

# Housing Supply Overview

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

## June 2025

U.S. sales of new single-family homes decreased 13.7% month-over-month and 6.3% year-over-year to a seasonally adjusted annual rate of 623,000 units, according to the U.S. Census Bureau. The median sales price of a new home increased 3.7% from the previous month to \$426,600. There were 507,000 new homes for sale going into June, equivalent to a 9.8-month supply at the current sales pace. For the 12-month period spanning July 2024 through June 2025, Pending Sales in the San Diego were up 3.2 percent overall. The price range with the largest gain in sales was the \$250,000 and Below range, where they increased 42.9 percent.

The overall Median Sales Price was up 2.3 percent to \$900,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 3.1 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 33 days; the price range that tended to sell the slowest was the \$5,000,001 and Above range at 60 days.

Market-wide, inventory levels were up 31.1 percent. The property type with the largest gain was the Condos - Townhomes segment, where they increased 37.3 percent. That amounts to 3.1 months supply for Single-Family homes and 3.9 months supply for Condos.

## Quick Facts

+ 42.9%	+ 7.6%	+ 4.9%
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.

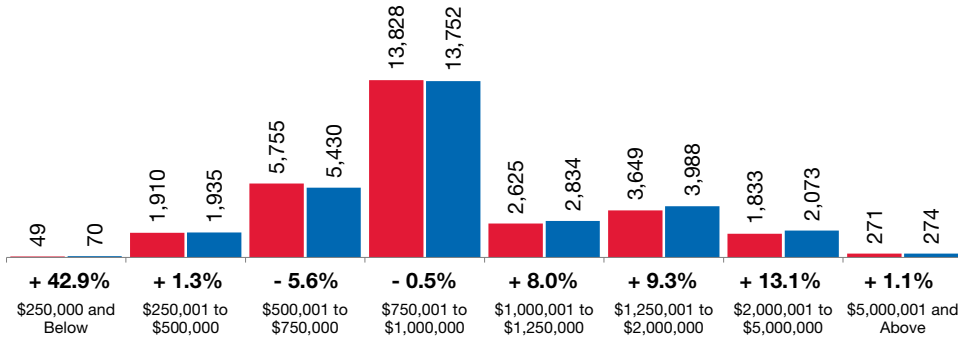
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# Pending Sales

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

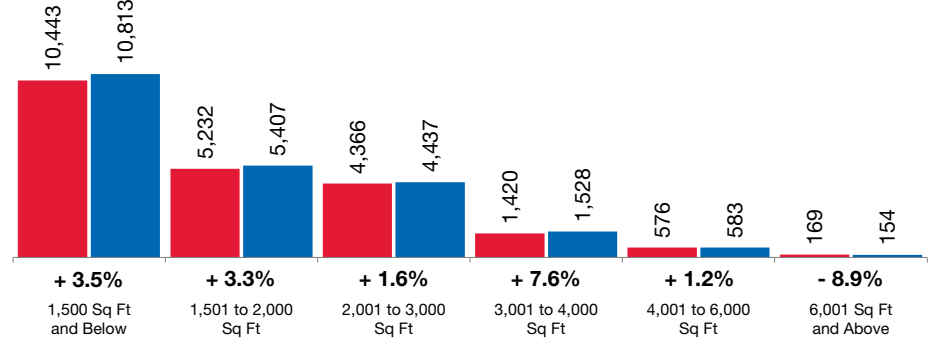
## By Price Range

■ 06-2024 ■ 06-2025



## By Square Feet

■ 06-2024 ■ 06-2025



## All Properties

By Price Range	06-2024	06-2025	Change
\$250,000 and Below	49	70	+ 42.9%
\$250,001 to \$500,000	1,910	1,935	+ 1.3%
\$500,001 to \$750,000	5,755	5,430	- 5.6%
\$750,001 to \$1,000,000	13,828	13,752	- 0.5%
\$1,000,001 to \$1,250,000	2,625	2,834	+ 8.0%
\$1,250,001 to \$2,000,000	3,649	3,988	+ 9.3%
\$2,000,001 to \$5,000,000	1,833	2,073	+ 13.1%
\$5,000,001 and Above	271	274	+ 1.1%
<b>All Price Ranges</b>	<b>22,206</b>	<b>22,922</b>	<b>+ 3.2%</b>

## Single-Family Homes

06-2024	06-2025	Change	06-2024	06-2025	Change
27	37	+ 37.0%	22	33	+ 50.0%
214	212	- 0.9%	1,696	1,723	+ 1.6%
2,391	2,146	- 10.2%	3,364	3,284	- 2.4%
7,164	7,096	- 0.9%	6,664	6,656	- 0.1%
2,112	2,302	+ 9.0%	513	532	+ 3.7%
3,009	3,374	+ 12.1%	640	614	- 4.1%
1,577	1,790	+ 13.5%	256	283	+ 10.5%
264	262	- 0.8%	7	12	+ 71.4%
<b>14,126</b>	<b>14,825</b>	<b>+ 4.9%</b>	<b>8,080</b>	<b>8,097</b>	<b>+ 0.2%</b>

## Condos - Townhomes

By Square Feet	06-2024	06-2025	Change
1,500 Sq Ft and Below	10,443	10,813	+ 3.5%
1,501 to 2,000 Sq Ft	5,232	5,407	+ 3.3%
2,001 to 3,000 Sq Ft	4,366	4,437	+ 1.6%
3,001 to 4,000 Sq Ft	1,420	1,528	+ 7.6%
4,001 to 6,000 Sq Ft	576	583	+ 1.2%
6,001 Sq Ft and Above	169	154	- 8.9%
<b>All Square Footage</b>	<b>22,206</b>	<b>22,922</b>	<b>+ 3.2%</b>

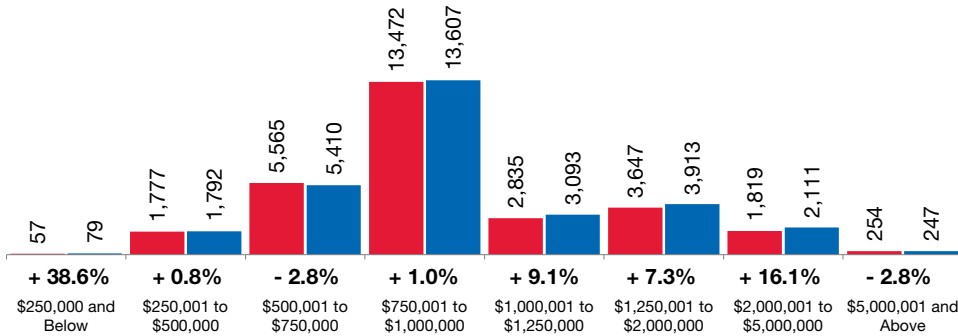
06-2024	06-2025	Change	06-2024	06-2025	Change
4,245	4,603	+ 8.4%	6,198	6,210	+ 0.2%
3,782	3,936	+ 4.1%	1,450	1,471	+ 1.4%
3,985	4,067	+ 2.1%	381	370	- 2.9%
1,383	1,492	+ 7.9%	37	36	- 2.7%
563	574	+ 2.0%	13	9	- 30.8%
168	153	- 8.9%	1	1	0.0%
<b>14,126</b>	<b>14,825</b>	<b>+ 4.9%</b>	<b>8,080</b>	<b>8,097</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.**

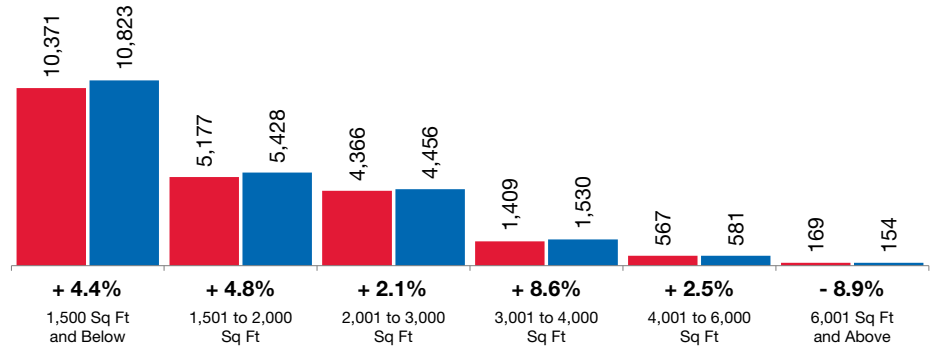
## By Price Range

■ 06-2024 ■ 06-2025



## By Square Feet

■ 06-2024 ■ 06-2025



## All Properties

By Price Range	06-2024	06-2025	Change
\$250,000 and Below	57	79	+ 38.6%
\$250,001 to \$500,000	1,777	1,792	+ 0.8%
\$500,001 to \$750,000	5,565	5,410	- 2.8%
\$750,001 to \$1,000,000	13,472	13,607	+ 1.0%
\$1,000,001 to \$1,250,000	2,835	3,093	+ 9.1%
\$1,250,001 to \$2,000,000	3,647	3,913	+ 7.3%
\$2,000,001 to \$5,000,000	1,819	2,111	+ 16.1%
\$5,000,001 and Above	254	247	- 2.8%
<b>All Price Ranges</b>	<b>22,027</b>	<b>22,972</b>	<b>+ 4.3%</b>

## Single-Family Homes

06-2024	06-2025	Change	06-2024	06-2025	Change
30	41	+ 36.7%	27	38	+ 40.7%
206	189	- 8.3%	1,571	1,603	+ 2.0%
2,180	2,022	- 7.2%	3,385	3,388	+ 0.1%
6,883	6,959	+ 1.1%	6,589	6,648	+ 0.9%
2,291	2,506	+ 9.4%	544	587	+ 7.9%
3,001	3,327	+ 10.9%	646	586	- 9.3%
1,577	1,830	+ 16.0%	242	281	+ 16.1%
249	240	- 3.6%	5	7	+ 40.0%
<b>14,001</b>	<b>14,863</b>	<b>+ 6.2%</b>	<b>8,026</b>	<b>8,109</b>	<b>+ 1.0%</b>

## Condos - Townhomes

By Square Feet	06-2024	06-2025	Change
1,500 Sq Ft and Below	10,371	10,823	+ 4.4%
1,501 to 2,000 Sq Ft	5,177	5,428	+ 4.8%
2,001 to 3,000 Sq Ft	4,366	4,456	+ 2.1%
3,001 to 4,000 Sq Ft	1,409	1,530	+ 8.6%
4,001 to 6,000 Sq Ft	567	581	+ 2.5%
6,001 Sq Ft and Above	169	154	- 8.9%
<b>All Square Footage</b>	<b>22,027</b>	<b>22,972</b>	<b>+ 4.3%</b>

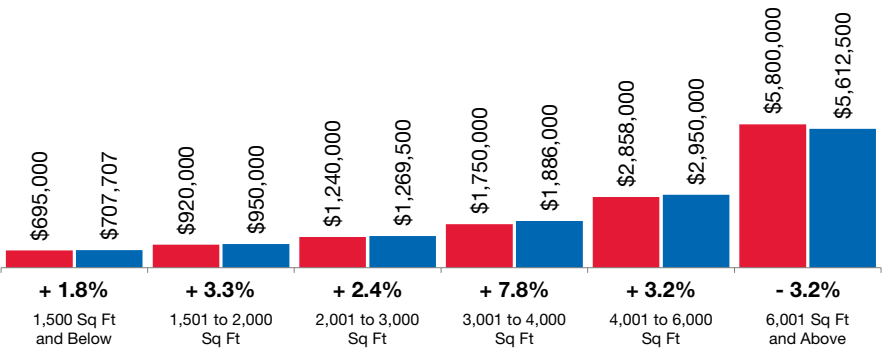
06-2024	06-2025	Change	06-2024	06-2025	Change
4,210	4,601	+ 9.3%	6,161	6,222	+ 1.0%
3,744	3,944	+ 5.3%	1,433	1,484	+ 3.6%
3,954	4,097	+ 3.6%	380	359	- 5.5%
1,371	1,497	+ 9.2%	38	33	- 13.2%
553	572	+ 3.4%	14	9	- 35.7%
169	152	- 10.1%	0	2	--
<b>14,001</b>	<b>14,863</b>	<b>+ 6.2%</b>	<b>8,026</b>	<b>8,109</b>	<b>+ 1.0%</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.**

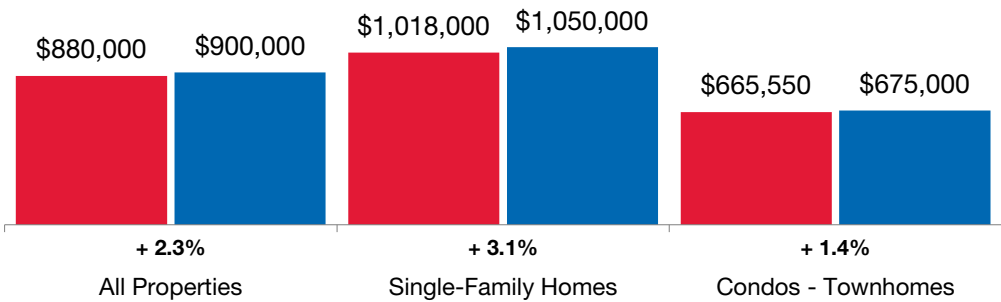
## By Square Feet

06-2024 06-2025



## By Property Type

06-2024 06-2025



All Properties			
By Square Feet	06-2024	06-2025	Change
1,500 Sq Ft and Below	\$695,000	\$707,707	+ 1.8%
1,501 to 2,000 Sq Ft	\$920,000	\$950,000	+ 3.3%
2,001 to 3,000 Sq Ft	\$1,240,000	\$1,269,500	+ 2.4%
3,001 to 4,000 Sq Ft	\$1,750,000	\$1,886,000	+ 7.8%
4,001 to 6,000 Sq Ft	\$2,858,000	\$2,950,000	+ 3.2%
6,001 Sq Ft and Above	\$5,800,000	\$5,612,500	- 3.2%
All Square Footage	\$880,000	\$900,000	+ 2.3%

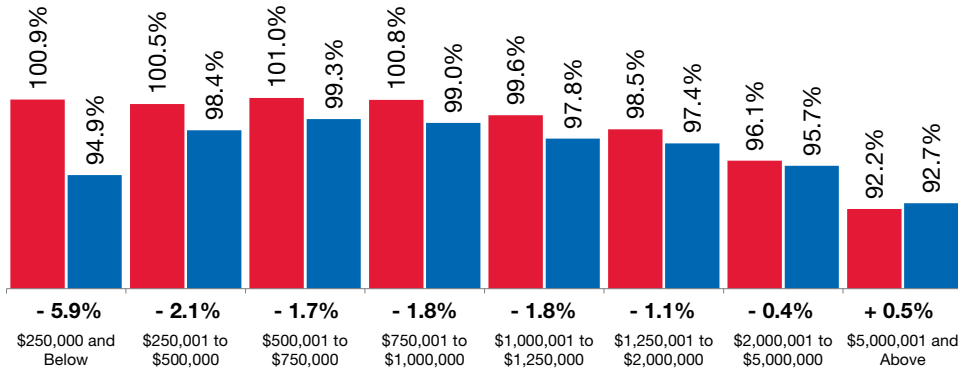
Single-Family Homes			Condos - Townhomes		
06-2024	06-2025	Change	06-2024	06-2025	Change
\$785,000	\$799,000	+ 1.8%	\$605,000	\$610,000	+ 0.8%
\$925,000	\$961,750	+ 4.0%	\$900,000	\$900,000	0.0%
\$1,220,000	\$1,250,000	+ 2.5%	\$1,483,438	\$1,550,000	+ 4.5%
\$1,750,000	\$1,870,000	+ 6.9%	\$2,035,000	\$2,500,000	+ 22.9%
\$2,850,000	\$2,950,000	+ 3.5%	\$4,015,000	\$3,686,020	- 8.2%
\$5,800,000	\$5,633,662	- 2.9%	--	\$1,440,550	--
\$1,018,000	\$1,050,000	+ 3.1%	\$665,550	\$675,000	+ 1.4%

# 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.**

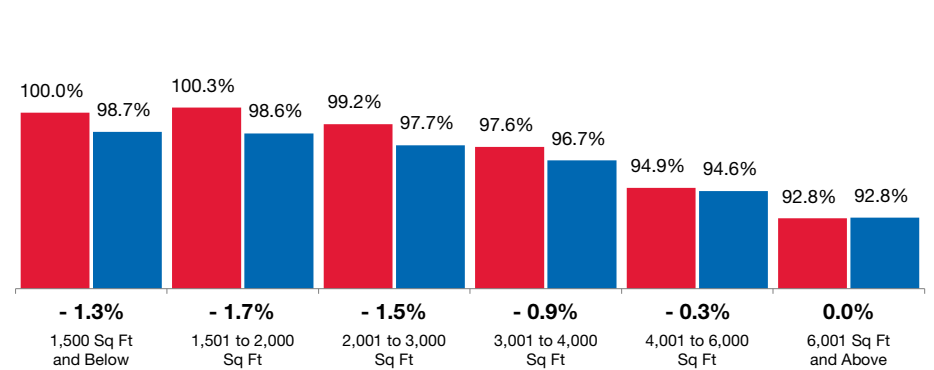
## By Price Range

■ 06-2024 ■ 06-2025



## By Square Feet

■ 06-2024 ■ 06-2025



## All Properties

By Price Range	06-2024	06-2025	Change
\$250,000 and Below	100.9%	94.9%	- 5.9%
\$250,001 to \$500,000	100.5%	98.4%	- 2.1%
\$500,001 to \$750,000	101.0%	99.3%	- 1.7%
\$750,001 to \$1,000,000	100.8%	99.0%	- 1.8%
\$1,000,001 to \$1,250,000	99.6%	97.8%	- 1.8%
\$1,250,001 to \$2,000,000	98.5%	97.4%	- 1.1%
\$2,000,001 to \$5,000,000	96.1%	95.7%	- 0.4%
\$5,000,001 and Above	92.2%	92.7%	+ 0.5%
<b>All Price Ranges</b>	<b>99.8%</b>	<b>98.2%</b>	<b>- 1.6%</b>

## Single-Family Homes

06-2024	06-2025	Change	06-2024	06-2025	Change
98.1%	92.3%	- 5.9%	103.4%	98.2%	- 5.0%
100.7%	99.7%	- 1.0%	100.5%	98.3%	- 2.2%
101.9%	100.4%	- 1.5%	100.4%	98.7%	- 1.7%
101.3%	99.6%	- 1.7%	100.3%	98.4%	- 1.9%
99.9%	97.9%	- 2.0%	98.5%	97.2%	- 1.3%
98.8%	97.5%	- 1.3%	97.2%	96.7%	- 0.5%
96.3%	95.8%	- 0.5%	94.8%	94.7%	- 0.1%
92.4%	92.6%	+ 0.2%	87.0%	95.8%	+ 10.1%
<b>99.8%</b>	<b>98.3%</b>	<b>- 1.5%</b>	<b>99.8%</b>	<b>98.0%</b>	<b>- 1.8%</b>

## Condos - Townhomes

By Square Feet	06-2024	06-2025	Change
1,500 Sq Ft and Below	100.0%	98.7%	- 1.3%
1,501 to 2,000 Sq Ft	100.3%	98.6%	- 1.7%
2,001 to 3,000 Sq Ft	99.2%	97.7%	- 1.5%
3,001 to 4,000 Sq Ft	97.6%	96.7%	- 0.9%
4,001 to 6,000 Sq Ft	94.9%	94.6%	- 0.3%
6,001 Sq Ft and Above	92.8%	92.8%	0.0%
<b>All Square Footage</b>	<b>99.8%</b>	<b>98.2%</b>	<b>- 1.6%</b>

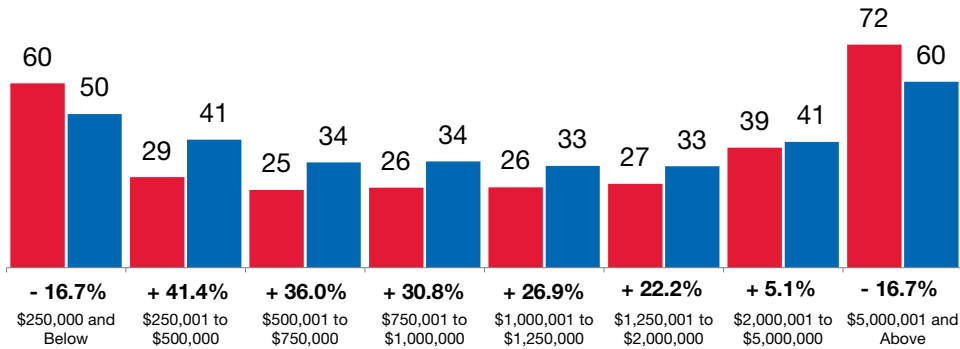
06-2024	06-2025	Change	06-2024	06-2025	Change
101.2%	99.3%	- 1.9%	100.0%	98.2%	- 1.8%
100.7%	98.8%	- 1.9%	99.3%	97.9%	- 1.4%
99.3%	97.8%	- 1.5%	97.7%	97.1%	- 0.6%
97.7%	96.8%	- 0.9%	95.1%	92.8%	- 2.4%
94.9%	94.7%	- 0.2%	91.5%	92.1%	+ 0.7%
92.8%	92.9%	+ 0.1%	--	90.0%	--
<b>99.8%</b>	<b>98.3%</b>	<b>- 1.5%</b>	<b>99.8%</b>	<b>98.0%</b>	<b>- 1.8%</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.

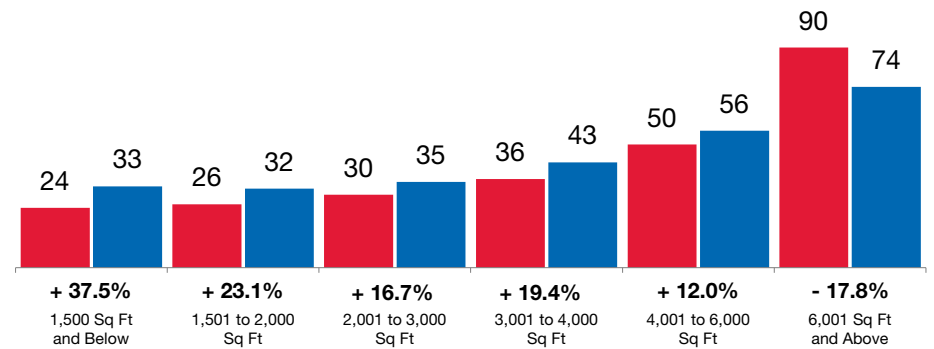
## By Price Range

■ 06-2024 ■ 06-2025



## By Square Feet

■ 06-2024 ■ 06-2025



## All Properties

By Price Range	06-2024	06-2025	Change
\$250,000 and Below	60	50	- 16.7%
\$250,001 to \$500,000	29	41	+ 41.4%
\$500,001 to \$750,000	25	34	+ 36.0%
\$750,001 to \$1,000,000	26	34	+ 30.8%
\$1,000,001 to \$1,250,000	26	33	+ 26.9%
\$1,250,001 to \$2,000,000	27	33	+ 22.2%
\$2,000,001 to \$5,000,000	39	41	+ 5.1%
\$5,000,001 and Above	72	60	- 16.7%
<b>All Price Ranges</b>	<b>28</b>	<b>35</b>	<b>+ 25.0%</b>

## Single-Family Homes

06-2024	06-2025	Change	06-2024	06-2025	Change
67	55	- 17.9%	51	44	- 13.7%
38	50	+ 31.6%	28	40	+ 42.9%
26	31	+ 19.2%	25	36	+ 44.0%
26	32	+ 23.1%	26	37	+ 42.3%
25	33	+ 32.0%	29	34	+ 17.2%
27	32	+ 18.5%	30	35	+ 16.7%
37	40	+ 8.1%	48	47	- 2.1%
72	62	- 13.9%	68	10	- 85.3%
<b>28</b>	<b>33</b>	<b>+ 17.9%</b>	<b>27</b>	<b>37</b>	<b>+ 37.0%</b>

## Condos - Townhomes

By Square Feet	06-2024	06-2025	Change
1,500 Sq Ft and Below	24	33	+ 37.5%
1,501 to 2,000 Sq Ft	26	32	+ 23.1%
2,001 to 3,000 Sq Ft	30	35	+ 16.7%
3,001 to 4,000 Sq Ft	36	43	+ 19.4%
4,001 to 6,000 Sq Ft	50	56	+ 12.0%
6,001 Sq Ft and Above	90	74	- 17.8%
<b>All Square Footage</b>	<b>28</b>	<b>35</b>	<b>+ 25.0%</b>

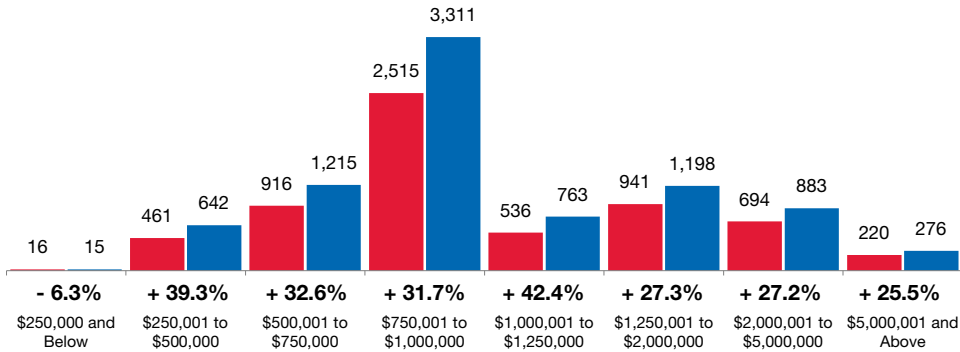
06-2024	06-2025	Change	06-2024	06-2025	Change
23	29	+ 26.1%	26	36	+ 38.5%
25	30	+ 20.0%	28	39	+ 39.3%
29	35	+ 20.7%	39	39	0.0%
36	42	+ 16.7%	41	68	+ 65.9%
49	56	+ 14.3%	118	56	- 52.5%
90	74	- 17.8%	--	85	--
<b>28</b>	<b>33</b>	<b>+ 17.9%</b>	<b>27</b>	<b>37</b>	<b>+ 37.0%</b>

# 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.

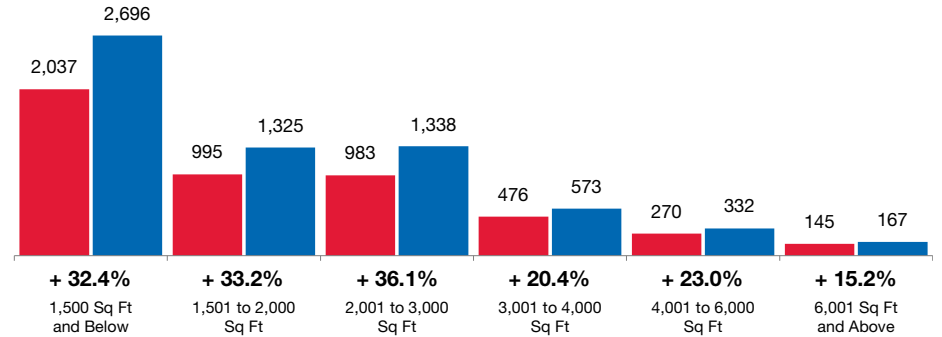
## By Price Range

■ 06-2024 ■ 06-2025



## By Square Feet

■ 06-2024 ■ 06-2025



### All Properties

By Price Range	06-2024	06-2025	Change
\$250,000 and Below	16	15	- 6.3%
\$250,001 to \$500,000	461	642	+ 39.3%
\$500,001 to \$750,000	916	1,215	+ 32.6%
\$750,001 to \$1,000,000	2,515	3,311	+ 31.7%
\$1,000,001 to \$1,250,000	536	763	+ 42.4%
\$1,250,001 to \$2,000,000	941	1,198	+ 27.3%
\$2,000,001 to \$5,000,000	694	883	+ 27.2%
\$5,000,001 and Above	220	276	+ 25.5%
<b>All Price Ranges</b>	<b>4,906</b>	<b>6,431</b>	<b>+ 31.1%</b>

### Single-Family Homes

06-2024	06-2025	Change	06-2024	06-2025	Change
6	4	- 33.3%	10	11	+ 10.0%
50	65	+ 30.0%	411	577	+ 40.4%
279	261	- 6.5%	637	954	+ 49.8%
1,078	1,275	+ 18.3%	1,437	2,036	+ 41.7%
407	593	+ 45.7%	129	170	+ 31.8%
730	941	+ 28.9%	211	257	+ 21.8%
568	727	+ 28.0%	126	156	+ 23.8%
208	265	+ 27.4%	12	11	- 8.3%
<b>2,991</b>	<b>3,801</b>	<b>+ 27.1%</b>	<b>1,915</b>	<b>2,630</b>	<b>+ 37.3%</b>

### Condos - Townhomes

By Square Feet	06-2024	06-2025	Change
1,500 Sq Ft and Below	2,037	2,696	+ 32.4%
1,501 to 2,000 Sq Ft	995	1,325	+ 33.2%
2,001 to 3,000 Sq Ft	983	1,338	+ 36.1%
3,001 to 4,000 Sq Ft	476	573	+ 20.4%
4,001 to 6,000 Sq Ft	270	332	+ 23.0%
6,001 Sq Ft and Above	145	167	+ 15.2%
<b>All Square Footage</b>	<b>4,906</b>	<b>6,431</b>	<b>+ 31.1%</b>

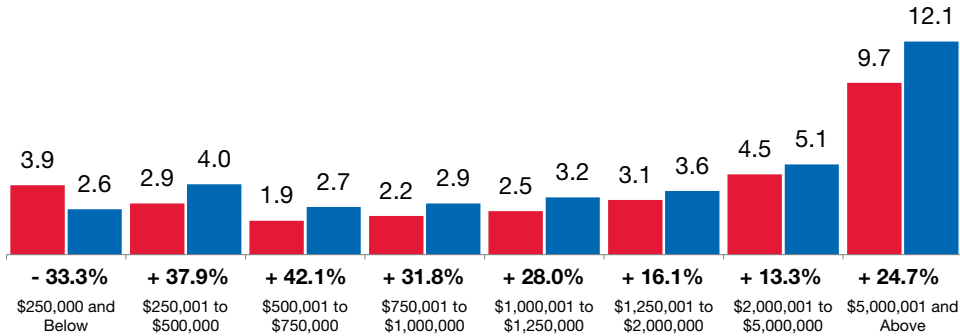
06-2024	06-2025	Change	06-2024	06-2025	Change
683	751	+ 10.0%	1,354	1,945	+ 43.6%
605	833	+ 37.7%	390	492	+ 26.2%
850	1,169	+ 37.5%	133	169	+ 27.1%
448	558	+ 24.6%	28	15	- 46.4%
260	325	+ 25.0%	10	7	- 30.0%
145	165	+ 13.8%	0	2	--
<b>2,991</b>	<b>3,801</b>	<b>+ 27.1%</b>	<b>1,915</b>	<b>2,630</b>	<b>+ 37.3%</b>

# 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.

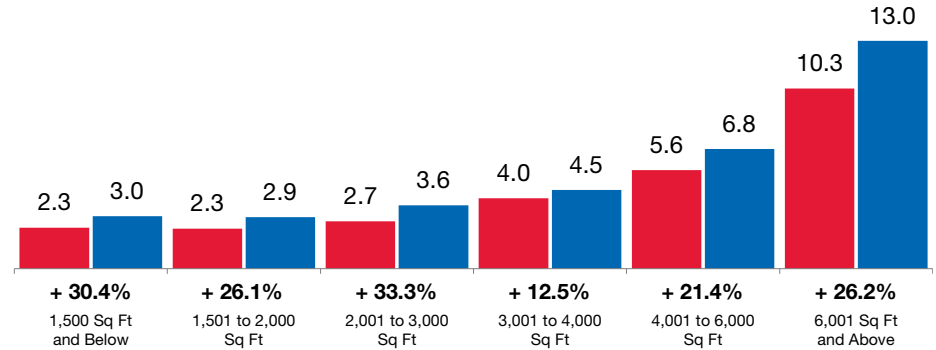
## By Price Range

■ 06-2024 ■ 06-2025



## By Square Feet

■ 06-2024 ■ 06-2025



### All Properties

By Price Range	06-2024	06-2025	Change
\$250,000 and Below	3.9	2.6	- 33.3%
\$250,001 to \$500,000	2.9	4.0	+ 37.9%
\$500,001 to \$750,000	1.9	2.7	+ 42.1%
\$750,001 to \$1,000,000	2.2	2.9	+ 31.8%
\$1,000,001 to \$1,250,000	2.5	3.2	+ 28.0%
\$1,250,001 to \$2,000,000	3.1	3.6	+ 16.1%
\$2,000,001 to \$5,000,000	4.5	5.1	+ 13.3%
\$5,000,001 and Above	9.7	12.1	+ 24.7%
<b>All Price Ranges</b>	<b>2.7</b>	<b>3.4</b>	<b>+ 25.9%</b>

### Single-Family Homes

06-2024	06-2025	Change	06-2024	06-2025	Change
2.4	1.3	- 45.8%	4.1	3.3	- 19.5%
2.8	3.7	+ 32.1%	2.9	4.0	+ 37.9%
1.4	1.5	+ 7.1%	2.3	3.5	+ 52.2%
1.8	2.2	+ 22.2%	2.6	3.7	+ 42.3%
2.3	3.1	+ 34.8%	3.0	3.8	+ 26.7%
2.9	3.3	+ 13.8%	4.0	5.0	+ 25.0%
4.3	4.9	+ 14.0%	5.9	6.6	+ 11.9%
9.5	12.1	+ 27.4%	8.6	7.3	- 15.1%
<b>2.5</b>	<b>3.1</b>	<b>+ 24.0%</b>	<b>2.8</b>	<b>3.9</b>	<b>+ 39.3%</b>

### Condos - Townhomes

By Square Feet	06-2024	06-2025	Change
1,500 Sq Ft and Below	2.3	3.0	+ 30.4%
1,501 to 2,000 Sq Ft	2.3	2.9	+ 26.1%
2,001 to 3,000 Sq Ft	2.7	3.6	+ 33.3%
3,001 to 4,000 Sq Ft	4.0	4.5	+ 12.5%
4,001 to 6,000 Sq Ft	5.6	6.8	+ 21.4%
6,001 Sq Ft and Above	10.3	13.0	+ 26.2%
<b>All Square Footage</b>	<b>2.7</b>	<b>3.4</b>	<b>+ 25.9%</b>

06-2024	06-2025	Change	06-2024	06-2025	Change
1.9	2.0	+ 5.3%	2.6	3.8	+ 46.2%
1.9	2.5	+ 31.6%	3.2	4.0	+ 25.0%
2.6	3.4	+ 30.8%	4.2	5.5	+ 31.0%
3.9	4.5	+ 15.4%	8.3	3.8	- 54.2%
5.5	6.8	+ 23.6%	5.4	5.4	0.0%
10.4	12.9	+ 24.0%	--	2.0	--
<b>2.5</b>	<b>3.1</b>	<b>+ 24.0%</b>	<b>2.8</b>	<b>3.9</b>	<b>+ 39.3%</b>