







# SNAP STATS

EXECUTIVE SUMMARY REPORT



# SAN DIEGO MSA

## OVERVIEW (10+ UNIT PROPERTIES)

	<b>Total Population</b> <small>June 2025*</small>	<b>3,276,328</b>
	<b>Unemployment Rate (%)</b> <small>May 2025</small>	<b>4.0%</b>
	<b>Employment Growth (%)</b> <small>May 2025</small>	<b>1.0%</b>
	<b>Median HH Income</b> <small>June 2025*</small>	<b>\$112,252</b>
	<b>GDP Per Capita</b> <small>June 2025*</small>	<b>\$91,941</b>
	<b>12-Month Transaction Volume</b> <small>\$2.87B (Q2 2024)      -0.4% y-o-y</small>	<b>\$2.86B</b>
	<b>12-Month Price/Unit</b> <small>\$368,237 (Q2 2024)      +1.5% y-o-y</small>	<b>\$373,588</b>
	<b>12-Month Cap Rate</b> <small>4.8% (Q2 2024)      +0.2% y-o-y</small>	<b>5.0%</b>

# AVG RENT/ OCCUPANCY

Q2 2025	Q2 2024	% CHANGE
<b>\$2,843</b>	<b>\$2,818</b>	<b>+\$25</b>
<small>Avg Rent y-o-y (All Units)</small>		
<b>96.1%</b>	<b>95.4%</b>	<b>+0.7%</b>
<small>Avg Occupancy Rate y-o-y</small>		

NEW CONSTRUCTION (50+) **	
<b>Delivered</b> 1,113 Units	<b>Under Construction</b> 11,702 Units
<b>Avg Absorption</b> 381 Units / Month	<b>Planned Projects</b> 11,159 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**



**ABI** MULTIFAMILY

SAN DIEGO OFFICE

1223 CLEVELAND AVENUE, SUITE 200, SAN DIEGO, CA 92103

P: 858.256.5454

**ABIMULTIFAMILY.COM**

DISCLAIMER © 2025 ABI Multifamily | The information and details contained herein have been obtained from third-party sources believed to be reliable; however, ABI Multifamily has not independently verified its accuracy. ABI Multifamily makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.

SOURCES: ABI Research / Bureau of Labor Statistics / Census Bureau /  
Yardi Matrix / Vizzda / CoStar Group / RealPage