

Housing Supply Overview

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

November 2025

Nationally, pending home sales rose 1.9% month-over-month, driven by gains in the Northeast, Midwest, and South, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 0.5% increase for the month. Year-over-year, pending sales were down 0.4%, with the Midwest and South reporting increases, while the Northeast and West experienced declines. For the 12-month period spanning December 2024 through November 2025, Pending Sales in the San Diego were down 0.9 percent overall. The price range with the largest gain in sales was the \$5,000,001 and Above range, where they increased 8.2 percent.

The overall Median Sales Price was up 0.6 percent to \$900,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 0.5 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 36 days; the price range that tended to sell the slowest was the \$5,000,001 and Above range at 75 days.

Market-wide, inventory levels were down 0.1 percent. However, the property type with the largest gain was the Condos - Townhomes segment, where they increased 8.9 percent. That amounts to 2.2 months supply for Single-Family homes and 3.0 months supply for Condos.

Quick Facts

+ 8.2%

+ 5.5%

+ 0.1%

Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$5,000,001 and Above	3,001 to 4,000 Sq Ft	Single-Family Homes

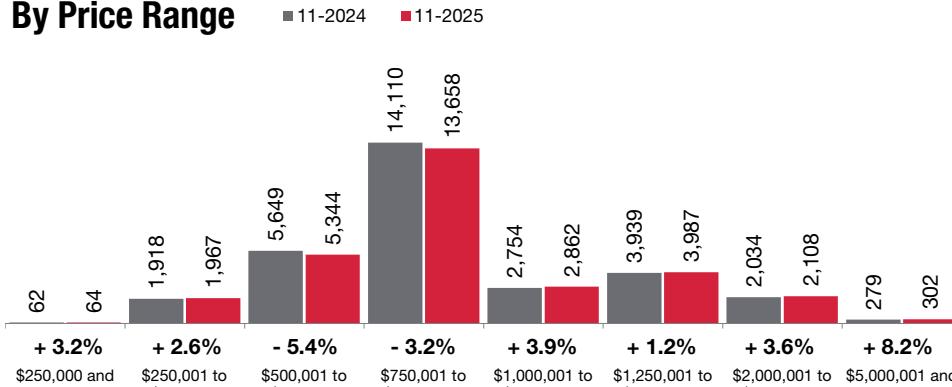
Residential real estate activity in San Diego County, comprised of single family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

Pending Sales	2
Closed Sales	3
Median Sales Price	4
Percent of Original List Price Received	5
Days on Market Until Sale	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

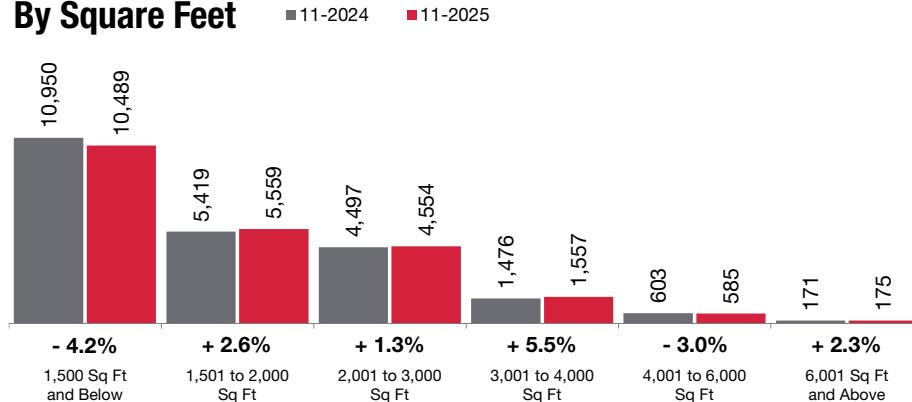
Pending Sales

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

By Price Range



By Square Feet



All Properties

By Price Range	11-2024	11-2025	Change
\$250,000 and Below	62	64	+ 3.2%
\$250,001 to \$500,000	1,918	1,967	+ 2.6%
\$500,001 to \$750,000	5,649	5,344	- 5.4%
\$750,001 to \$1,000,000	14,110	13,658	- 3.2%
\$1,000,001 to \$1,250,000	2,754	2,862	+ 3.9%
\$1,250,001 to \$2,000,000	3,939	3,987	+ 1.2%
\$2,000,001 to \$5,000,000	2,034	2,108	+ 3.6%
\$5,000,001 and Above	279	302	+ 8.2%
All Price Ranges	23,116	22,919	- 0.9%

Single-Family Homes

11-2024	11-2025	Change	11-2024	11-2025	Change
34	23	- 32.4%	28	41	+ 46.4%
212	199	- 6.1%	1,706	1,768	+ 3.6%
2,231	2,084	- 6.6%	3,418	3,260	- 4.6%
7,275	7,056	- 3.0%	6,835	6,602	- 3.4%
2,244	2,328	+ 3.7%	510	534	+ 4.7%
3,273	3,351	+ 2.4%	666	636	- 4.5%
1,764	1,815	+ 2.9%	270	293	+ 8.5%
271	289	+ 6.6%	8	13	+ 62.5%
14,827	14,840	+ 0.1%	8,289	8,079	- 2.5%

Condos - Townhomes

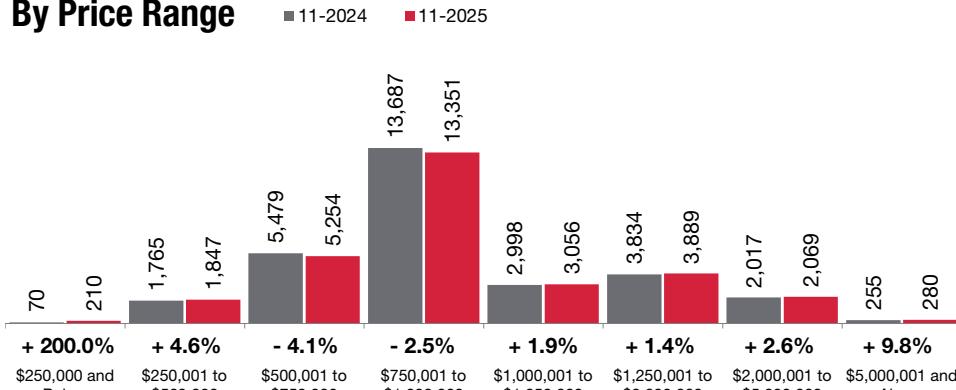
By Square Feet	11-2024	11-2025	Change
1,500 Sq Ft and Below	10,950	10,489	- 4.2%
1,501 to 2,000 Sq Ft	5,419	5,559	+ 2.6%
2,001 to 3,000 Sq Ft	4,497	4,554	+ 1.3%
3,001 to 4,000 Sq Ft	1,476	1,557	+ 5.5%
4,001 to 6,000 Sq Ft	603	585	- 3.0%
6,001 Sq Ft and Above	171	175	+ 2.3%
All Square Footage	23,116	22,919	- 0.9%

11-2024	11-2025	Change	11-2024	11-2025	Change
4,599	4,350	- 5.4%	6,351	6,139	- 3.3%
3,924	4,052	+ 3.3%	1,495	1,507	+ 0.8%
4,113	4,169	+ 1.4%	384	385	+ 0.3%
1,431	1,520	+ 6.2%	45	37	- 17.8%
590	576	- 2.4%	13	9	- 30.8%
170	173	+ 1.8%	1	2	+ 100.0%
14,827	14,840	+ 0.1%	8,289	8,079	- 2.5%

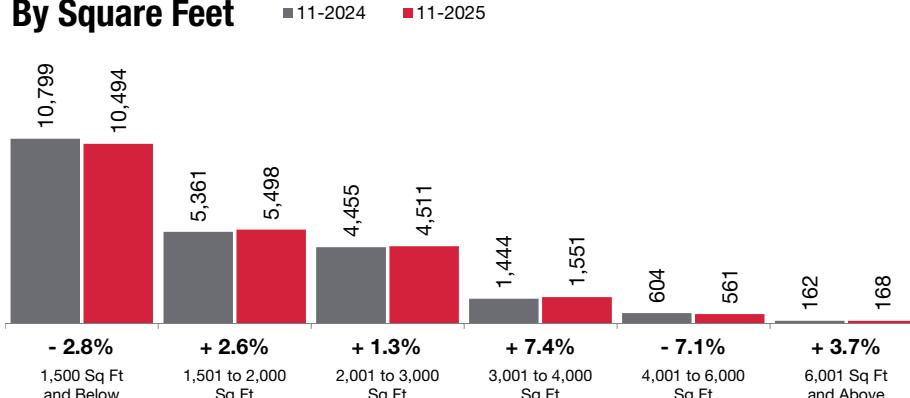
Closed Sales

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

By Price Range



By Square Feet



All Properties

By Price Range	11-2024	11-2025	Change
\$250,000 and Below	70	210	+ 200.0%
\$250,001 to \$500,000	1,765	1,847	+ 4.6%
\$500,001 to \$750,000	5,479	5,254	- 4.1%
\$750,001 to \$1,000,000	13,687	13,351	- 2.5%
\$1,000,001 to \$1,250,000	2,998	3,056	+ 1.9%
\$1,250,001 to \$2,000,000	3,834	3,889	+ 1.4%
\$2,000,001 to \$5,000,000	2,017	2,069	+ 2.6%
\$5,000,001 and Above	255	280	+ 9.8%
All Price Ranges	22,792	22,783	- 0.0%

Single-Family Homes

11-2024	11-2025	Change	11-2024	11-2025	Change
38	99	+ 160.5%	32	111	+ 246.9%
197	195	- 1.0%	1,568	1,652	+ 5.4%
2,034	1,940	- 4.6%	3,445	3,314	- 3.8%
6,944	6,835	- 1.6%	6,743	6,516	- 3.4%
2,453	2,502	+ 2.0%	545	554	+ 1.7%
3,199	3,278	+ 2.5%	635	611	- 3.8%
1,764	1,787	+ 1.3%	253	282	+ 11.5%
249	262	+ 5.2%	6	18	+ 200.0%
14,610	14,736	+ 0.9%	8,182	8,047	- 1.6%

Condos - Townhomes

11-2024	11-2025	Change	11-2024	11-2025	Change
4,527	4,355	- 3.8%	6,272	6,139	- 2.1%
3,896	4,013	+ 3.0%	1,465	1,485	+ 1.4%
4,035	4,134	+ 2.5%	387	377	- 2.6%
1,399	1,516	+ 8.4%	45	35	- 22.2%
592	552	- 6.8%	12	9	- 25.0%
161	166	+ 3.1%	1	2	+ 100.0%
14,610	14,736	+ 0.9%	8,182	8,047	- 1.6%

By Square Feet

By Square Feet	11-2024	11-2025	Change
1,500 Sq Ft and Below	10,799	10,494	- 2.8%
1,501 to 2,000 Sq Ft	5,361	5,498	+ 2.6%
2,001 to 3,000 Sq Ft	4,455	4,511	+ 1.3%
3,001 to 4,000 Sq Ft	1,444	1,551	+ 7.4%
4,001 to 6,000 Sq Ft	604	561	- 7.1%
6,001 Sq Ft and Above	162	168	+ 3.7%
All Square Footage	22,792	22,783	- 0.0%

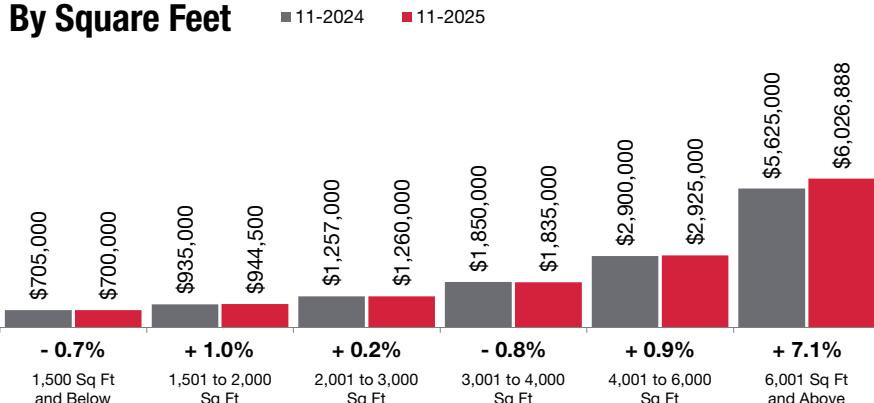
11-2024

11-2024	11-2025	Change	11-2024	11-2025	Change
4,527	4,355	- 3.8%	6,272	6,139	- 2.1%
3,896	4,013	+ 3.0%	1,465	1,485	+ 1.4%
4,035	4,134	+ 2.5%	387	377	- 2.6%
1,399	1,516	+ 8.4%	45	35	- 22.2%
592	552	- 6.8%	12	9	- 25.0%
161	166	+ 3.1%	1	2	+ 100.0%
14,610	14,736	+ 0.9%	8,182	8,047	- 1.6%

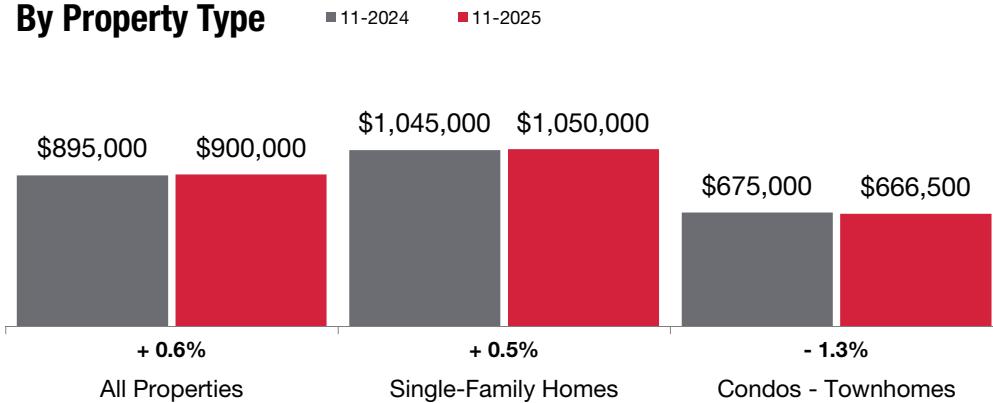
Median Sales Price

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



By Property Type



All Properties

By Square Feet	11-2024	11-2025	Change
1,500 Sq Ft and Below	\$705,000	\$700,000	- 0.7%
1,501 to 2,000 Sq Ft	\$935,000	\$944,500	+ 1.0%
2,001 to 3,000 Sq Ft	\$1,257,000	\$1,260,000	+ 0.2%
3,001 to 4,000 Sq Ft	\$1,850,000	\$1,835,000	- 0.8%
4,001 to 6,000 Sq Ft	\$2,900,000	\$2,925,000	+ 0.9%
6,001 Sq Ft and Above	\$5,625,000	\$6,026,888	+ 7.1%
All Square Footage	\$895,000	\$900,000	+ 0.6%

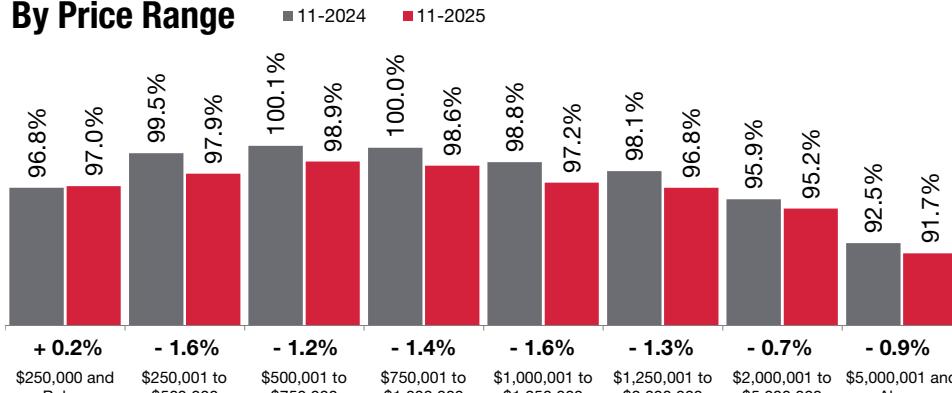
Single-Family Homes

11-2024	11-2025	Change	11-2024	11-2025	Change
\$795,000	\$800,000	+ 0.6%	\$610,000	\$601,000	- 1.5%
\$948,500	\$952,688	+ 0.4%	\$895,000	\$900,000	+ 0.6%
\$1,250,000	\$1,249,000	- 0.1%	\$1,494,995	\$1,530,000	+ 2.3%
\$1,850,000	\$1,817,000	- 1.8%	\$2,325,000	\$2,525,000	+ 8.6%
\$2,900,000	\$2,925,000	+ 0.9%	\$3,930,000	\$3,299,000	- 16.1%
\$5,650,000	\$6,026,888	+ 6.7%	\$2,250,000	\$3,690,550	+ 64.0%
\$1,045,000	\$1,050,000	+ 0.5%	\$675,000	\$666,500	- 1.3%

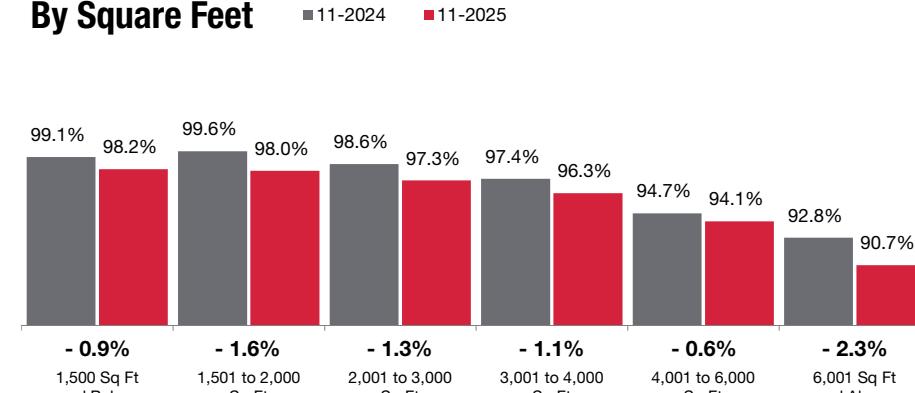
Percent of Original List Price Received

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.

By Price Range



By Square Feet



All Properties

By Price Range	11-2024	11-2025	Change
\$250,000 and Below	96.8%	97.0%	+ 0.2%
\$250,001 to \$500,000	99.5%	97.9%	- 1.6%
\$500,001 to \$750,000	100.1%	98.9%	- 1.2%
\$750,001 to \$1,000,000	100.0%	98.6%	- 1.4%
\$1,000,001 to \$1,250,000	98.8%	97.2%	- 1.6%
\$1,250,001 to \$2,000,000	98.1%	96.8%	- 1.3%
\$2,000,001 to \$5,000,000	95.9%	95.2%	- 0.7%
\$5,000,001 and Above	92.5%	91.7%	- 0.9%
All Price Ranges	99.1%	97.7%	- 1.4%

Single-Family Homes

11-2024	11-2025	Change	11-2024	11-2025	Change
94.6%	93.8%	- 0.8%	99.8%	99.0%	- 0.8%
101.5%	97.6%	- 3.8%	99.3%	98.0%	- 1.3%
101.1%	100.2%	- 0.9%	99.5%	98.1%	- 1.4%
100.6%	99.2%	- 1.4%	99.3%	97.9%	- 1.4%
99.0%	97.4%	- 1.6%	97.9%	96.4%	- 1.5%
98.4%	96.9%	- 1.5%	96.8%	96.3%	- 0.5%
96.1%	95.3%	- 0.8%	94.4%	94.6%	+ 0.2%
92.6%	91.5%	- 1.2%	88.3%	95.1%	+ 7.7%
99.2%	97.7%	- 1.5%	98.9%	97.5%	- 1.4%

By Square Feet

By Square Feet	11-2024	11-2025	Change
1,500 Sq Ft and Below	99.1%	98.2%	- 0.9%
1,501 to 2,000 Sq Ft	99.6%	98.0%	- 1.6%
2,001 to 3,000 Sq Ft	98.6%	97.3%	- 1.3%
3,001 to 4,000 Sq Ft	97.4%	96.3%	- 1.1%
4,001 to 6,000 Sq Ft	94.7%	94.1%	- 0.6%
6,001 Sq Ft and Above	92.8%	90.7%	- 2.3%
All Square Footage	99.1%	97.7%	- 1.4%

Condos - Townhomes

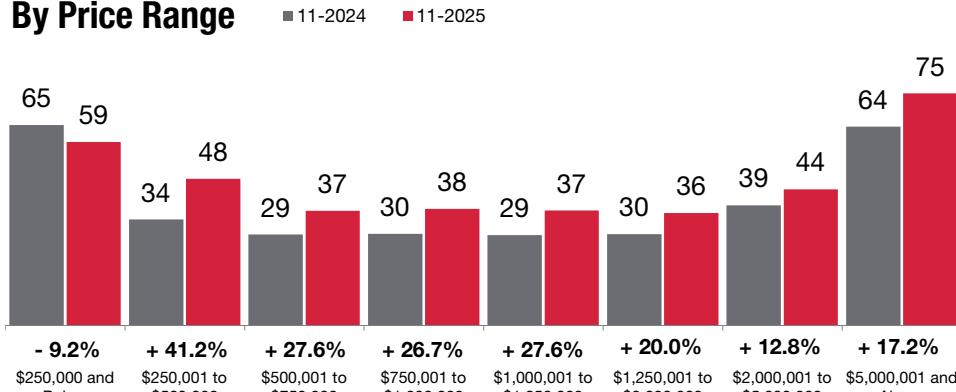
11-2024	11-2025	Change	11-2024	11-2025	Change
100.4%	98.8%	- 1.6%	99.1%	97.7%	- 1.4%
99.9%	98.3%	- 1.6%	98.7%	97.3%	- 1.4%
98.7%	97.3%	- 1.4%	97.3%	97.0%	- 0.3%
97.6%	96.3%	- 1.3%	92.5%	94.0%	+ 1.6%
94.8%	94.2%	- 0.6%	91.3%	91.3%	0.0%
92.9%	90.7%	- 2.4%	77.6%	93.4%	+ 20.4%
99.2%	97.7%	- 1.5%	98.9%	97.5%	- 1.4%

Days on Market Until Sale

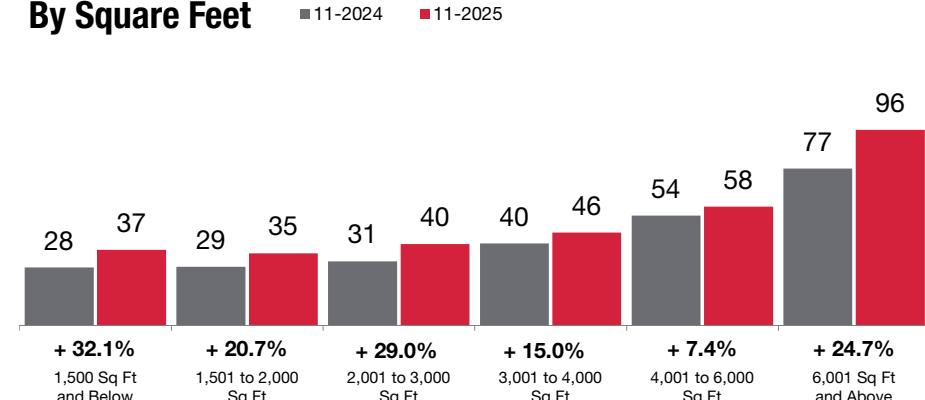
Average number of days between when a property is listed and when an offer is accepted, in a given month.

Based on a rolling 12-month average.

By Price Range



By Square Feet



All Properties

By Price Range	11-2024	11-2025	Change
\$250,000 and Below	65	59	- 9.2%
\$250,001 to \$500,000	34	48	+ 41.2%
\$500,001 to \$750,000	29	37	+ 27.6%
\$750,001 to \$1,000,000	30	38	+ 26.7%
\$1,000,001 to \$1,250,000	29	37	+ 27.6%
\$1,250,001 to \$2,000,000	30	36	+ 20.0%
\$2,000,001 to \$5,000,000	39	44	+ 12.8%
\$5,000,001 and Above	64	75	+ 17.2%
All Price Ranges	31	39	+ 25.8%

Single-Family Homes

11-2024	11-2025	Change	11-2024	11-2025	Change
69	54	- 21.7%	61	64	+ 4.9%
40	58	+ 45.0%	34	46	+ 35.3%
29	35	+ 20.7%	30	39	+ 30.0%
28	35	+ 25.0%	31	41	+ 32.3%
29	37	+ 27.6%	32	40	+ 25.0%
29	36	+ 24.1%	32	39	+ 21.9%
38	43	+ 13.2%	48	51	+ 6.3%
65	77	+ 18.5%	58	55	- 5.2%
30	37	+ 23.3%	32	41	+ 28.1%

Condos - Townhomes

11-2024	11-2025	Change	11-2024	11-2025	Change
26	32	+ 23.1%	30	41	+ 36.7%
27	33	+ 22.2%	35	43	+ 22.9%
31	40	+ 29.0%	40	43	+ 7.5%
40	45	+ 12.5%	57	53	- 7.0%
53	58	+ 9.4%	82	58	- 29.3%
76	96	+ 26.3%	142	91	- 35.9%
30	37	+ 23.3%	32	41	+ 28.1%

By Square Feet

By Square Feet	11-2024	11-2025	Change
1,500 Sq Ft and Below	28	37	+ 32.1%
1,501 to 2,000 Sq Ft	29	35	+ 20.7%
2,001 to 3,000 Sq Ft	31	40	+ 29.0%
3,001 to 4,000 Sq Ft	40	46	+ 15.0%
4,001 to 6,000 Sq Ft	54	58	+ 7.4%
6,001 Sq Ft and Above	77	96	+ 24.7%
All Square Footage	31	39	+ 25.8%

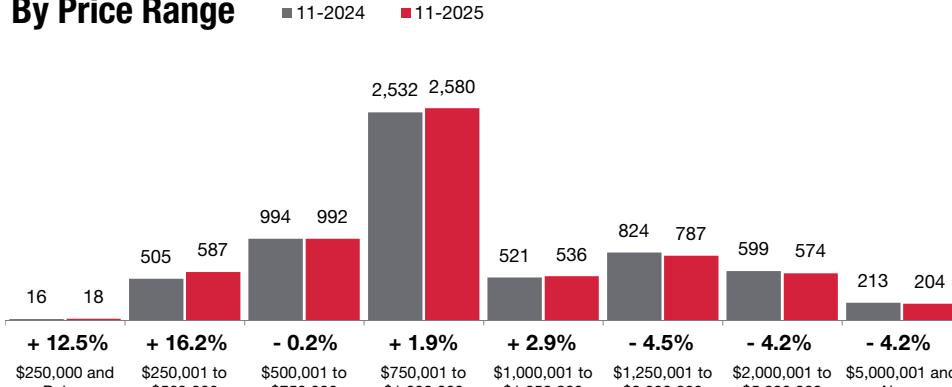
Single-Family Homes

11-2024	11-2025	Change	11-2024	11-2025	Change
26	32	+ 23.1%	30	41	+ 36.7%
27	33	+ 22.2%	35	43	+ 22.9%
31	40	+ 29.0%	40	43	+ 7.5%
40	45	+ 12.5%	57	53	- 7.0%
53	58	+ 9.4%	82	58	- 29.3%
76	96	+ 26.3%	142	91	- 35.9%
30	37	+ 23.3%	32	41	+ 28.1%

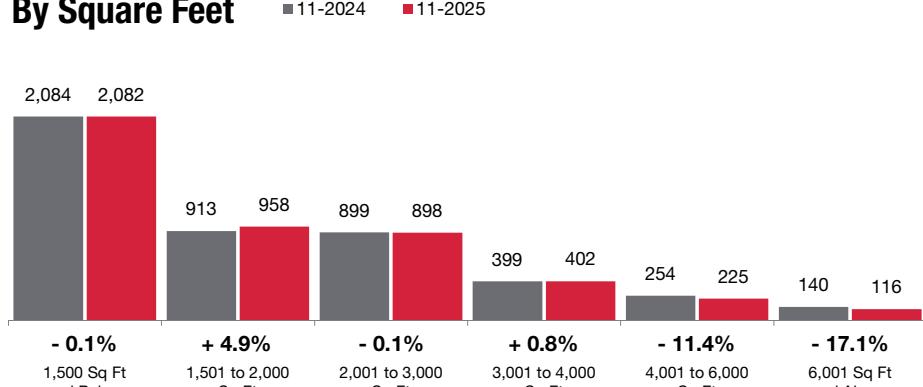
Inventory of Homes for Sale

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



By Square Feet



All Properties

By Price Range	11-2024	11-2025	Change
\$250,000 and Below	16	18	+ 12.5%
\$250,001 to \$500,000	505	587	+ 16.2%
\$500,001 to \$750,000	994	992	- 0.2%
\$750,001 to \$1,000,000	2,532	2,580	+ 1.9%
\$1,000,001 to \$1,250,000	521	536	+ 2.9%
\$1,250,001 to \$2,000,000	824	787	- 4.5%
\$2,000,001 to \$5,000,000	599	574	- 4.2%
\$5,000,001 and Above	213	204	- 4.2%
All Price Ranges	4,689	4,683	- 0.1%

Single-Family Homes

11-2024	11-2025	Change	11-2024	11-2025	Change
6	4	- 33.3%	10	14	+ 40.0%
65	68	+ 4.6%	440	519	+ 18.0%
315	245	- 22.2%	679	747	+ 10.0%
1,081	959	- 11.3%	1,451	1,621	+ 11.7%
406	410	+ 1.0%	115	126	+ 9.6%
652	627	- 3.8%	172	160	- 7.0%
491	477	- 2.9%	108	97	- 10.2%
208	193	- 7.2%	5	11	+ 120.0%
2,838	2,667	- 6.0%	1,851	2,016	+ 8.9%

Condos - Townhomes

11-2024	11-2025	Change	11-2024	11-2025	Change
688	583	- 15.3%	1,396	1,499	+ 7.4%
585	576	- 1.5%	328	382	+ 16.5%
793	789	- 0.5%	106	109	+ 2.8%
386	386	0.0%	13	16	+ 23.1%
247	216	- 12.6%	7	9	+ 28.6%
139	115	- 17.3%	1	1	0.0%
2,838	2,667	- 6.0%	1,851	2,016	+ 8.9%

By Square Feet

By Square Feet	11-2024	11-2025	Change
1,500 Sq Ft and Below	2,084	2,082	- 0.1%
1,501 to 2,000 Sq Ft	913	958	+ 4.9%
2,001 to 3,000 Sq Ft	899	898	- 0.1%
3,001 to 4,000 Sq Ft	399	402	+ 0.8%
4,001 to 6,000 Sq Ft	254	225	- 11.4%
6,001 Sq Ft and Above	140	116	- 17.1%
All Square Footage	4,689	4,683	- 0.1%

Condos - Townhomes

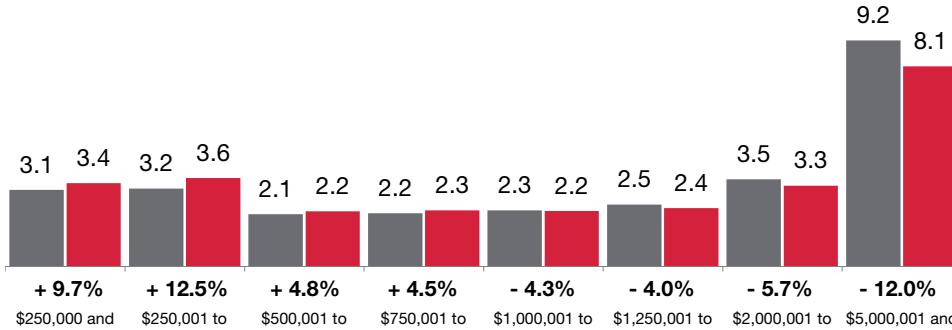
11-2024	11-2025	Change	11-2024	11-2025	Change
688	583	- 15.3%	1,396	1,499	+ 7.4%
585	576	- 1.5%	328	382	+ 16.5%
793	789	- 0.5%	106	109	+ 2.8%
386	386	0.0%	13	16	+ 23.1%
247	216	- 12.6%	7	9	+ 28.6%
139	115	- 17.3%	1	1	0.0%
2,838	2,667	- 6.0%	1,851	2,016	+ 8.9%

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.

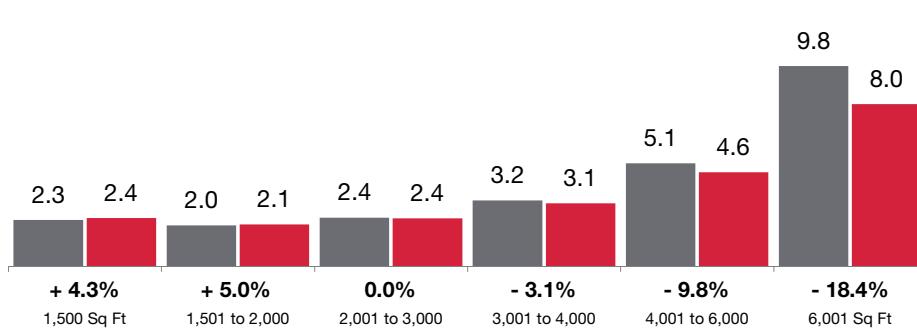
By Price Range

■ 11-2024 ■ 11-2025



By Square Feet

■ 11-2024 ■ 11-2025



All Properties

By Price Range

11-2024 11-2025 Change

Price Range	11-2024	11-2025	Change
\$250,000 and Below	3.1	3.4	+ 9.7%
\$250,001 to \$500,000	3.2	3.6	+ 12.5%
\$500,001 to \$750,000	2.1	2.2	+ 4.8%
\$750,001 to \$1,000,000	2.2	2.3	+ 4.5%
\$1,000,001 to \$1,250,000	2.3	2.2	- 4.3%
\$1,250,001 to \$2,000,000	2.5	2.4	- 4.0%
\$2,000,001 to \$5,000,000	3.5	3.3	- 5.7%
\$5,000,001 and Above	9.2	8.1	- 12.0%
All Price Ranges	2.4	2.5	+ 4.2%

Single-Family Homes

11-2024 11-2025 Change

11-2024	11-2025	Change	11-2024	11-2025	Change
2.1	1.7	- 19.0%	3.9	4.1	+ 5.1%
3.7	4.1	+ 10.8%	3.1	3.5	+ 12.9%
1.7	1.4	- 17.6%	2.4	2.7	+ 12.5%
1.8	1.6	- 11.1%	2.5	2.9	+ 16.0%
2.2	2.1	- 4.5%	2.7	2.8	+ 3.7%
2.4	2.2	- 8.3%	3.1	3.0	- 3.2%
3.3	3.2	- 3.0%	4.8	4.0	- 16.7%
9.2	8.0	- 13.0%	3.1	7.6	+ 145.2%
2.3	2.2	- 4.3%	2.7	3.0	+ 11.1%

By Square Feet

11-2024 11-2025 Change

Sq Ft Range	11-2024	11-2025	Change
1,500 Sq Ft and Below	2.3	2.4	+ 4.3%
1,501 to 2,000 Sq Ft	2.0	2.1	+ 5.0%
2,001 to 3,000 Sq Ft	2.4	2.4	0.0%
3,001 to 4,000 Sq Ft	3.2	3.1	- 3.1%
4,001 to 6,000 Sq Ft	5.1	4.6	- 9.8%
6,001 Sq Ft and Above	9.8	8.0	- 18.4%
All Square Footage	2.4	2.5	+ 4.2%

Condos - Townhomes

11-2024 11-2025 Change

11-2024	11-2025	Change	11-2024	11-2025	Change
1.8	1.6	- 11.1%	2.6	2.9	+ 11.5%
1.8	1.7	- 5.6%	2.6	3.0	+ 15.4%
2.3	2.3	0.0%	3.3	3.4	+ 3.0%
3.2	3.0	- 6.3%	3.5	3.9	+ 11.4%
5.0	4.5	- 10.0%	4.3	8.0	+ 86.0%
9.8	8.0	- 18.4%	1.0	1.0	0.0%
2.3	2.2	- 4.3%	2.7	3.0	+ 11.1%