

# SNAP STATS

## EXECUTIVE SUMMARY INFOGRAPHIC

### SAN DIEGO MSA | MULTIFAMILY

### Q2 2022 | 5+ Unit Properties Overview

#### San Diego MSA Overview (5+ Unit Properties)

**Total Population** **3,280,419**  
CoStar

**Unemployment Rate (%)** **2.7%**  
BLS as of May 2022

**Employment Growth (%)** **5.9%**  
BLS as of May 2022

**Median HH Income** **\$98,290**  
CoStar

**Per Capita Income** **\$35,384**  
2020 ACS 5-Year Estimate

**Transaction Volume** **\$1.07B**  
\$896M (Q2 2021) +19.8% y-o-y

**Avg Price/Unit** **\$298,659**  
\$309,216 (Q2 2021) -3.4% y-o-y

**Avg Price/SF** **\$376.46**  
\$350.59 (Q2 2021) +7.4% y-o-y

#### AVG Rent/Occupancy (5+ Unit Properties)

Q2 2022	Q2 2021	Increase / Decrease
<b>\$2,214</b> <small>Avg Rent y-o-y (All Units)</small>	<b>\$1,968</b>	<b>+\$246</b>
<b>97.6%</b> <small>Avg Occupancy Rate y-o-y</small>	<b>97.1%</b>	<b>+0.5%</b>

#### New Construction (5+)

Delivered (YTD)	Absorption (12 Months)
<b>2,179 Units</b>	<b>5,666 Units</b>

**Under Construction**  
**9,635 Units**

**Planned Projects**  
**15,519 Units**

#### Total Inventory

<b>50+ Units</b>	<b>243,025</b>
<b>5-49 Units</b>	<b>116,564</b>
<b>Total Units</b>	<b>359,589</b>

### Q2 2022 Sales Stats

**50+ Units**

**\$678M**  
**\$467M (Q2 2021)**  
**+45.1% y-o-y**

**Transaction Volume**

**\$396M**  
**\$429M (Q2 2021)**  
**-7.7% y-o-y**

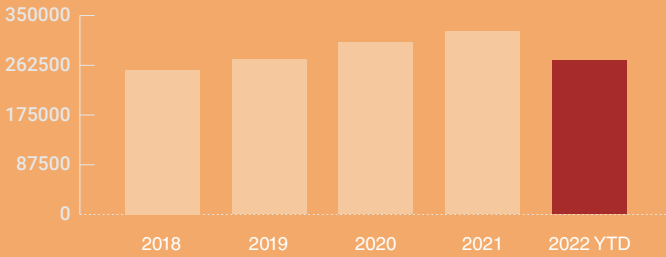
**5-49 Units**

50+ Units

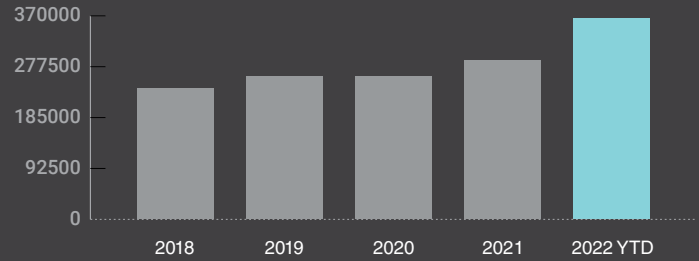
Avg Sales Price Per Unit

5-49 Units

\$270,278 \$341,469 (Q2 2021)  
-20.8% y-o-y



\$363,997 \$280,396 (Q2 2021)  
+29.8% y-o-y



\$341.29

\$342.09 (Q2 2021)  
-0.2% y-o-y

Avg Price/SF

\$456.94

\$360.34 (Q2 2021)  
+26.8% y-o-y



1981

Avg Year Built

1968

1983 (Q2 2021)

1962 (Q2 2021)

### Top Q2 2022 (50+) Sales by Price/Unit



**Point Bonita**  
Chula Vista, 295 Units  
\$136,354,098  
\$462,217/unit  
\$641.20/SF  
Built 1972



**City Plaza at Escondido**  
Escondido, 55 Units  
\$25,000,000  
\$454,545/unit  
\$458.87/SF  
Built 2018



**Canyon Springs Townhomes**  
El Cajon, 61 Units  
\$26,650,000  
\$436,885/unit  
\$352.33/SF  
Built 1987

### Top Q2 2022 (5-49) Sales by Price/Unit



**1155 - 1157 Persimmon Avenue**  
El Cajon, 6 Units  
\$1,850,000  
\$925,000/unit  
\$249.73/SF  
Built 1978



**Pacific Beach Townhomes**  
San Diego, 8 of 35 Units  
\$7,330,000  
\$916,250/unit  
\$672.48/SF  
Built 1995



**Nimitz Crossing**  
San Diego, 36 Units  
\$30,000,000  
\$833,333/unit  
\$937.50/SF  
Built 2020

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