

SNAP STATS

EXECUTIVE SUMMARY INFOGRAPHIC

SAN DIEGO MSA | MULTIFAMILY

Q2 2021 | 5+ Unit Properties Overview

San Diego MSA Overview (5+ Unit Properties)

Total Population **3,335,230**

CoStar

Unemployment Rate (%) **6.4%**

BLS as of May 2021

Employment Growth (%) **5.1%**

BLS as of Jun 2021

Median HH Income **\$94,627**

CoStar

Per Capita Income **\$34,103**

2019 ACS 5-Year Estimate

Transaction Volume **\$888M**

\$351M (Q2 2020) +152.9% y-o-y

Avg Price/Unit **\$310,793**

\$222,554 (Q2 2020) +39.6% y-o-y

Avg Price/SF **\$347.14**

\$327.11 (Q2 2020) +6.1% y-o-y

AVG Rent/Occupancy (5+ Unit Properties)

Q2 2021	Q2 2020	Increase / Decrease
\$2,049	\$1,867	+\$182
Avg Rent y-o-y (All Units)		
96.8%	95.0%	+1.8%
Avg Occupancy Rate y-o-y		

New Construction (5+)

Delivered (YTD)	Absorption (12 Months)
3,738 Units	9,013 Units
Under Construction	
9,481 Units	
Planned Projects	
14,581 Units	

Total Inventory

50+ Units

236,591

5-49 Units

116,215

Total Units

352,806

Q2 2021 Sales Stats

50+ Units

\$467M

\$143M (Q2 2020)
+225.7% y-o-y

Transaction Volume

\$420M

\$208M (Q2 2020)
+102.6% y-o-y

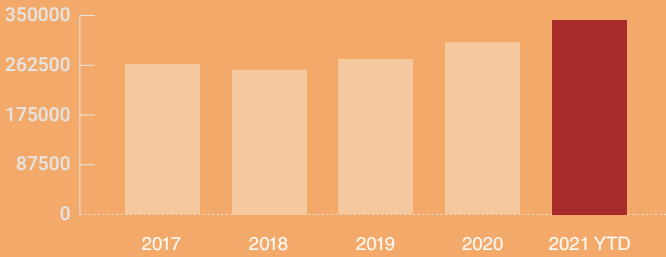
5-49 Units

50+ Units

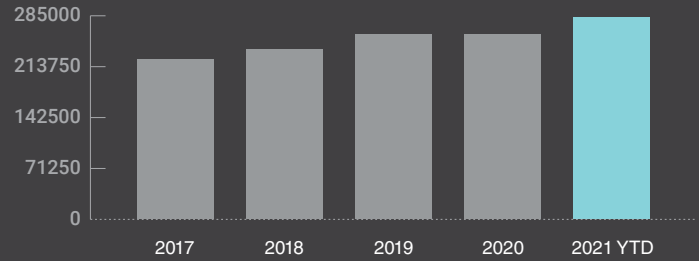
Avg Sales Price Per Unit

5-49 Units

\$341,469 \$187,234 (Q2 2020) +82.4% y-o-y



\$282,590 \$255,915 (Q2 2020) +10.4% y-o-y



\$342.46

\$326.43 (Q2 2020) +4.9% y-o-y

Avg Price/SF

\$352.49

\$327.59 (Q2 2020) +7.6% y-o-y



1983

1982 (Q2 2020)

Avg Year Built

1962

1971 (Q2 2020)

Top Q2 2021 (50+) Sales by Price/Unit

Top Q2 2021 (5-49) Sales by Price/Unit



Griffis Mission Valley San Diego, 350 Units \$155,700,000 \$444,857/unit \$297.95/SF Built 2006



3970 Crown Point Drive San Diego, 9 Units \$6,313,231 \$701,470/unit \$589.14/SF Built 1969



Il Palazzo San Diego, 108 Units \$45,300,000 \$419,444/unit \$583.17/SF Built 2003



3967 - 3969 8th Avenue San Diego, 5 Units \$3,000,000 \$600,000/unit \$1,295.34/SF Built 1940



Stone Arbor Oceanside, 88 of 176 Units \$29,300,000 \$332,955/unit \$330.80/SF Built 1977



The Jackson San Diego, 33 Units \$19,000,000 \$575,758/unit \$634.12/SF Built 2019

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