







SNAP STATS

EXECUTIVE SUMMARY REPORT



SAN DIEGO MSA

OVERVIEW (10+ UNIT PROPERTIES)

	Total Population December 2024*	3,240,570
	Unemployment Rate (%) November 2024	4.6%
	Employment Growth (%) November 2024	0.6%
	Median HH Income December 2024*	\$109,837
	GDP Per Capita December 2024*	\$90,246
	12-Month Transaction Volume \$2.22B (YE 2023) +36.6% y-o-y	\$3.03B
	12-Month Price/Unit \$364,393 (YE 2023) +3.3% y-o-y	\$376,335
	12-Month Cap Rate 4.4% (YE 2023) +0.7% y-o-y	5.1%

AVG RENT/ OCCUPANCY

YE 2024	YE 2023	% CHANGE
\$2,800 Avg Rent y-o-y (All Units)	\$2,806	-\$6
95.7% Avg Occupancy Rate y-o-y	95.7%	No Change

NEW CONSTRUCTION (50+) **	
Delivered 4,830 Units	Under Construction 10,561 Units
Avg Absorption 320 Units / Month	Planned Projects 11,480 Units

** Project: Figures based on when total projects are delivered

* Forecasted

For additional market information, or if you would like a submarket report
for your property, please contact us at: **contact@abimultifamily.com**



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SOURCES: ABI Research / Bureau of Labor Statistics / Census Bureau /
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