



SNAP STATS

EXECUTIVE SUMMARY REPORT



SAN DIEGO MSA OVERVIEW (10+ UNIT PROPERTIES)



Total Population
March 2025*

3,277,700



Unemployment Rate (%)
February 2025

4.4%



Employment Growth (%)
February 2025

0.6%

Median HH Income
March 2025*

\$111,044

GDP Per Capita
March 2025*

\$91,051



12-Month Transaction Volume
\$2.17B (Q1 2024) +61.3% y-o-y

\$3.51B

12-Month Price/Unit
\$379,683 (Q1 2024) +0.8% y-o-y

\$382,799

12-Month Cap Rate
4.4% (Q1 2024) +0.6% y-o-y

5.0%

AVG RENT/ OCCUPANCY

Q1 2025

Q1 2024

% CHANGE

\$2,795

\$2,777

+\$18

Avg Rent y-o-y (All Units)

95.9%

95.3%

+0.6%

Avg Occupancy Rate y-o-y

NEW CONSTRUCTION (50+) **

Delivered

810 Units

Avg Absorption

-155 Units / Month

Under Construction

11,913 Units

Planned Projects

12,394 Units

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

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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