

# 30<sup>th</sup> Annual San Diego County Economic Roundtable

Residential Real Estate 2014 Outlook

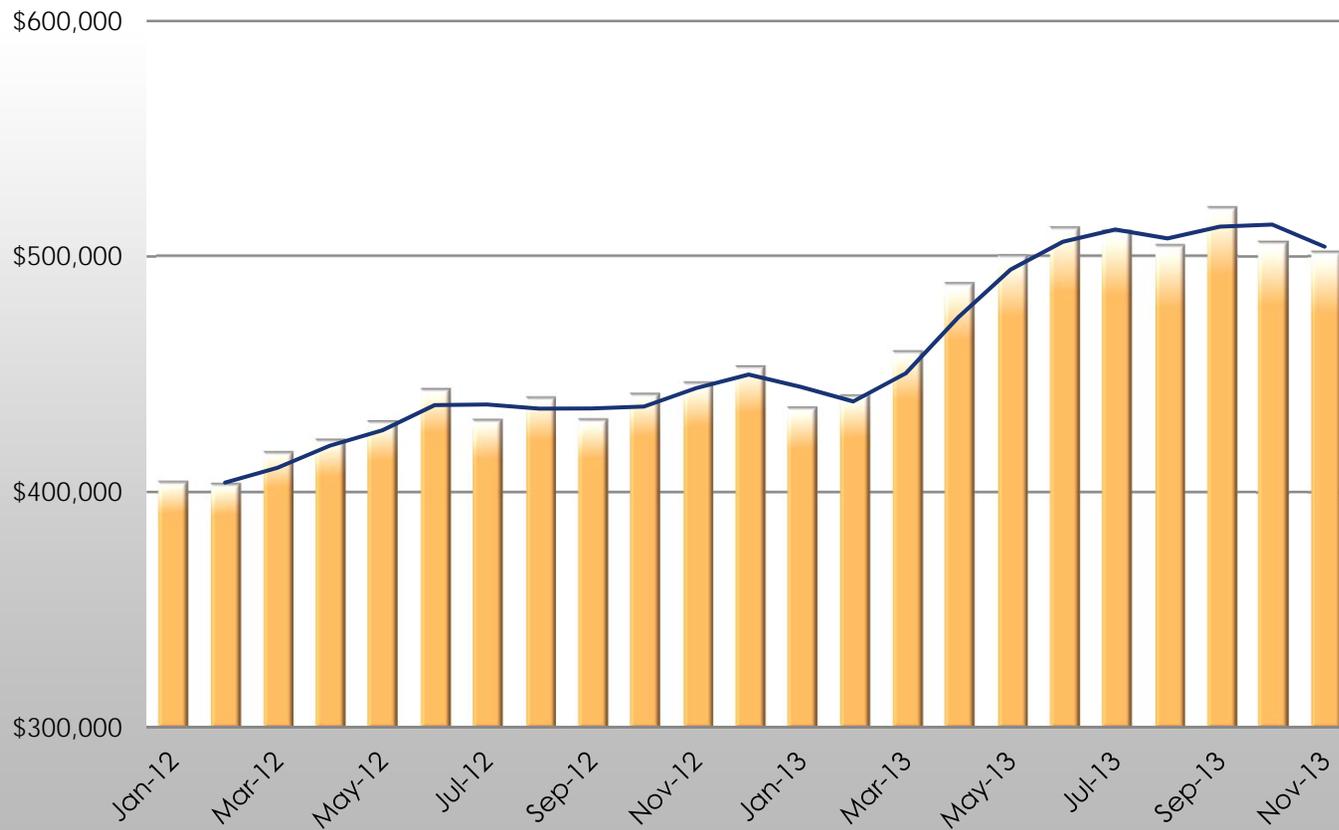
## 30<sup>th</sup> Annual San Diego County Economic Roundtable Residential Real Estate 2014 Outlook



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## Residential Real Estate 2014 Outlook

Average Sales Price – All Transactions (Attached and Detached) San Diego County

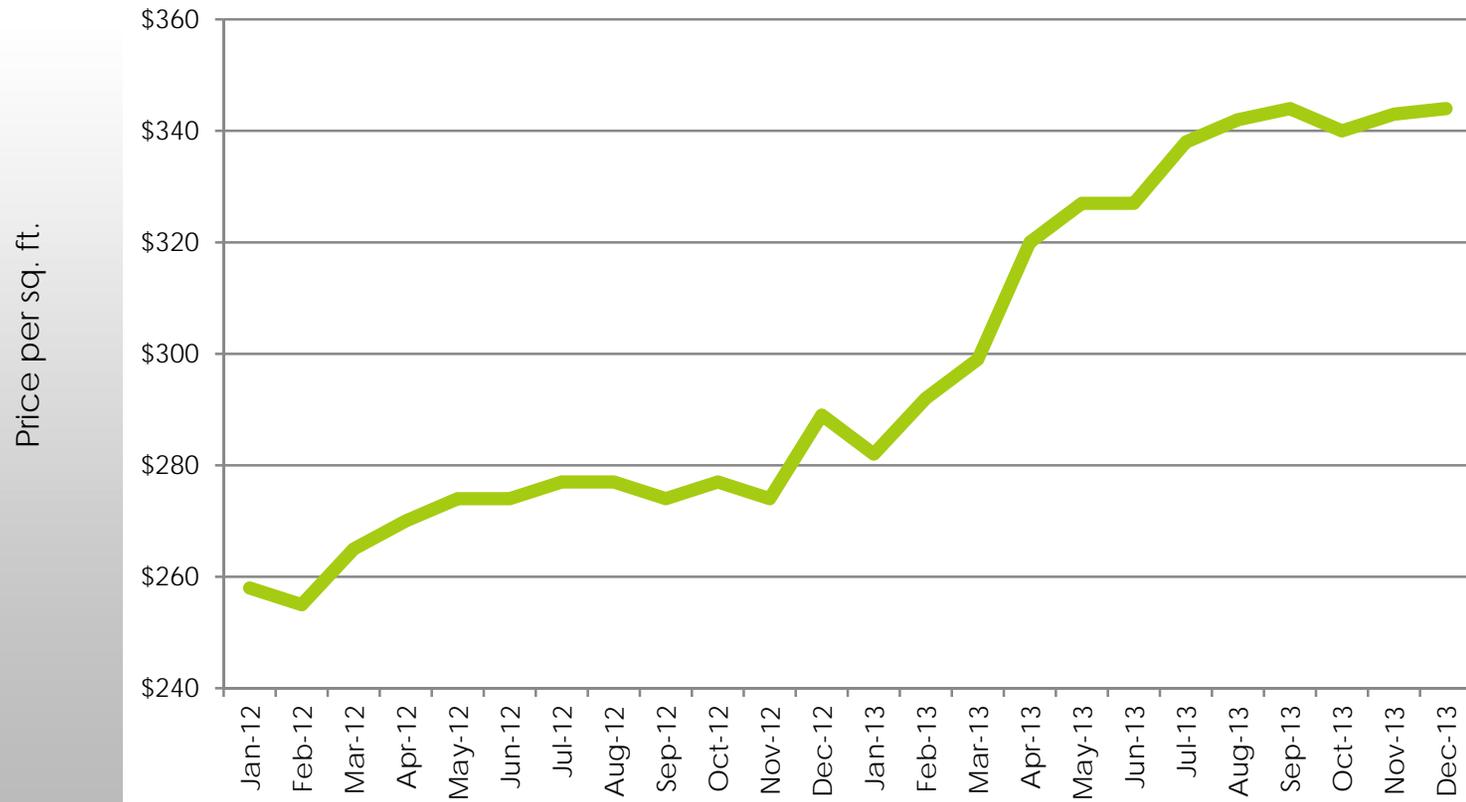


Data Source: Collateral Analytics

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## Residential Real Estate 2014 Outlook

Average Price Per Sq. Ft. – All Transactions (Attached and Detached) San Diego County

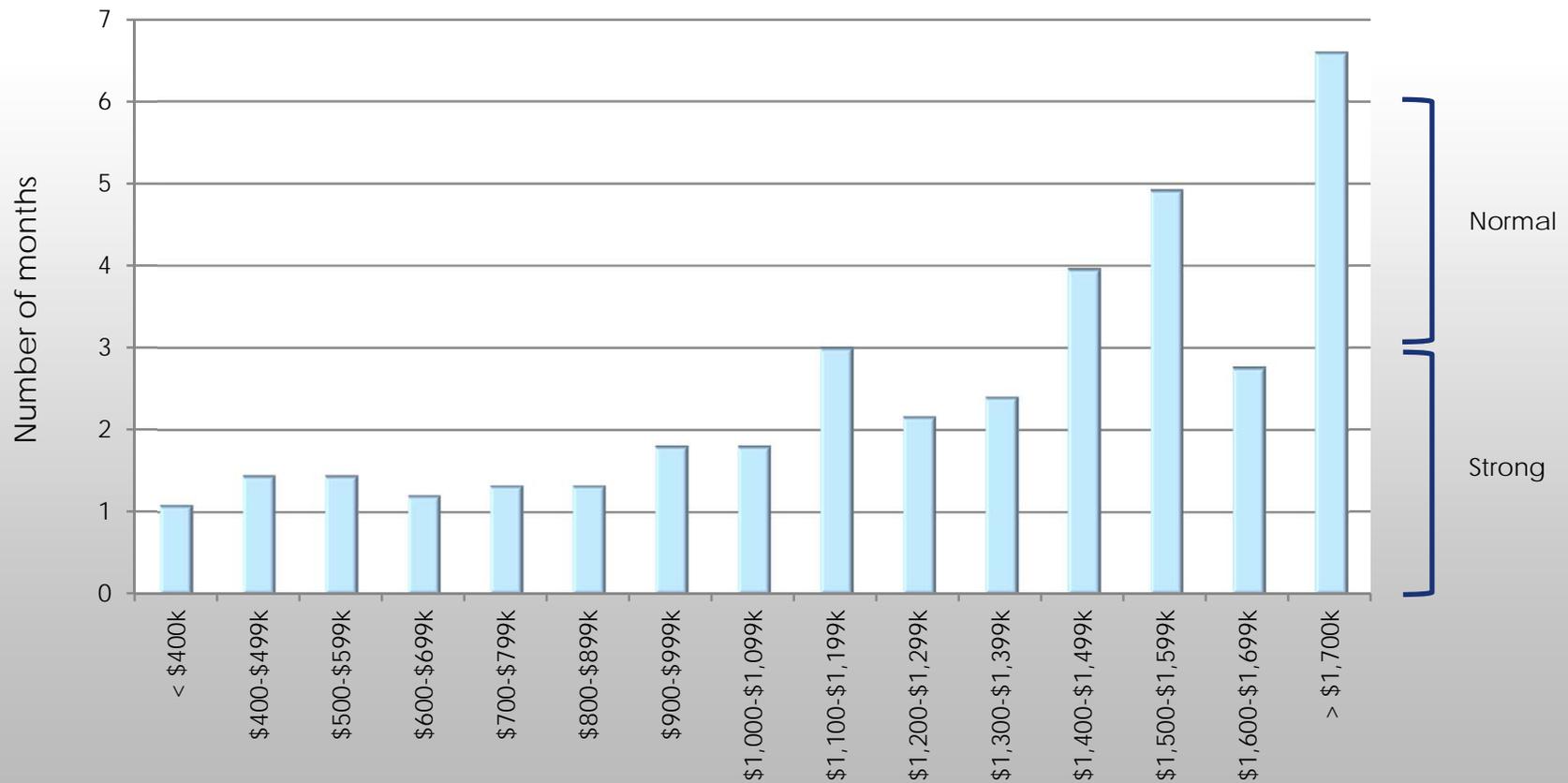


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## Residential Real Estate 2014 Outlook

### Months Remaining Inventory San Diego County



Data Source: Collateral Analytics

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## Residential Real Estate 2014 Outlook



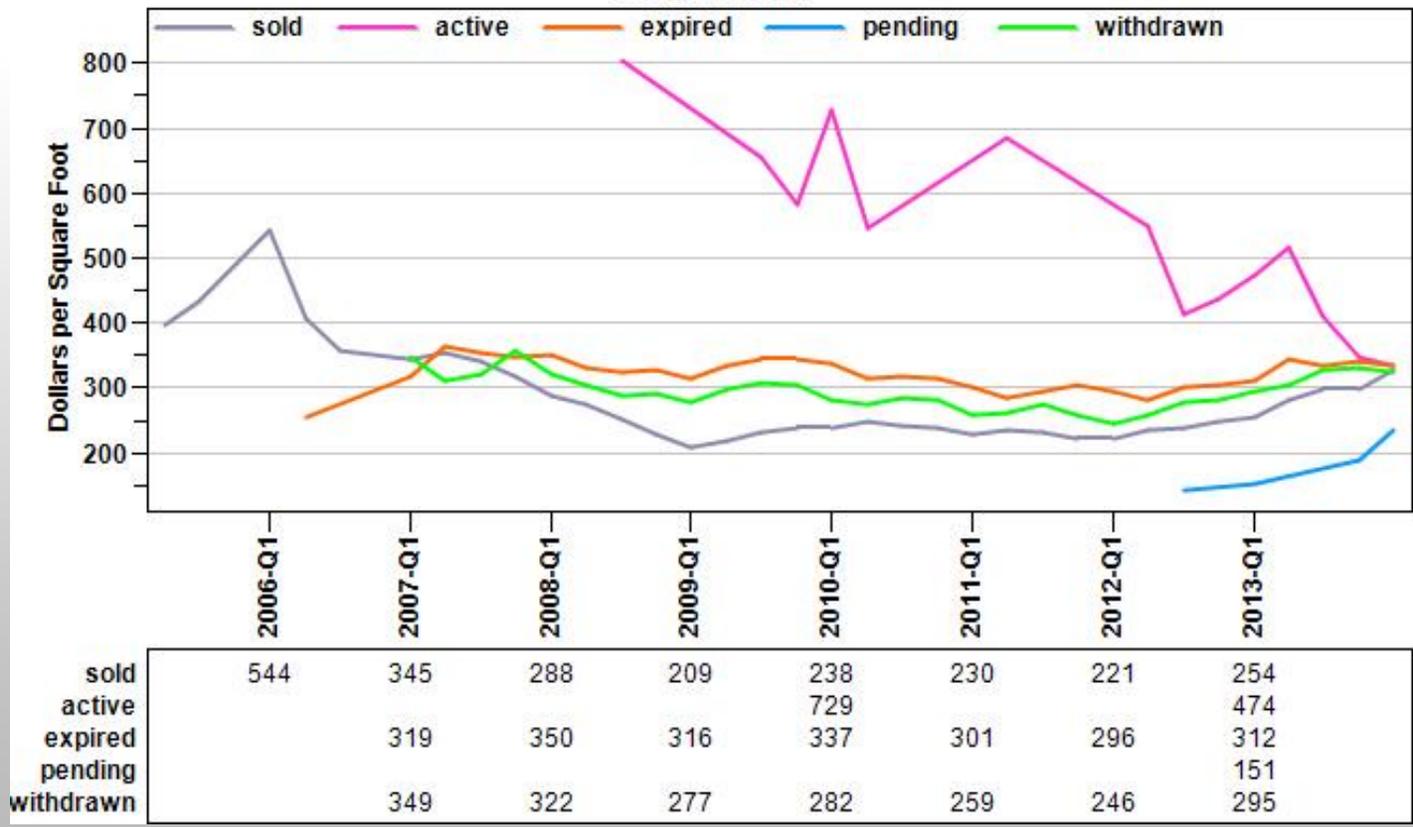
### The Echo Boom

- Largest generation in U.S. history since the Baby Boomers
- 80 million EB born between 1982 and 1995
- Delaying life events: marriage & having children
- Not driving. Walkability is key factor when making buying / renting decisions
- Graduating with debt
- New trends in household structure. Shared housing.
- Live / work / play environments

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## Residential Real Estate 2014 Outlook

### Price Per Living Trends by Status Single Family

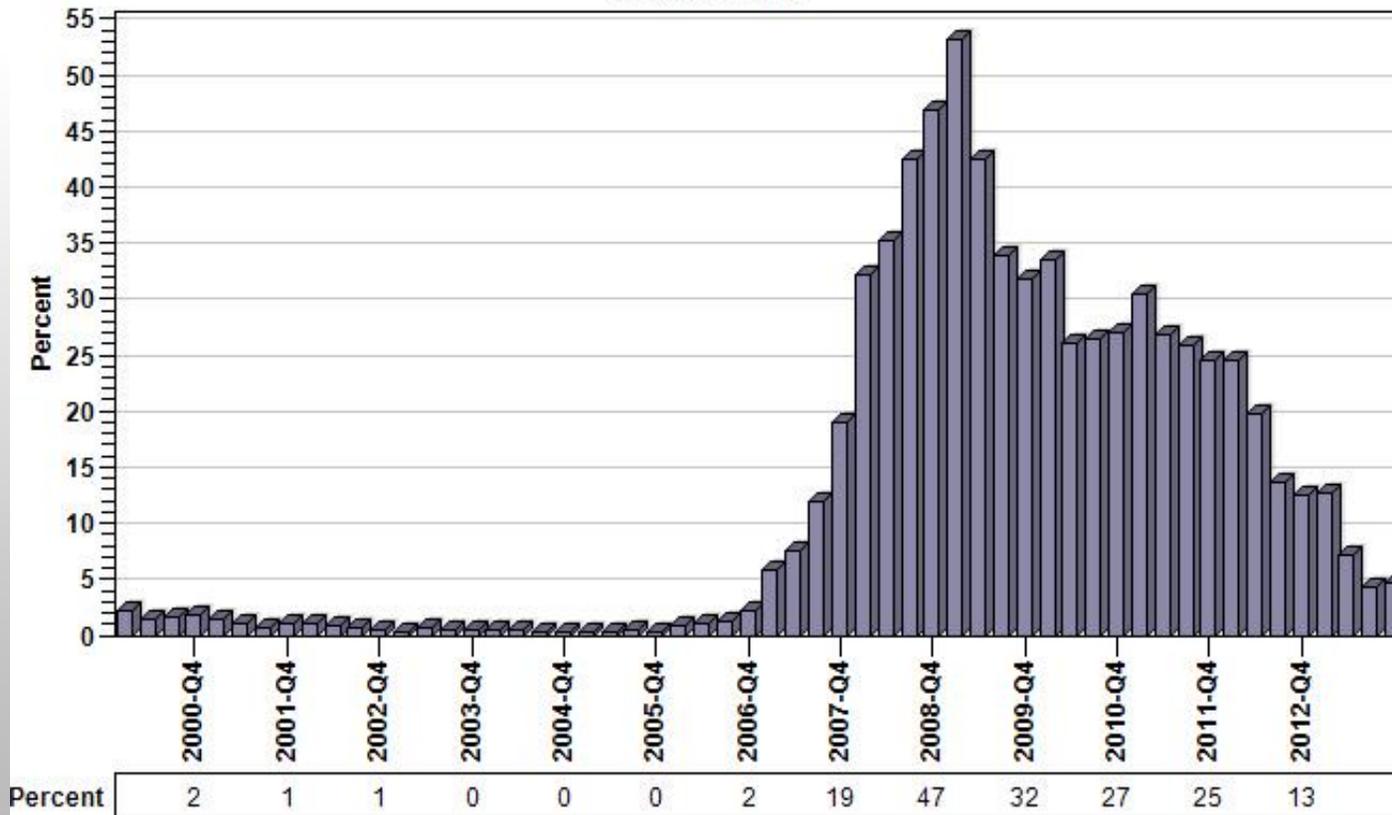


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## Residential Real Estate 2014 Outlook

### REO Sales as a Percentage of Total Sales Single Family

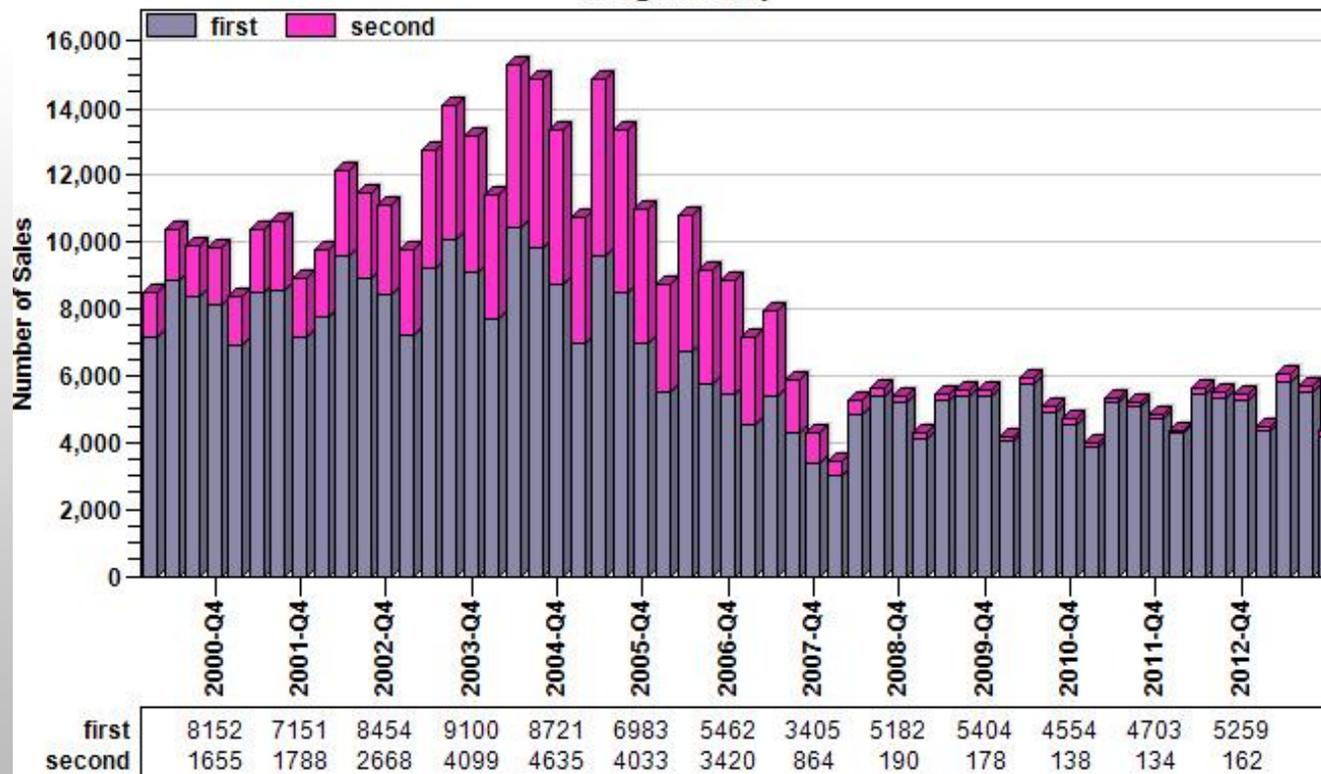


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### Regular & REO Number of First and Second Mortgages Single Family

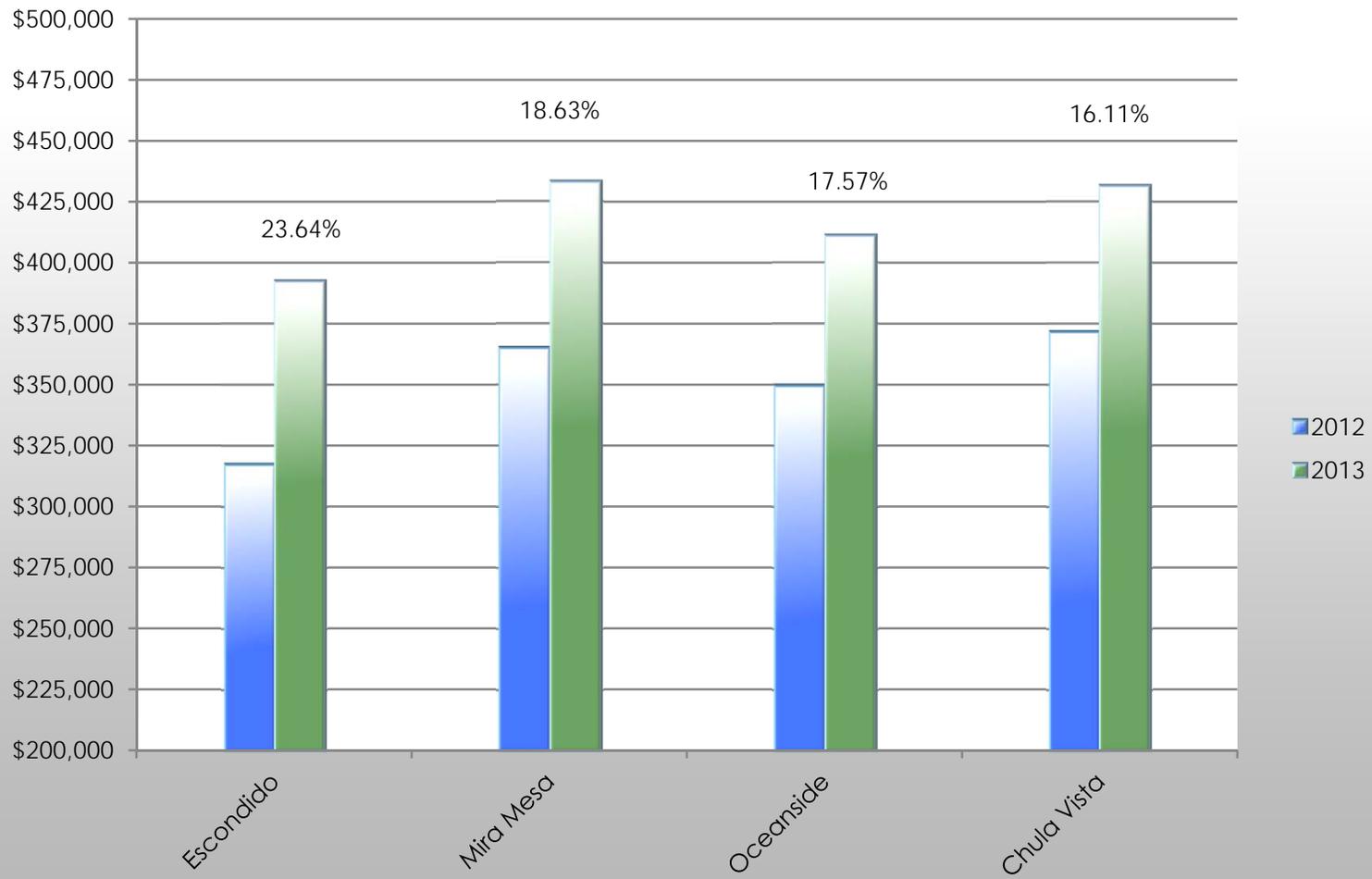


Data Source: Collateral Analytics

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## Residential Real Estate 2014 Outlook

Average Sales Price – Single Family Detached - Select Neighborhoods



Data Source: SDAR