	Change
1,500 Sq Ft and Below	10,367	10,979	+ 5.9%
1,501 to 2,000 Sq Ft	5,139	5,468	+ 6.4%
2,001 to 3,000 Sq Ft	4,339	4,537	+ 4.6%
3,001 to 4,000 Sq Ft	1,452	1,485	+ 2.3%
4,001 to 6,000 Sq Ft	554	622	+ 12.3%
6,001 Sq Ft and Above	167	175	+ 4.8%
All Square Footage	22,019	23,266	+ 5.7%

12-2023	12-2024	Change	12-2023	12-2024	Change
4,191	4,614	+ 10.1%	6,176	6,365	+ 3.1%
3,679	3,946	+ 7.3%	1,460	1,522	+ 4.2%
3,962	4,158	+ 4.9%	377	379	+ 0.5%
1,420	1,443	+ 1.6%	32	42	+ 31.3%
545	609	+ 11.7%	9	13	+ 44.4%
167	174	+ 4.2%	0	1	--
13,965	14,944	+ 7.0%	8,054	8,322	+ 3.3%

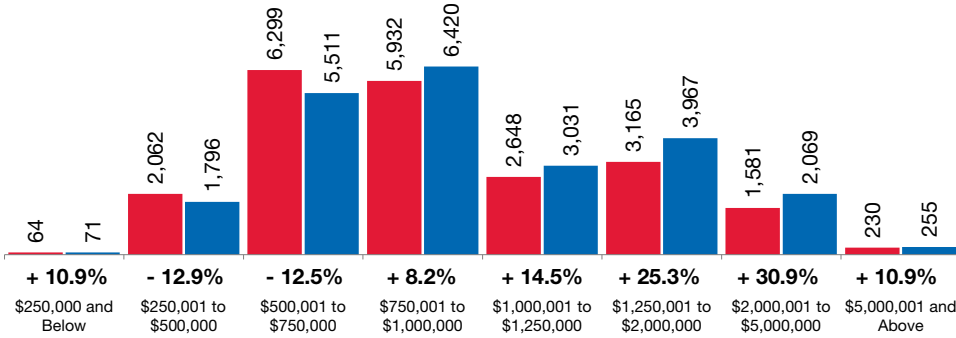


Closed Sales

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

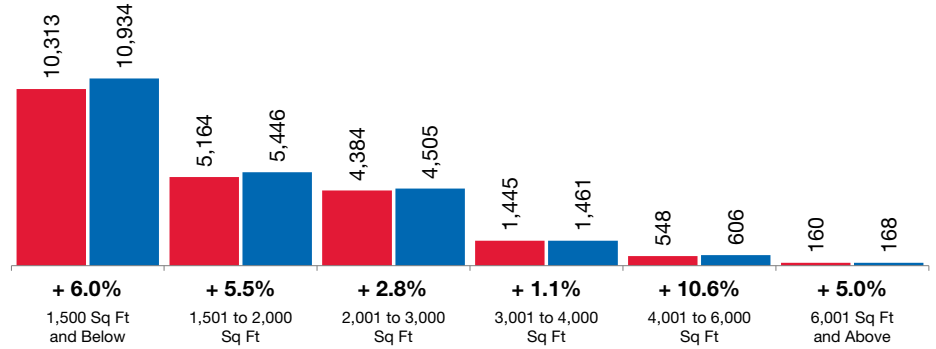
By Price Range

■ 12-2023 ■ 12-2024



By Square Feet

■ 12-2023 ■ 12-2024



All Properties

By Price Range	12-2023	12-2024	Change
\$250,000 and Below	64	71	+ 10.9%
\$250,001 to \$500,000	2,062	1,796	- 12.9%
\$500,001 to \$750,000	6,299	5,511	- 12.5%
\$750,001 to \$1,000,000	5,932	6,420	+ 8.2%
\$1,000,001 to \$1,250,000	2,648	3,031	+ 14.5%
\$1,250,001 to \$2,000,000	3,165	3,967	+ 25.3%
\$2,000,001 to \$5,000,000	1,581	2,069	+ 30.9%
\$5,000,001 and Above	230	255	+ 10.9%
All Price Ranges	21,981	23,120	+ 5.2%

Single-Family Homes

12-2023	12-2024	Change	12-2023	12-2024	Change
35	37	+ 5.7%	29	34	+ 17.2%
269	201	- 25.3%	1,793	1,595	- 11.0%
2,845	2,025	- 28.8%	3,454	3,486	+ 0.9%
4,490	4,725	+ 5.2%	1,442	1,695	+ 17.5%
2,122	2,474	+ 16.6%	526	557	+ 5.9%
2,640	3,307	+ 25.3%	525	660	+ 25.7%
1,378	1,806	+ 31.1%	203	263	+ 29.6%
226	249	+ 10.2%	4	6	+ 50.0%
14,005	14,824	+ 5.8%	7,976	8,296	+ 4.0%

Condos - Townhomes

By Square Feet	12-2023	12-2024	Change
1,500 Sq Ft and Below	10,313	10,934	+ 6.0%
1,501 to 2,000 Sq Ft	5,164	5,446	+ 5.5%
2,001 to 3,000 Sq Ft	4,384	4,505	+ 2.8%
3,001 to 4,000 Sq Ft	1,445	1,461	+ 1.1%
4,001 to 6,000 Sq Ft	548	606	+ 10.6%
6,001 Sq Ft and Above	160	168	+ 5.0%
All Square Footage	21,981	23,120	+ 5.2%

12-2023	12-2024	Change	12-2023	12-2024	Change
4,200	4,587	+ 9.2%	6,113	6,347	+ 3.8%
3,722	3,937	+ 5.8%	1,442	1,509	+ 4.6%
3,968	4,123	+ 3.9%	382	382	0.0%
1,414	1,416	+ 0.1%	31	45	+ 45.2%
540	594	+ 10.0%	8	12	+ 50.0%
160	167	+ 4.4%	0	1	--
14,005	14,824	+ 5.8%	7,976	8,296	+ 4.0%

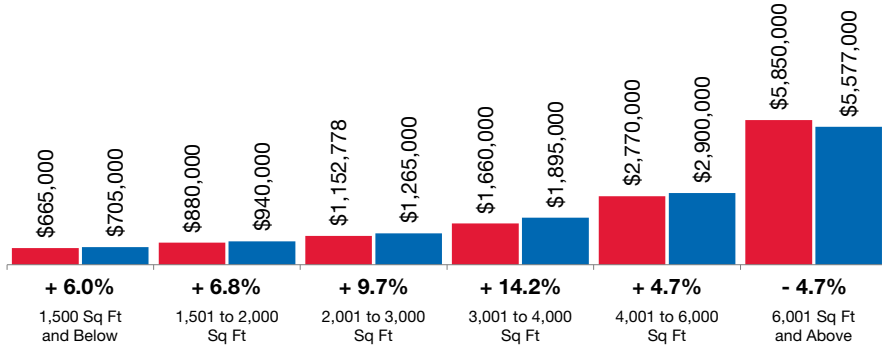


Median Sales Price

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.**

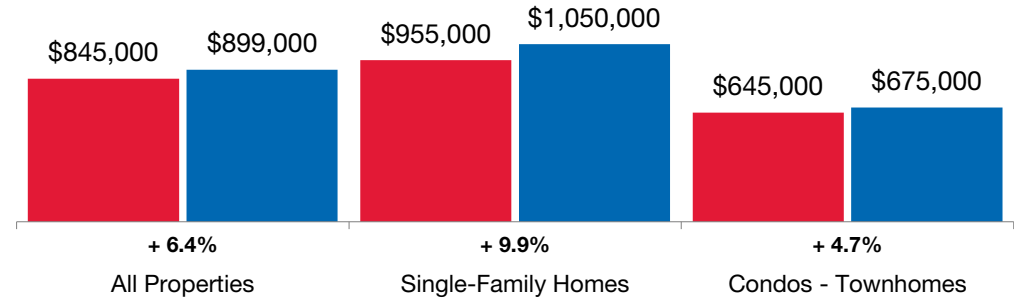
By Square Feet

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Square Feet	12-2023	12-2024	Change
1,500 Sq Ft and Below	\$665,000	\$705,000	+ 6.0%
1,501 to 2,000 Sq Ft	\$880,000	\$940,000	+ 6.8%
2,001 to 3,000 Sq Ft	\$1,152,778	\$1,265,000	+ 9.7%
3,001 to 4,000 Sq Ft	\$1,660,000	\$1,895,000	+ 14.2%
4,001 to 6,000 Sq Ft	\$2,770,000	\$2,900,000	+ 4.7%
6,001 Sq Ft and Above	\$5,850,000	\$5,577,000	- 4.7%
All Square Footage	\$845,000	\$899,000	+ 6.4%

Single-Family Homes

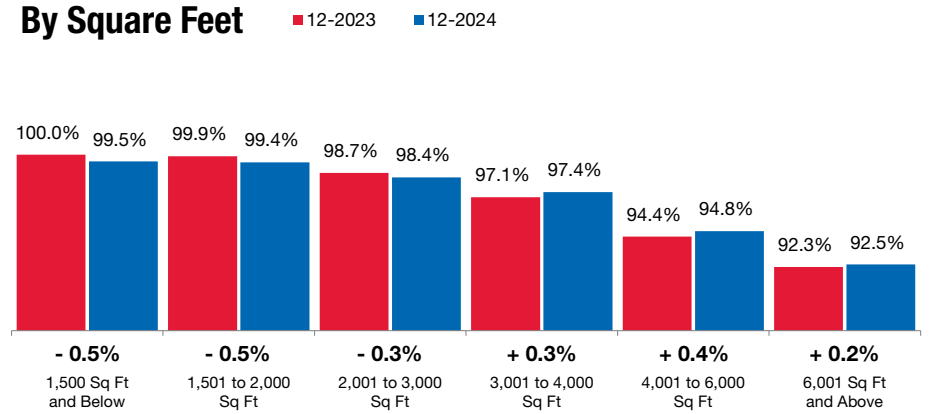
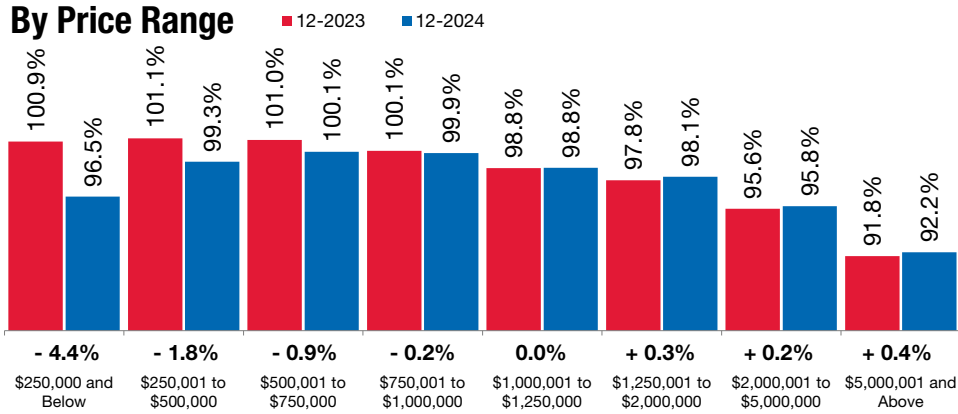
12-2023	12-2024	Change
\$750,000	\$799,000	+ 6.5%
\$885,000	\$950,000	+ 7.3%
\$1,150,000	\$1,250,000	+ 8.7%
\$1,650,000	\$1,881,000	+ 14.0%
\$2,775,000	\$2,890,000	+ 4.1%
\$5,850,000	\$5,600,000	- 4.3%
\$955,000	\$1,050,000	+ 9.9%

Condos - Townhomes

12-2023	12-2024	Change
\$585,000	\$610,000	+ 4.3%
\$863,750	\$900,000	+ 4.2%
\$1,299,500	\$1,500,000	+ 15.4%
\$2,100,000	\$2,360,000	+ 12.4%
\$2,174,500	\$3,930,000	+ 80.7%
--	\$2,250,000	--
\$645,000	\$675,000	+ 4.7%

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.**



All Properties

By Price Range	12-2023	12-2024	Change
\$250,000 and Below	100.9%	96.5%	- 4.4%
\$250,001 to \$500,000	101.1%	99.3%	- 1.8%
\$500,001 to \$750,000	101.0%	100.1%	- 0.9%
\$750,001 to \$1,000,000	100.1%	99.9%	- 0.2%
\$1,000,001 to \$1,250,000	98.8%	98.8%	0.0%
\$1,250,001 to \$2,000,000	97.8%	98.1%	+ 0.3%
\$2,000,001 to \$5,000,000	95.6%	95.8%	+ 0.2%
\$5,000,001 and Above	91.8%	92.2%	+ 0.4%
All Price Ranges	99.6%	99.0%	- 0.6%

Single-Family Homes

12-2023	12-2024	Change	12-2023	12-2024	Change
100.3%	94.3%	- 6.0%	101.5%	99.3%	- 2.2%
100.5%	100.8%	+ 0.3%	101.2%	99.1%	- 2.1%
101.7%	101.1%	- 0.6%	100.3%	99.4%	- 0.9%
100.3%	100.3%	0.0%	99.6%	98.9%	- 0.7%
98.8%	99.0%	+ 0.2%	98.5%	97.8%	- 0.7%
98.1%	98.3%	+ 0.2%	96.5%	96.9%	+ 0.4%
95.6%	96.0%	+ 0.4%	95.1%	94.4%	- 0.7%
91.7%	92.3%	+ 0.7%	95.2%	87.6%	- 8.0%
99.4%	99.1%	- 0.3%	99.9%	98.8%	- 1.1%

Condos - Townhomes

By Square Feet	12-2023	12-2024	Change
1,500 Sq Ft and Below	100.0%	99.5%	- 0.5%
1,501 to 2,000 Sq Ft	99.9%	99.4%	- 0.5%
2,001 to 3,000 Sq Ft	98.7%	98.4%	- 0.3%
3,001 to 4,000 Sq Ft	97.1%	97.4%	+ 0.3%
4,001 to 6,000 Sq Ft	94.4%	94.8%	+ 0.4%
6,001 Sq Ft and Above	92.3%	92.5%	+ 0.2%
All Square Footage	99.6%	99.0%	- 0.6%

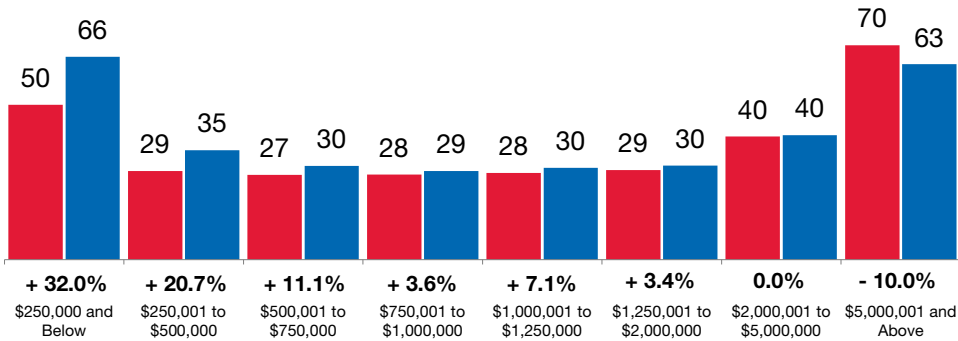
12-2023	12-2024	Change	12-2023	12-2024	Change
100.9%	100.3%	- 0.6%	100.2%	98.9%	- 1.3%
100.1%	99.7%	- 0.4%	99.2%	98.7%	- 0.5%
98.8%	98.5%	- 0.3%	97.6%	97.3%	- 0.3%
97.1%	97.6%	+ 0.5%	95.8%	92.4%	- 3.5%
94.4%	94.8%	+ 0.4%	92.1%	91.3%	- 0.9%
92.3%	92.6%	+ 0.3%	--	77.6%	--
99.4%	99.1%	- 0.3%	99.9%	98.8%	- 1.1%



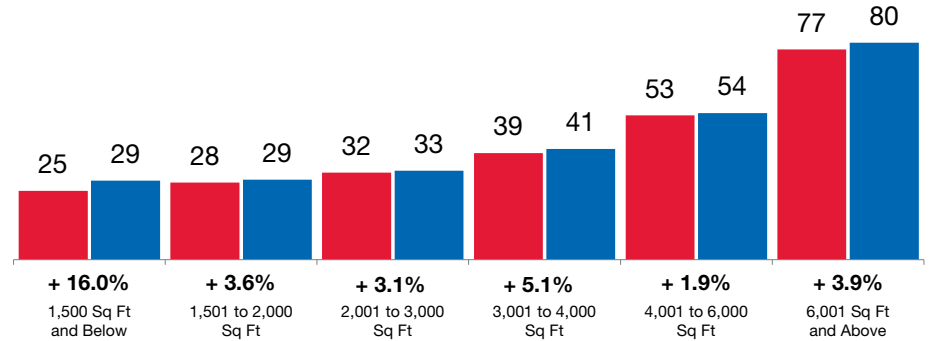
Days on Market Until Sale

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 ■ 12-2023 ■ 12-2024



By Square Feet ■ 12-2023 ■ 12-2024



All Properties

By Price Range	12-2023	12-2024	Change
\$250,000 and Below	50	66	+ 32.0%
\$250,001 to \$500,000	29	35	+ 20.7%
\$500,001 to \$750,000	27	30	+ 11.1%
\$750,001 to \$1,000,000	28	29	+ 3.6%
\$1,000,001 to \$1,250,000	28	30	+ 7.1%
\$1,250,001 to \$2,000,000	29	30	+ 3.4%
\$2,000,001 to \$5,000,000	40	40	0.0%
\$5,000,001 and Above	70	63	- 10.0%
All Price Ranges	29	32	+ 10.3%

Single-Family Homes

12-2023	12-2024	Change	12-2023	12-2024	Change
63	69	+ 9.5%	35	62	+ 77.1%
44	41	- 6.8%	26	35	+ 34.6%
29	30	+ 3.4%	26	31	+ 19.2%
28	28	0.0%	27	31	+ 14.8%
28	29	+ 3.6%	27	33	+ 22.2%
29	30	+ 3.4%	31	32	+ 3.2%
39	39	0.0%	44	50	+ 13.6%
71	63	- 11.3%	11	58	+ 427.3%
31	31	0.0%	27	33	+ 22.2%

Condos - Townhomes

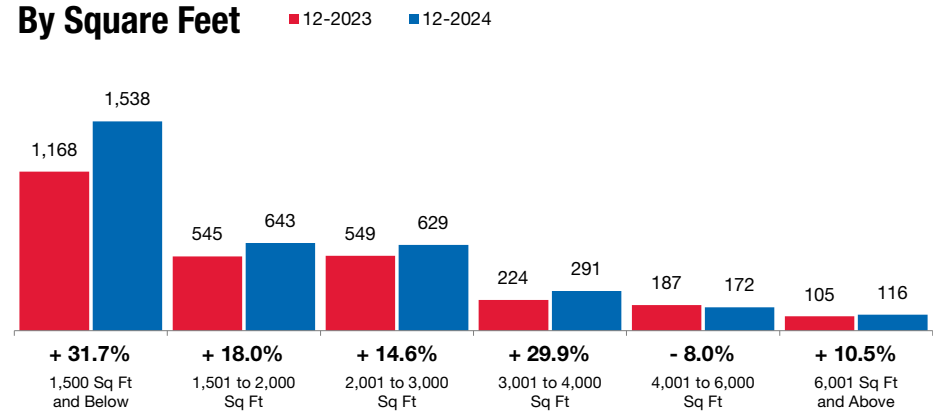
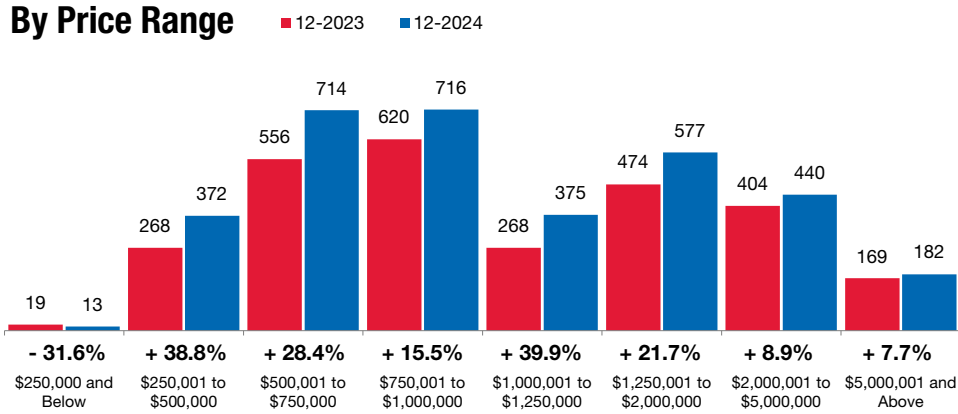
12-2023	12-2024	Change	12-2023	12-2024	Change
25	26	+ 4.0%	26	31	+ 19.2%
28	27	- 3.6%	30	35	+ 16.7%
31	32	+ 3.2%	39	39	0.0%
39	40	+ 2.6%	40	58	+ 45.0%
52	53	+ 1.9%	112	82	- 26.8%
77	79	+ 2.6%	--	142	--
31	31	0.0%	27	33	+ 22.2%

By Square Feet	12-2023	12-2024	Change
1,500 Sq Ft and Below	25	29	+ 16.0%
1,501 to 2,000 Sq Ft	28	29	+ 3.6%
2,001 to 3,000 Sq Ft	32	33	+ 3.1%
3,001 to 4,000 Sq Ft	39	41	+ 5.1%
4,001 to 6,000 Sq Ft	53	54	+ 1.9%
6,001 Sq Ft and Above	77	80	+ 3.9%
All Square Footage	29	32	+ 10.3%



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	12-2023	12-2024	Change
\$250,000 and Below	19	13	- 31.6%
\$250,001 to \$500,000	268	372	+ 38.8%
\$500,001 to \$750,000	556	714	+ 28.4%
\$750,001 to \$1,000,000	620	716	+ 15.5%
\$1,000,001 to \$1,250,000	268	375	+ 39.9%
\$1,250,001 to \$2,000,000	474	577	+ 21.7%
\$2,000,001 to \$5,000,000	404	440	+ 8.9%
\$5,000,001 and Above	169	182	+ 7.7%
All Price Ranges	2,778	3,389	+ 22.0%

Single-Family Homes

12-2023	12-2024	Change	12-2023	12-2024	Change
13	4	- 69.2%	6	9	+ 50.0%
36	52	+ 44.4%	232	320	+ 37.9%
203	202	- 0.5%	353	512	+ 45.0%
419	475	+ 13.4%	201	241	+ 19.9%
213	283	+ 32.9%	55	92	+ 67.3%
346	457	+ 32.1%	128	120	- 6.3%
334	351	+ 5.1%	70	89	+ 27.1%
158	178	+ 12.7%	11	4	- 63.6%
1,722	2,002	+ 16.3%	1,056	1,387	+ 31.3%

By Square Feet

12-2023	12-2024	Change	
1,500 Sq Ft and Below	1,168	1,538	+ 31.7%
1,501 to 2,000 Sq Ft	545	643	+ 18.0%
2,001 to 3,000 Sq Ft	549	629	+ 14.6%
3,001 to 4,000 Sq Ft	224	291	+ 29.9%
4,001 to 6,000 Sq Ft	187	172	- 8.0%
6,001 Sq Ft and Above	105	116	+ 10.5%
All Square Footage	2,778	3,389	+ 22.0%

Condos - Townhomes

12-2023	12-2024	Change	12-2023	12-2024	Change
13	4	- 69.2%	6	9	+ 50.0%
36	52	+ 44.4%	232	320	+ 37.9%
203	202	- 0.5%	353	512	+ 45.0%
419	475	+ 13.4%	201	241	+ 19.9%
213	283	+ 32.9%	55	92	+ 67.3%
346	457	+ 32.1%	128	120	- 6.3%
334	351	+ 5.1%	70	89	+ 27.1%
158	178	+ 12.7%	11	4	- 63.6%
1,722	2,002	+ 16.3%	1,056	1,387	+ 31.3%

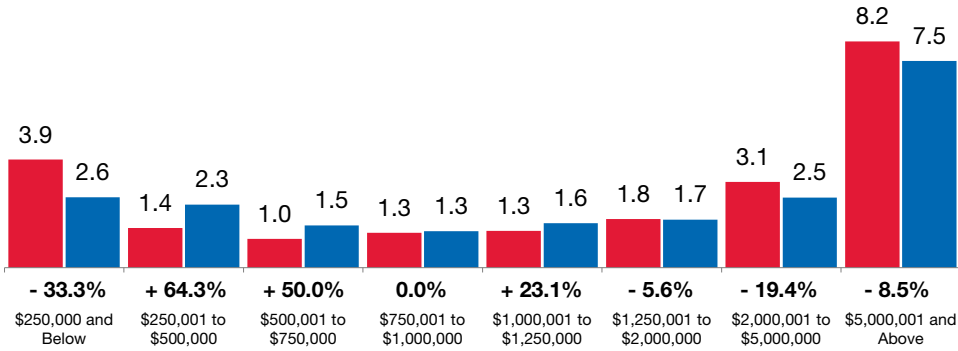


Months Supply of Inventory

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.

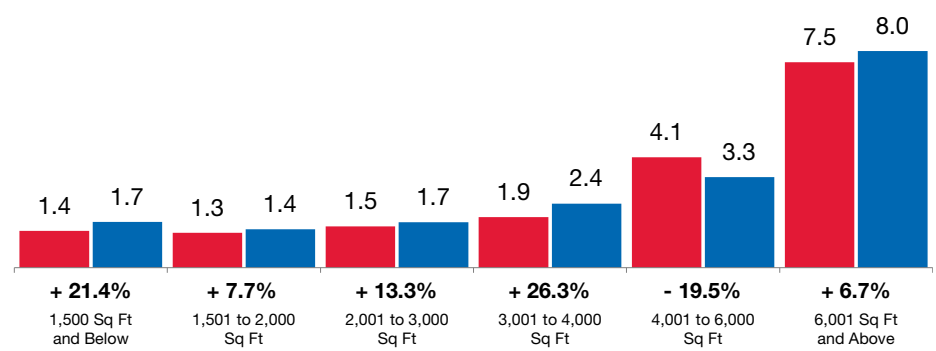
By Price Range

■ 12-2023 ■ 12-2024



By Square Feet

■ 12-2023 ■ 12-2024



All Properties

By Price Range	12-2023	12-2024	Change
\$250,000 and Below	3.9	2.6	-33.3%
\$250,001 to \$500,000	1.4	2.3	+64.3%
\$500,001 to \$750,000	1.0	1.5	+50.0%
\$750,001 to \$1,000,000	1.3	1.3	0.0%
\$1,000,001 to \$1,250,000	1.3	1.6	+23.1%
\$1,250,001 to \$2,000,000	1.8	1.7	-5.6%
\$2,000,001 to \$5,000,000	3.1	2.5	-19.4%
\$5,000,001 and Above	8.2	7.5	-8.5%
All Price Ranges	1.5	1.7	+13.3%

Single-Family Homes

12-2023	12-2024	Change	12-2023	12-2024	Change
4.9	1.5	-69.4%	2.1	3.2	+52.4%
1.5	2.8	+86.7%	1.4	2.2	+57.1%
0.8	1.1	+37.5%	1.2	1.8	+50.0%
1.1	1.2	+9.1%	1.7	1.7	0.0%
1.3	1.5	+15.4%	1.4	2.1	+50.0%
1.5	1.7	+13.3%	2.8	2.1	-25.0%
3.0	2.3	-23.3%	4.0	4.0	0.0%
7.9	7.6	-3.8%	9.2	2.7	-70.7%
1.5	1.6	+6.7%	1.6	2.0	+25.0%

Condos - Townhomes

By Square Feet	12-2023	12-2024	Change
1,500 Sq Ft and Below	1.4	1.7	+21.4%
1,501 to 2,000 Sq Ft	1.3	1.4	+7.7%
2,001 to 3,000 Sq Ft	1.5	1.7	+13.3%
3,001 to 4,000 Sq Ft	1.9	2.4	+26.3%
4,001 to 6,000 Sq Ft	4.1	3.3	-19.5%
6,001 Sq Ft and Above	7.5	8.0	+6.7%
All Square Footage	1.5	1.7	+13.3%

12-2023	12-2024	Change	12-2023	12-2024	Change
1.2	1.2	0.0%	1.5	2.0	+33.3%
1.1	1.2	+9.1%	1.7	1.9	+11.8%
1.5	1.6	+6.7%	2.0	2.4	+20.0%
1.8	2.4	+33.3%	3.1	2.1	-32.3%
3.8	3.3	-13.2%	9.3	3.1	-66.7%
7.5	7.9	+5.3%	--	1.0	--
1.5	1.6	+6.7%	1.6	2.0	+25.0%

