

# Housing Supply Overview

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

## May 2025

U.S. sales of new residential homes rose 10.9% month-over-month and 3.3% year-over-year to a seasonally adjusted annual rate of 743,000 units, according to the U.S. Census Bureau. Economists polled by Reuters had forecast sales declining to a rate of 693,000 units for the month. There were an estimated 504,000 new homes for sale heading into May, for an 8.1-month supply at the current sales pace. For the 12-month period spanning June 2024 through May 2025, Pending Sales in the San Diego were up 3.6 percent overall. The price range with the largest gain in sales was the \$250,000 and Below range, where they increased 27.8 percent.

The overall Median Sales Price was up 2.9 percent to \$900,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 4.5 percent to \$1,050,000. The price range that tended to sell the quickest was the \$1,250,001 to \$2,000,000 range at 32 days; the price range that tended to sell the slowest was the \$5,000,001 and Above range at 61 days.

Market-wide, inventory levels were up 34.6 percent. The property type with the largest gain was the Condos - Townhomes segment, where they increased 49.8 percent. That amounts to 2.9 months supply for Single-Family homes and 3.7 months supply for Condos.

## Quick Facts

+ 27.8%	+ 8.4%	+ 5.8%
Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$250,000 and Below	3,001 to 4,000 Sq Ft	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.

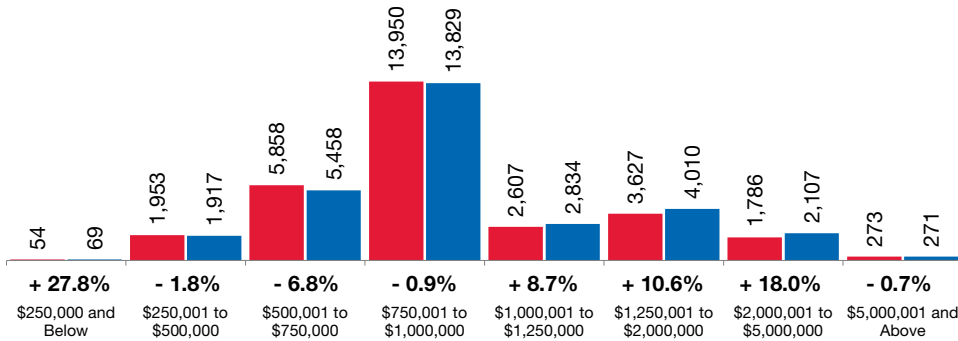
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# Pending Sales

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

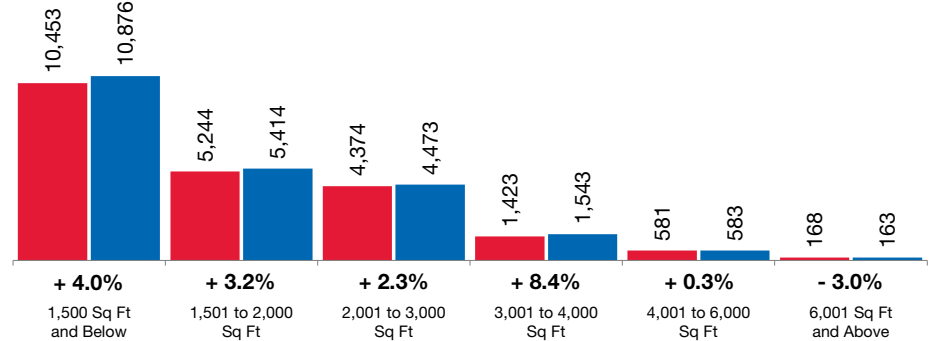
## By Price Range

■ 05-2024 ■ 05-2025



## By Square Feet

■ 05-2024 ■ 05-2025



### All Properties

By Price Range	05-2024	05-2025	Change
\$250,000 and Below	54	69	+ 27.8%
\$250,001 to \$500,000	1,953	1,917	- 1.8%
\$500,001 to \$750,000	5,858	5,458	- 6.8%
\$750,001 to \$1,000,000	13,950	13,829	- 0.9%
\$1,000,001 to \$1,250,000	2,607	2,834	+ 8.7%
\$1,250,001 to \$2,000,000	3,627	4,010	+ 10.6%
\$2,000,001 to \$5,000,000	1,786	2,107	+ 18.0%
\$5,000,001 and Above	273	271	- 0.7%
<b>All Price Ranges</b>	<b>22,243</b>	<b>23,052</b>	<b>+ 3.6%</b>

### Single-Family Homes

05-2024	05-2025	Change	05-2024	05-2025	Change
28	34	+ 21.4%	26	35	+ 34.6%
225	202	- 10.2%	1,728	1,715	- 0.8%
2,447	2,172	- 11.2%	3,411	3,286	- 3.7%
7,224	7,150	- 1.0%	6,726	6,679	- 0.7%
2,089	2,300	+ 10.1%	518	534	+ 3.1%
2,983	3,392	+ 13.7%	644	618	- 4.0%
1,539	1,823	+ 18.5%	247	284	+ 15.0%
267	260	- 2.6%	6	11	+ 83.3%
<b>14,102</b>	<b>14,926</b>	<b>+ 5.8%</b>	<b>8,141</b>	<b>8,126</b>	<b>- 0.2%</b>

### Condos - Townhomes

By Square Feet	05-2024	05-2025	Change
1,500 Sq Ft and Below	10,453	10,876	+ 4.0%
1,501 to 2,000 Sq Ft	5,244	5,414	+ 3.2%
2,001 to 3,000 Sq Ft	4,374	4,473	+ 2.3%
3,001 to 4,000 Sq Ft	1,423	1,543	+ 8.4%
4,001 to 6,000 Sq Ft	581	583	+ 0.3%
6,001 Sq Ft and Above	168	163	- 3.0%
<b>All Square Footage</b>	<b>22,243</b>	<b>23,052</b>	<b>+ 3.6%</b>

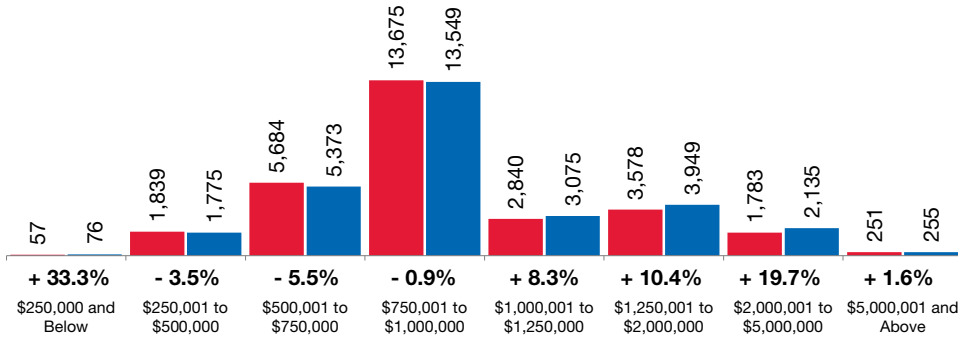
05-2024	05-2025	Change	05-2024	05-2025	Change
4,212	4,637	+ 10.1%	6,241	6,239	- 0.0%
3,769	3,939	+ 4.5%	1,475	1,475	0.0%
4,000	4,105	+ 2.6%	374	368	- 1.6%
1,386	1,512	+ 9.1%	37	31	- 16.2%
567	572	+ 0.9%	14	11	- 21.4%
168	161	- 4.2%	0	2	--
<b>14,102</b>	<b>14,926</b>	<b>+ 5.8%</b>	<b>8,141</b>	<b>8,126</b>	<b>- 0.2%</b>

# Closed Sales

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

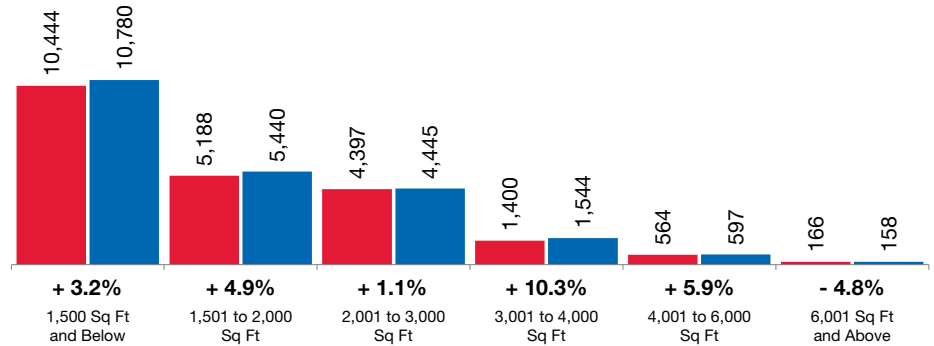
## By Price Range

■ 05-2024 ■ 05-2025



## By Square Feet

■ 05-2024 ■ 05-2025



### All Properties

By Price Range	05-2024	05-2025	Change
\$250,000 and Below	57	76	+ 33.3%
\$250,001 to \$500,000	1,839	1,775	- 3.5%
\$500,001 to \$750,000	5,684	5,373	- 5.5%
\$750,001 to \$1,000,000	13,675	13,549	- 0.9%
\$1,000,001 to \$1,250,000	2,840	3,075	+ 8.3%
\$1,250,001 to \$2,000,000	3,578	3,949	+ 10.4%
\$2,000,001 to \$5,000,000	1,783	2,135	+ 19.7%
\$5,000,001 and Above	251	255	+ 1.6%
<b>All Price Ranges</b>	<b>22,127</b>	<b>22,964</b>	<b>+ 3.8%</b>

### Single-Family Homes

05-2024	05-2025	Change	05-2024	05-2025	Change
29	37	+ 27.6%	28	39	+ 39.3%
209	194	- 7.2%	1,630	1,581	- 3.0%
2,265	2,003	- 11.6%	3,419	3,370	- 1.4%
6,986	6,933	- 0.8%	6,689	6,616	- 1.1%
2,297	2,485	+ 8.2%	543	590	+ 8.7%
2,951	3,337	+ 13.1%	627	612	- 2.4%
1,548	1,859	+ 20.1%	235	276	+ 17.4%
245	247	+ 0.8%	6	8	+ 33.3%
<b>14,027</b>	<b>14,862</b>	<b>+ 6.0%</b>	<b>8,100</b>	<b>8,102</b>	<b>+ 0.0%</b>

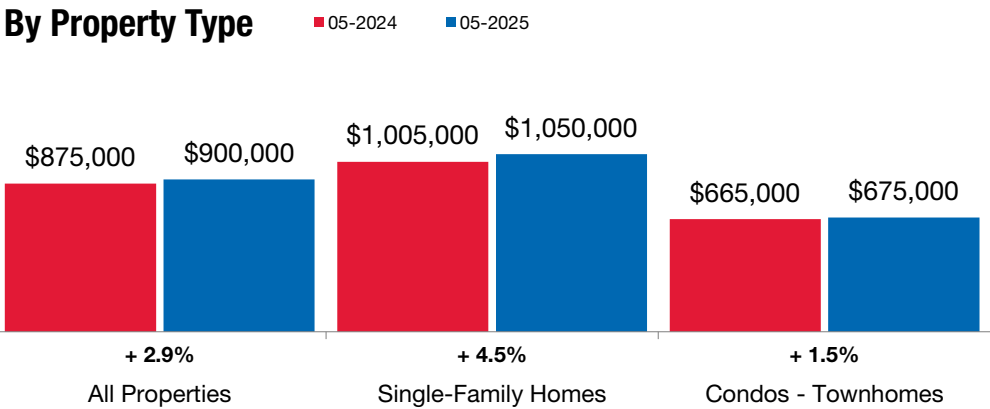
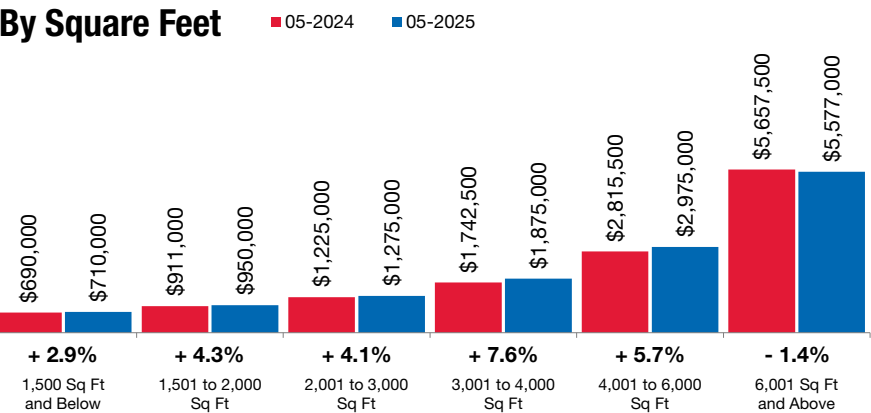
### Condos - Townhomes

By Square Feet	05-2024	05-2025	Change
1,500 Sq Ft and Below	10,444	10,780	+ 3.2%
1,501 to 2,000 Sq Ft	5,188	5,440	+ 4.9%
2,001 to 3,000 Sq Ft	4,397	4,445	+ 1.1%
3,001 to 4,000 Sq Ft	1,400	1,544	+ 10.3%
4,001 to 6,000 Sq Ft	564	597	+ 5.9%
6,001 Sq Ft and Above	166	158	- 4.8%
<b>All Square Footage</b>	<b>22,127</b>	<b>22,964</b>	<b>+ 3.8%</b>

05-2024	05-2025	Change	05-2024	05-2025	Change
4,219	4,600	+ 9.0%	6,225	6,180	- 0.7%
3,739	3,934	+ 5.2%	1,449	1,506	+ 3.9%
3,987	4,078	+ 2.3%	378	367	- 2.9%
1,366	1,506	+ 10.2%	34	38	+ 11.8%
550	588	+ 6.9%	14	9	- 35.7%
166	156	- 6.0%	0	2	--
<b>14,027</b>	<b>14,862</b>	<b>+ 6.0%</b>	<b>8,100</b>	<b>8,102</b>	<b>+ 0.0%</b>

# 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.**



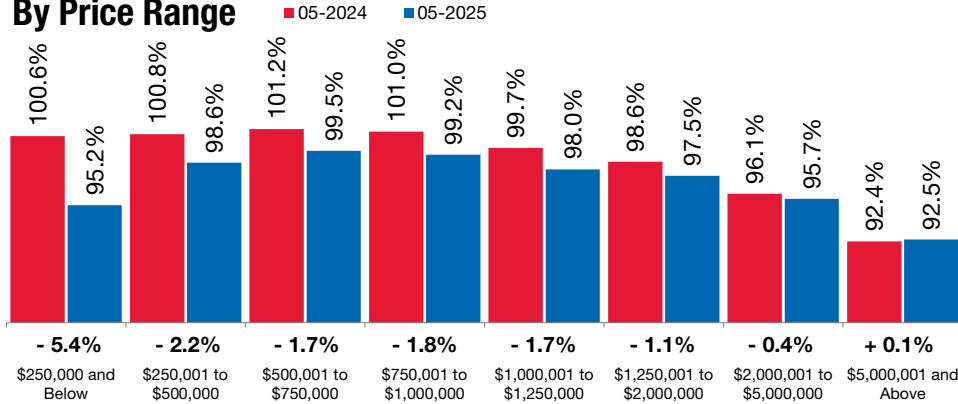
All Properties			
By Square Feet	05-2024	05-2025	Change
1,500 Sq Ft and Below	\$690,000	\$710,000	+ 2.9%
1,501 to 2,000 Sq Ft	\$911,000	\$950,000	+ 4.3%
2,001 to 3,000 Sq Ft	\$1,225,000	\$1,275,000	+ 4.1%
3,001 to 4,000 Sq Ft	\$1,742,500	\$1,875,000	+ 7.6%
4,001 to 6,000 Sq Ft	\$2,815,500	\$2,975,000	+ 5.7%
6,001 Sq Ft and Above	\$5,657,500	\$5,577,000	- 1.4%
All Square Footage	\$875,000	\$900,000	+ 2.9%

Single-Family Homes			Condos - Townhomes		
05-2024	05-2025	Change	05-2024	05-2025	Change
\$779,000	\$799,999	+ 2.7%	\$605,000	\$611,000	+ 1.0%
\$920,000	\$960,000	+ 4.3%	\$900,000	\$900,000	0.0%
\$1,205,765	\$1,253,750	+ 4.0%	\$1,432,500	\$1,575,000	+ 9.9%
\$1,730,000	\$1,862,500	+ 7.7%	\$2,175,000	\$2,462,500	+ 13.2%
\$2,801,500	\$2,966,403	+ 5.9%	\$4,015,000	\$3,686,020	- 8.2%
\$5,657,500	\$5,621,162	- 0.6%	--	\$1,440,550	--
\$1,005,000	\$1,050,000	+ 4.5%	\$665,000	\$675,000	+ 1.5%

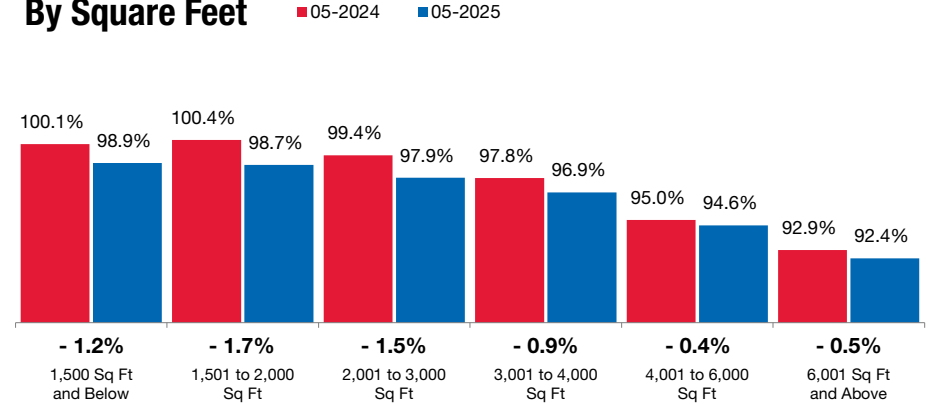
# Percent of Original List Price Received

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	05-2024	05-2025	Change
\$250,000 and Below	100.6%	95.2%	- 5.4%
\$250,001 to \$500,000	100.8%	98.6%	- 2.2%
\$500,001 to \$750,000	101.2%	99.5%	- 1.7%
\$750,001 to \$1,000,000	101.0%	99.2%	- 1.8%
\$1,000,001 to \$1,250,000	99.7%	98.0%	- 1.7%
\$1,250,001 to \$2,000,000	98.6%	97.5%	- 1.1%
\$2,000,001 to \$5,000,000	96.1%	95.7%	- 0.4%
\$5,000,001 and Above	92.4%	92.5%	+ 0.1%
<b>All Price Ranges</b>	<b>100.0%</b>	<b>98.3%</b>	<b>- 1.7%</b>

## Single-Family Homes

05-2024	05-2025	Change	05-2024	05-2025	Change
98.6%	92.4%	- 6.3%	102.6%	98.2%	- 4.3%
101.0%	99.8%	- 1.2%	100.8%	98.4%	- 2.4%
102.2%	100.5%	- 1.7%	100.5%	98.9%	- 1.6%
101.5%	99.8%	- 1.7%	100.5%	98.6%	- 1.9%
100.0%	98.1%	- 1.9%	98.7%	97.6%	- 1.1%
98.9%	97.7%	- 1.2%	97.2%	96.7%	- 0.5%
96.3%	95.9%	- 0.4%	95.0%	94.7%	- 0.3%
92.5%	92.4%	- 0.1%	88.6%	95.8%	+ 8.1%
<b>100.0%</b>	<b>98.4%</b>	<b>- 1.6%</b>	<b>99.9%</b>	<b>98.2%</b>	<b>- 1.7%</b>

## Condos - Townhomes

By Square Feet	05-2024	05-2025	Change
1,500 Sq Ft and Below	100.1%	98.9%	- 1.2%
1,501 to 2,000 Sq Ft	100.4%	98.7%	- 1.7%
2,001 to 3,000 Sq Ft	99.4%	97.9%	- 1.5%
3,001 to 4,000 Sq Ft	97.8%	96.9%	- 0.9%
4,001 to 6,000 Sq Ft	95.0%	94.6%	- 0.4%
6,001 Sq Ft and Above	92.9%	92.4%	- 0.5%
<b>All Square Footage</b>	<b>100.0%</b>	<b>98.3%</b>	<b>- 1.7%</b>

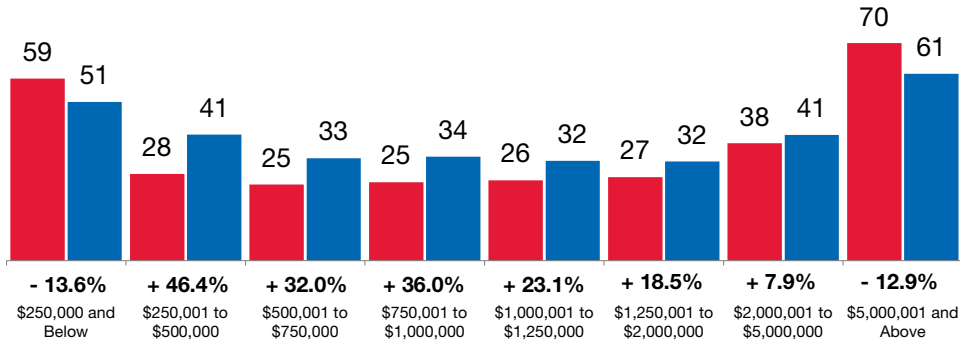
05-2024	05-2025	Change	05-2024	05-2025	Change
101.4%	99.5%	- 1.9%	100.2%	98.3%	- 1.9%
100.8%	98.9%	- 1.9%	99.4%	98.1%	- 1.3%
99.5%	97.9%	- 1.6%	98.0%	97.0%	- 1.0%
97.9%	97.0%	- 0.9%	94.7%	92.6%	- 2.2%
95.1%	94.7%	- 0.4%	91.5%	92.1%	+ 0.7%
92.9%	92.4%	- 0.5%	--	90.0%	--
<b>100.0%</b>	<b>98.4%</b>	<b>- 1.6%</b>	<b>99.9%</b>	<b>98.2%</b>	<b>- 1.7%</b>

# 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.

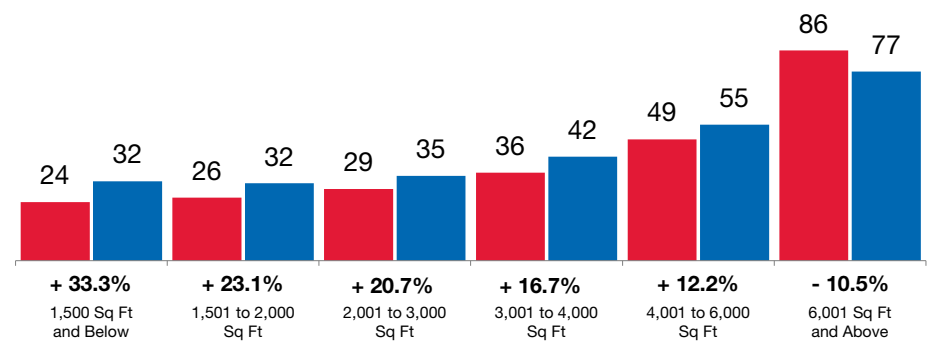
## By Price Range

■ 05-2024 ■ 05-2025



## By Square Feet

■ 05-2024 ■ 05-2025



## All Properties

By Price Range	05-2024	05-2025	Change
\$250,000 and Below	59	51	- 13.6%
\$250,001 to \$500,000	28	41	+ 46.4%
\$500,001 to \$750,000	25	33	+ 32.0%
\$750,001 to \$1,000,000	25	34	+ 36.0%
\$1,000,001 to \$1,250,000	26	32	+ 23.1%
\$1,250,001 to \$2,000,000	27	32	+ 18.5%
\$2,000,001 to \$5,000,000	38	41	+ 7.9%
\$5,000,001 and Above	70	61	- 12.9%
All Price Ranges	27	34	+ 25.9%

## Single-Family Homes

05-2024	05-2025	Change	05-2024	05-2025	Change
68	57	- 16.2%	49	46	- 6.1%
38	47	+ 23.7%	27	40	+ 48.1%
25	31	+ 24.0%	24	34	+ 41.7%
26	31	+ 19.2%	25	36	+ 44.0%
25	32	+ 28.0%	28	33	+ 17.9%
26	32	+ 23.1%	30	35	+ 16.7%
37	40	+ 8.1%	46	49	+ 6.5%
71	62	- 12.7%	57	23	- 59.6%
28	33	+ 17.9%	26	36	+ 38.5%

## Condos - Townhomes

By Square Feet	05-2024	05-2025	Change
1,500 Sq Ft and Below	24	32	+ 33.3%
1,501 to 2,000 Sq Ft	26	32	+ 23.1%
2,001 to 3,000 Sq Ft	29	35	+ 20.7%
3,001 to 4,000 Sq Ft	36	42	+ 16.7%
4,001 to 6,000 Sq Ft	49	55	+ 12.2%
6,001 Sq Ft and Above	86	77	- 10.5%
All Square Footage	27	34	+ 25.9%

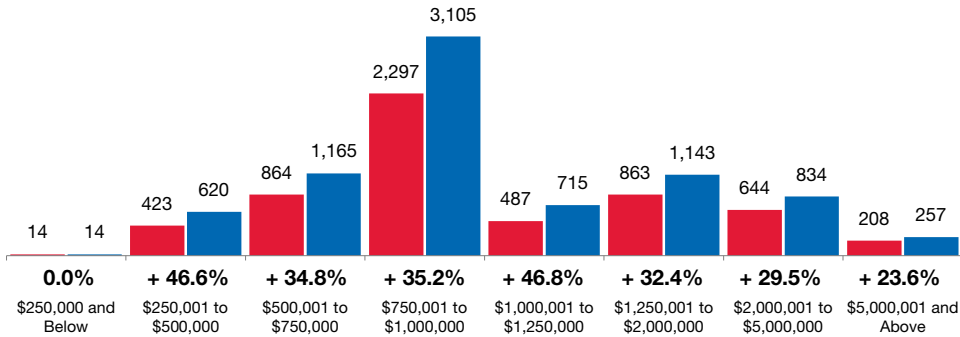
05-2024	05-2025	Change	05-2024	05-2025	Change
22	28	+ 27.3%	25	35	+ 40.0%
25	29	+ 16.0%	28	39	+ 39.3%
29	34	+ 17.2%	37	41	+ 10.8%
36	42	+ 16.7%	38	69	+ 81.6%
48	55	+ 14.6%	118	56	- 52.5%
86	77	- 10.5%	--	85	--
28	33	+ 17.9%	26	36	+ 38.5%

# 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.

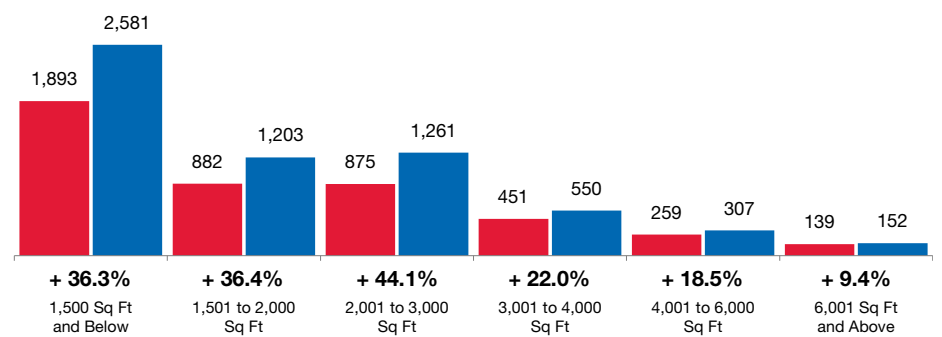
## By Price Range

■ 05-2024 ■ 05-2025



## By Square Feet

■ 05-2024 ■ 05-2025



## All Properties

By Price Range	05-2024	05-2025	Change
\$250,000 and Below	14	14	0.0%
\$250,001 to \$500,000	423	620	+ 46.6%
\$500,001 to \$750,000	864	1,165	+ 34.8%
\$750,001 to \$1,000,000	2,297	3,105	+ 35.2%
\$1,000,001 to \$1,250,000	487	715	+ 46.8%
\$1,250,001 to \$2,000,000	863	1,143	+ 32.4%
\$2,000,001 to \$5,000,000	644	834	+ 29.5%
\$5,000,001 and Above	208	257	+ 23.6%
All Price Ranges	4,499	6,054	+ 34.6%

## Single-Family Homes

05-2024	05-2025	Change
5	5	0.0%
47	64	+ 36.2%
293	259	- 11.6%
1,036	1,167	+ 12.6%
379	553	+ 45.9%
670	905	+ 35.1%
550	682	+ 24.0%
196	249	+ 27.0%
2,831	3,556	+ 25.6%

## Condos - Townhomes

05-2024	05-2025	Change
9	9	0.0%
376	556	+ 47.9%
571	906	+ 58.7%
1,261	1,938	+ 53.7%
108	162	+ 50.0%
193	238	+ 23.3%
94	152	+ 61.7%
12	8	- 33.3%
1,668	2,498	+ 49.8%

## By Square Feet

By Square Feet	05-2024	05-2025	Change
1,500 Sq Ft and Below	1,893	2,581	+ 36.3%
1,501 to 2,000 Sq Ft	882	1,203	+ 36.4%
2,001 to 3,000 Sq Ft	875	1,261	+ 44.1%
3,001 to 4,000 Sq Ft	451	550	+ 22.0%
4,001 to 6,000 Sq Ft	259	307	+ 18.5%
6,001 Sq Ft and Above	139	152	+ 9.4%
All Square Footage	4,499	6,054	+ 34.6%

05-2024	05-2025	Change
673	723	+ 7.4%
567	749	+ 32.1%
775	1,102	+ 42.2%
429	528	+ 23.1%
249	304	+ 22.1%
138	150	+ 8.7%
2,831	3,556	+ 25.6%

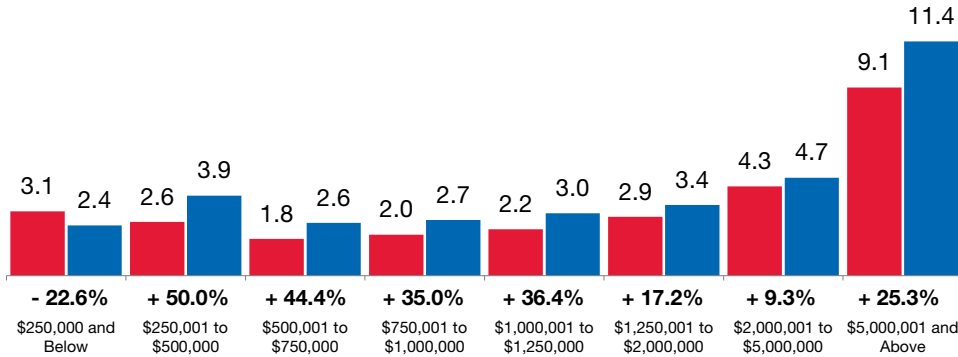
05-2024	05-2025	Change
1,220	1,858	+ 52.3%
315	454	+ 44.1%
100	159	+ 59.0%
22	22	0.0%
10	3	- 70.0%
1	2	+ 100.0%
1,668	2,498	+ 49.8%

# 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.

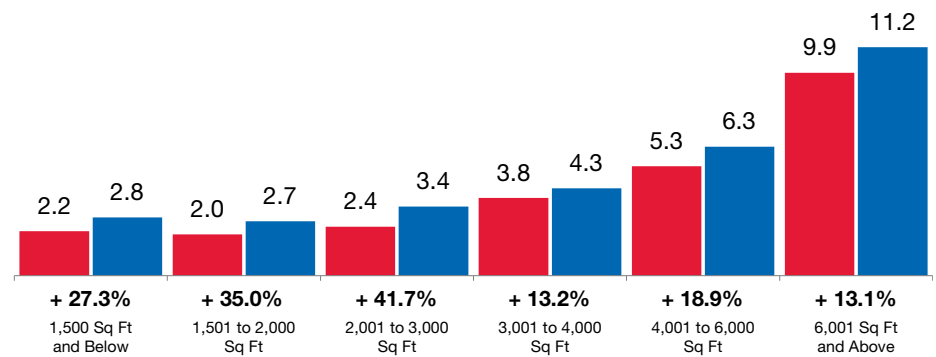
## By Price Range

■ 05-2024 ■ 05-2025



## By Square Feet

■ 05-2024 ■ 05-2025



## All Properties

By Price Range	05-2024	05-2025	Change
\$250,000 and Below	3.1	2.4	- 22.6%
\$250,001 to \$500,000	2.6	3.9	+ 50.0%
\$500,001 to \$750,000	1.8	2.6	+ 44.4%
\$750,001 to \$1,000,000	2.0	2.7	+ 35.0%
\$1,000,001 to \$1,250,000	2.2	3.0	+ 36.4%
\$1,250,001 to \$2,000,000	2.9	3.4	+ 17.2%
\$2,000,001 to \$5,000,000	4.3	4.7	+ 9.3%
\$5,000,001 and Above	9.1	11.4	+ 25.3%
<b>All Price Ranges</b>	<b>2.4</b>	<b>3.2</b>	<b>+ 33.3%</b>

## Single-Family Homes

05-2024	05-2025	Change
2.0	1.8	- 10.0%
2.5	3.8	+ 52.0%
1.4	1.4	0.0%
1.7	2.0	+ 17.6%
2.2	2.9	+ 31.8%
2.7	3.2	+ 18.5%
4.3	4.5	+ 4.7%
8.8	11.5	+ 30.7%
<b>2.4</b>	<b>2.9</b>	<b>+ 20.8%</b>

## Condos - Townhomes

05-2024	05-2025	Change
3.1	2.8	- 9.7%
2.6	3.9	+ 50.0%
2.0	3.3	+ 65.0%
2.2	3.5	+ 59.1%
2.5	3.6	+ 44.0%
3.6	4.6	+ 27.8%
4.6	6.4	+ 39.1%
8.0	5.8	- 27.5%
<b>2.5</b>	<b>3.7</b>	<b>+ 48.0%</b>

## By Square Feet

05-2024	05-2025	Change
2.2	2.8	+ 27.3%
2.0	2.7	+ 35.0%
2.4	3.4	+ 41.7%
3.8	4.3	+ 13.2%
5.3	6.3	+ 18.9%
9.9	11.2	+ 13.1%
<b>2.4</b>	<b>3.2</b>	<b>+ 33.3%</b>

05-2024	05-2025	Change
1.9	1.9	0.0%
1.8	2.3	+ 27.8%
2.3	3.2	+ 39.1%
3.7	4.2	+ 13.5%
5.3	6.4	+ 20.8%
9.9	11.2	+ 13.1%
<b>2.4</b>	<b>2.9</b>	<b>+ 20.8%</b>