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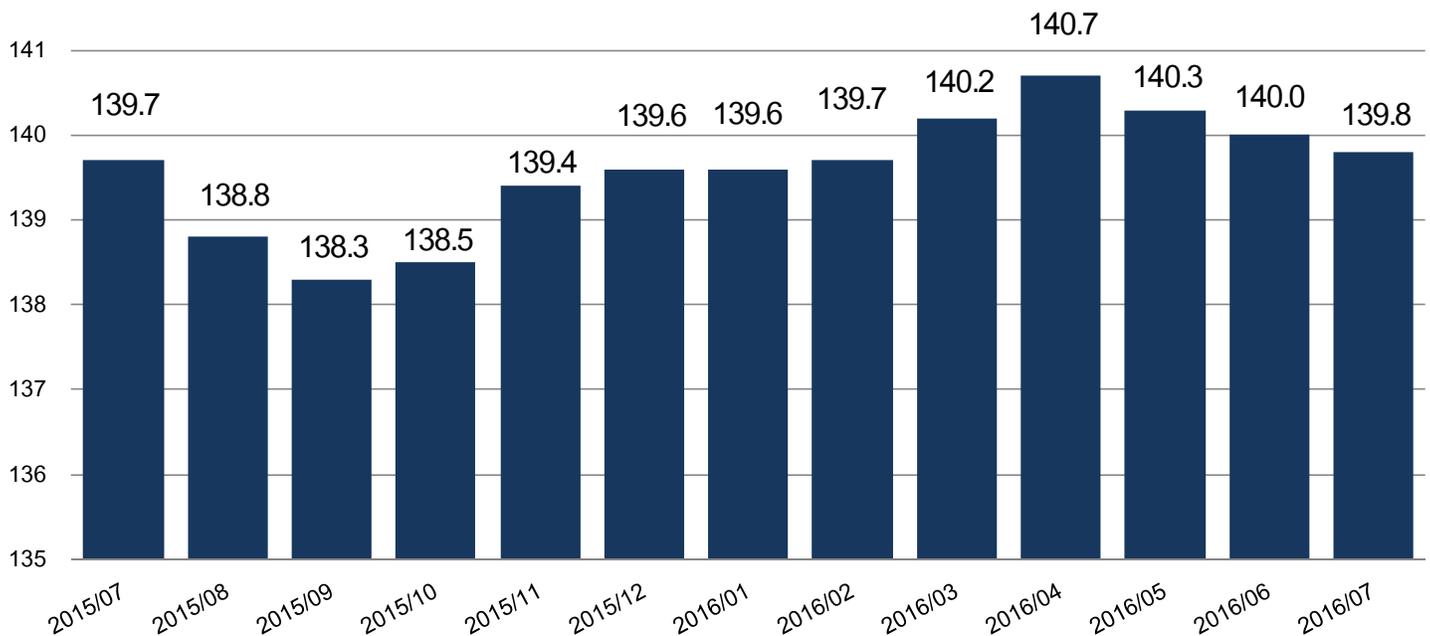
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# ECONOMIC INDICATORS

COUNTY OF SAN DIEGO—OFFICE OF FINANCIAL PLANNING AUGUST 2016



## INDEX OF LEADING ECONOMIC INDICATORS



Source: University of San Diego Burnham-Moores Center for Real Estate; compiled by the San Diego Regional Chamber of Commerce

## USD INDEX OF LEADING ECONOMIC INDICATORS

The University of San Diego (USD) Burnham-Moores Center for Real Estate's Index of Leading Economic Indicators for San Diego County declined modestly by 0.1% in July. The Index's results have been closely watched over the summer months for signals of economic slowdown, following declines reported since April.

Generally, three consecutive months of changes indicate a potential turning point in the economy. Yet, as August's Index report concludes, "...that might not be the case in this situation, given that the decline was so small and that there were more advancing components than declining ones."

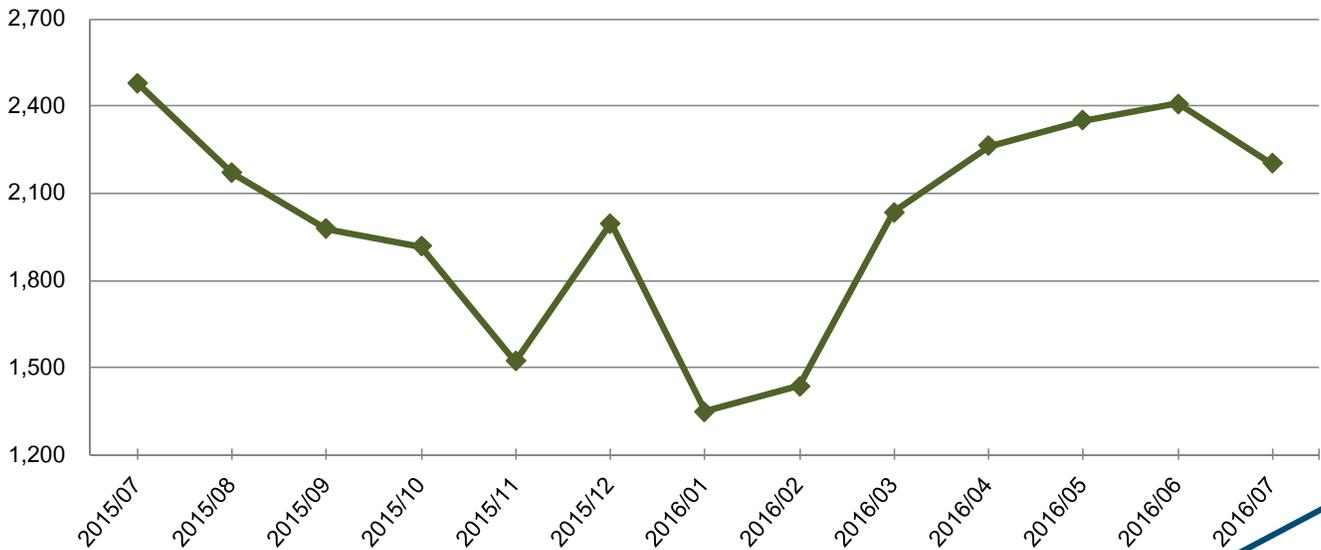
Contributing to the July Index's modest decline were drops in residential units authorized by building permits. The region's labor market also reported some negative results in July, with

increasing numbers of claims for unemployment insurance and a fourth month of declines in hiring, as measured by help wanted advertising.

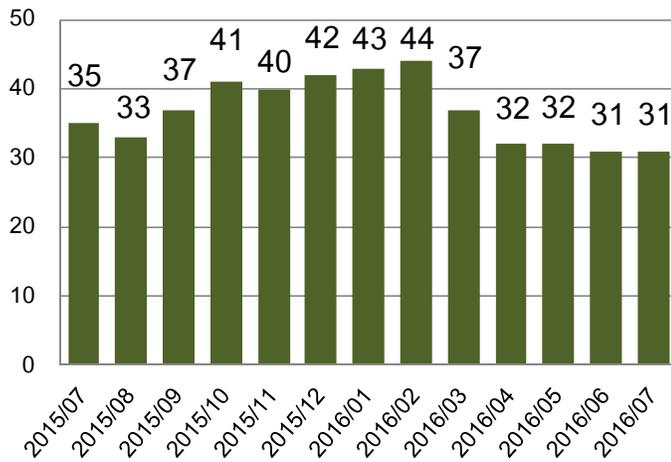
Some positive results in July include the end of an eight-month trend of declines in consumer confidence as well as increases in local stock prices. The national Index of Leading Economic Indicators also saw gains despite slow growth of 1.1% in Gross Domestic Product (GDP). This remains below the historical average GDP growth of 3% seen since 1965.

Is economic slowdown imminent? August's Index report states, "[t]here appears to be enough momentum in the local economy to prevent a downturn, particularly with the national economy continuing to add large numbers of jobs despite weak growth in the [GDP]. The data in the coming months will be significant in determining whether there will be further weakness in the local economy or whether this is an aberration similar to that seen in the summer of last year."

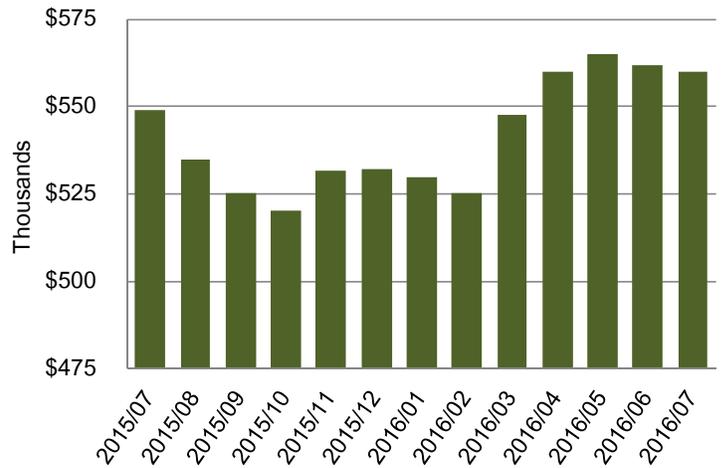
## EXISTING SINGLE FAMILY HOME SALES (SEASONALLY ADJUSTED)



### AVERAGE NUMBER OF DAYS ON MARKET EXISTING SINGLE FAMILY HOME SALES



### MEDIAN PRICE OF EXISTING SINGLE FAMILY HOME



Source (all charts this page): San Diego Association of REALTORS; compiled by the San Diego Regional Chamber of Commerce

## HOUSING MARKET: EXISTING SINGLE FAMILY HOMES

July activity in the housing market saw 2,203 existing single family homes sold in the region, a decrease of 8.5% from the 2,408 homes sold in June. These results mark a turning point counter to the year's upward trend in the number of single family home sales in the region. This year continues to lag the prior year, with July sales 11.2% less than the 2,481 homes sold in July of 2015.

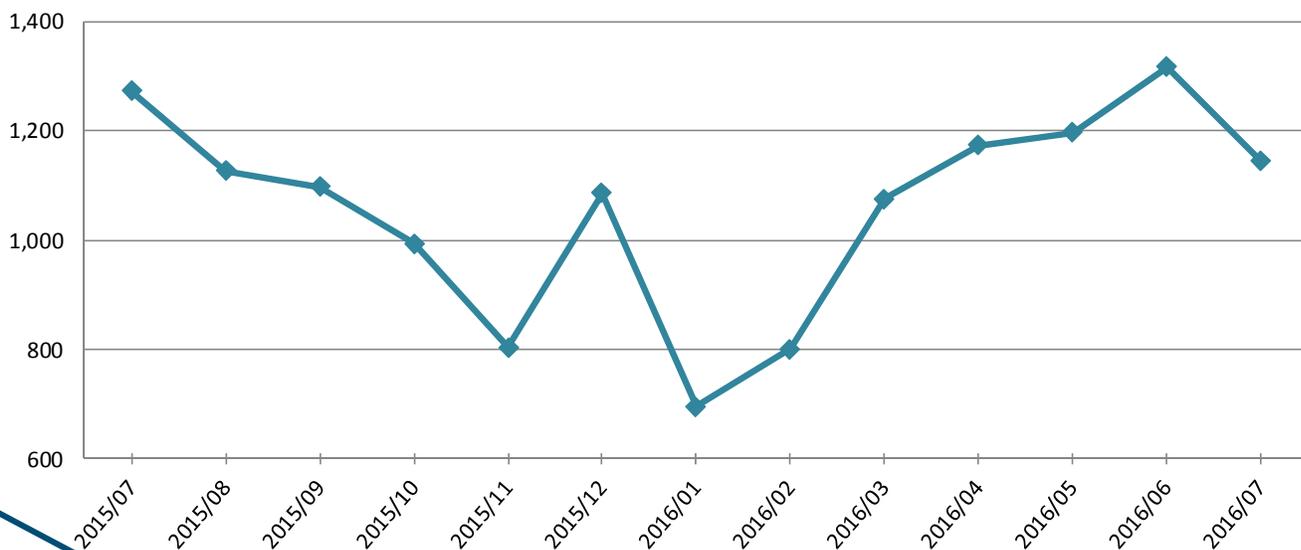
On average, homes that sold in San Diego County in July were on the market for 31 days. This matches the market time seen in June, and is one day less than the market time

of 32 days experienced in April and May. July's time is less than the 35-day average market time recorded in July 2015.

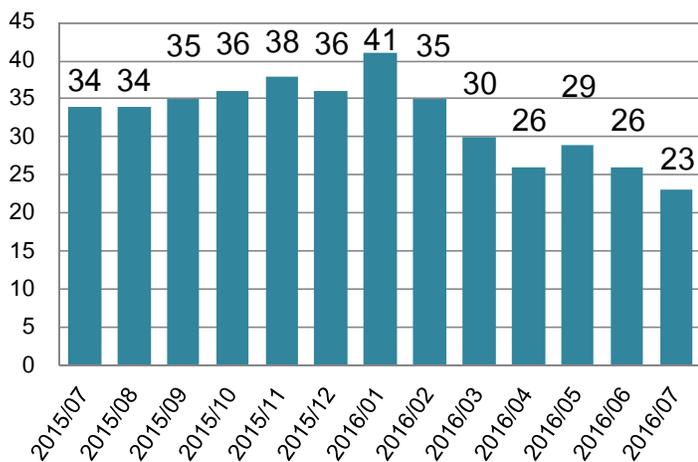
In July the median price of an existing detached single family home in San Diego County dropped for the second consecutive month to \$560,000, a decrease of 0.4% from the June median price of \$562,000. July's median price was up 2.0% compared to the median price of \$549,000 in July 2015.

July's results may indicate slowing growth in the local single family housing market with reduced sales volume and prices, and a stagnant market time. Additional results this year will provide insight as to whether the region is experiencing a temporary correction or longer-term cooldown in the market.

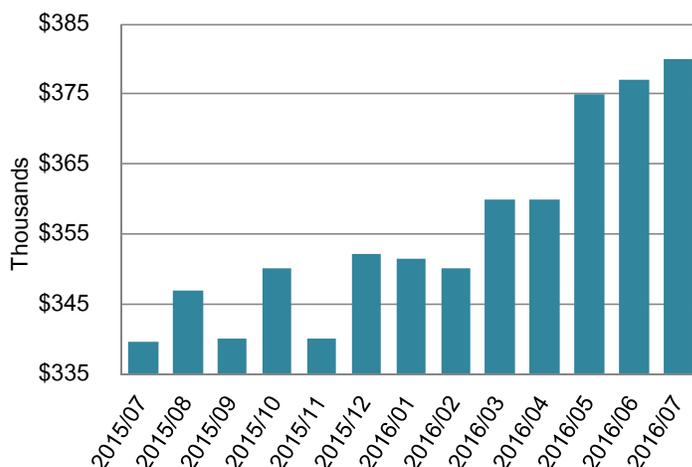
## EXISTING ATTACHED HOME SALES (SEASONALLY ADJUSTED)



### AVERAGE NUMBER OF DAYS ON MARKET EXISTING ATTACHED HOME SALES



### MEDIAN PRICE OF EXISTING ATTACHED HOME



Source (all charts this page): San Diego Association of REALTORS; compiled by the San Diego Regional Chamber of Commerce

## HOUSING MARKET: EXISTING ATTACHED HOMES

In July, the number of existing attached homes sold in San Diego County was 1,144, a decrease of 13.1% from the 1,317 homes sold in the month of June and marking the first decrease in attached home sales seen in 2016. July's results were also 10.1% lower than the 1,272 existing attached homes sold in July one year ago.

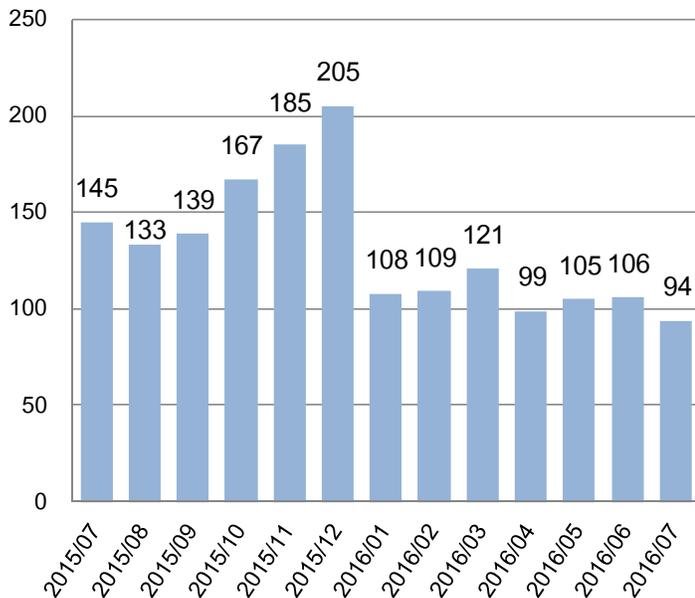
On average, existing attached homes sold in San Diego County in July were on the market for 23 days, 3 days less than the 26-day market time recorded in June and 11 days

shorter than the 34-day average market time recorded in July of last year.

In July the median price of an existing attached home in the region was \$380,000, a modest increase of 0.8% compared to the June median price of \$377,000 for attached homes. July's median price is 11.9% greater than the price recorded in July 2015 of \$339,500 and, for the third consecutive month, is the highest reported in the past 12 months.

July's results seem to indicate continued demand from buyers in the market for attached homes, with trends of increasing prices and decreasing market time although there was slowing in the number of sales reported in July.

## NUMBER OF FORECLOSURES (TRUSTEE'S DEEDS)

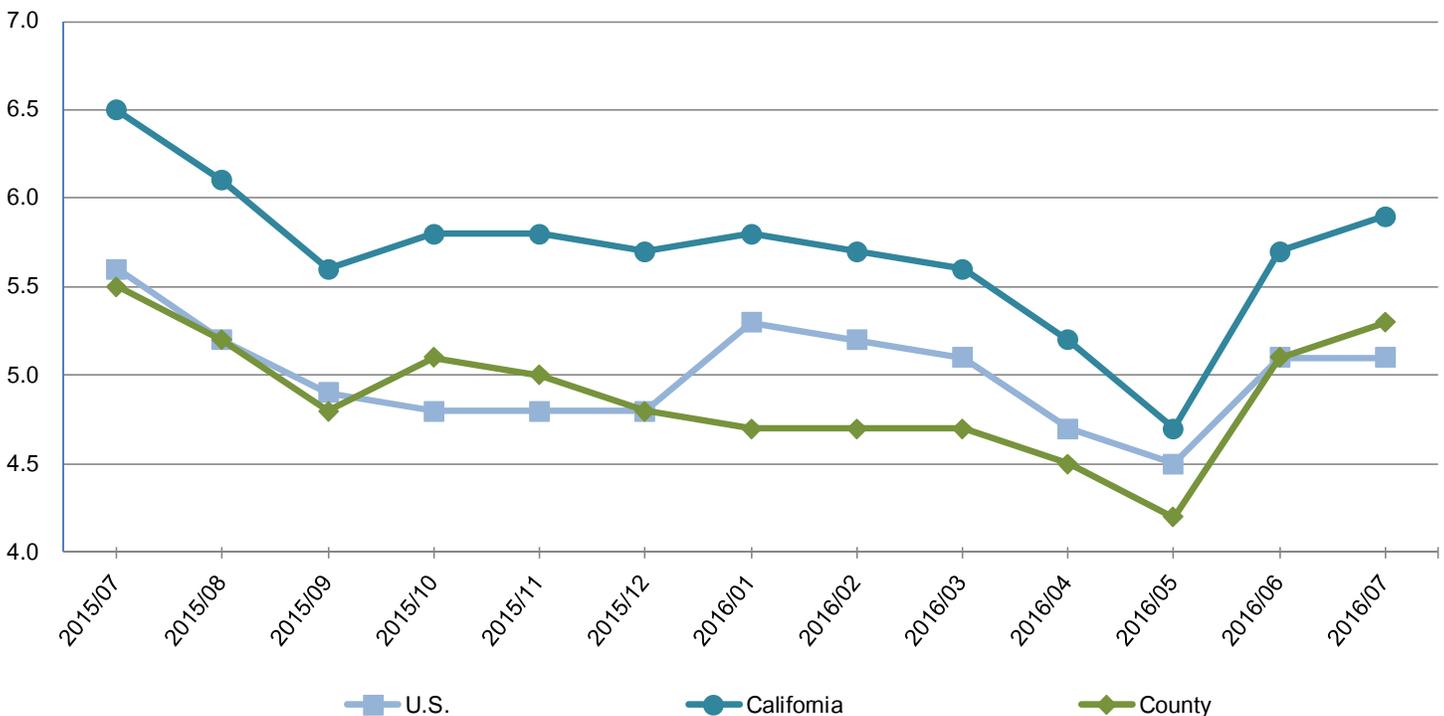


Source: InnoVest Resource Management; compiled by the San Diego Regional Chamber of Commerce

## HOUSING MARKET: FORECLOSURES

The number of foreclosures (Trustee's Deeds) in San Diego County during the month of July was 94, a decrease of 11.3% from the 106 foreclosures reported in the month of June, and a significant drop of 35.2% from the 145 foreclosures reported one year ago in July of 2015.

## UNEMPLOYMENT RATE (NOT SEASONALLY ADJUSTED)



Source: U.S. Bureau of Labor Statistics; compiled by the San Diego Regional Chamber of Commerce

## REGIONAL EMPLOYMENT

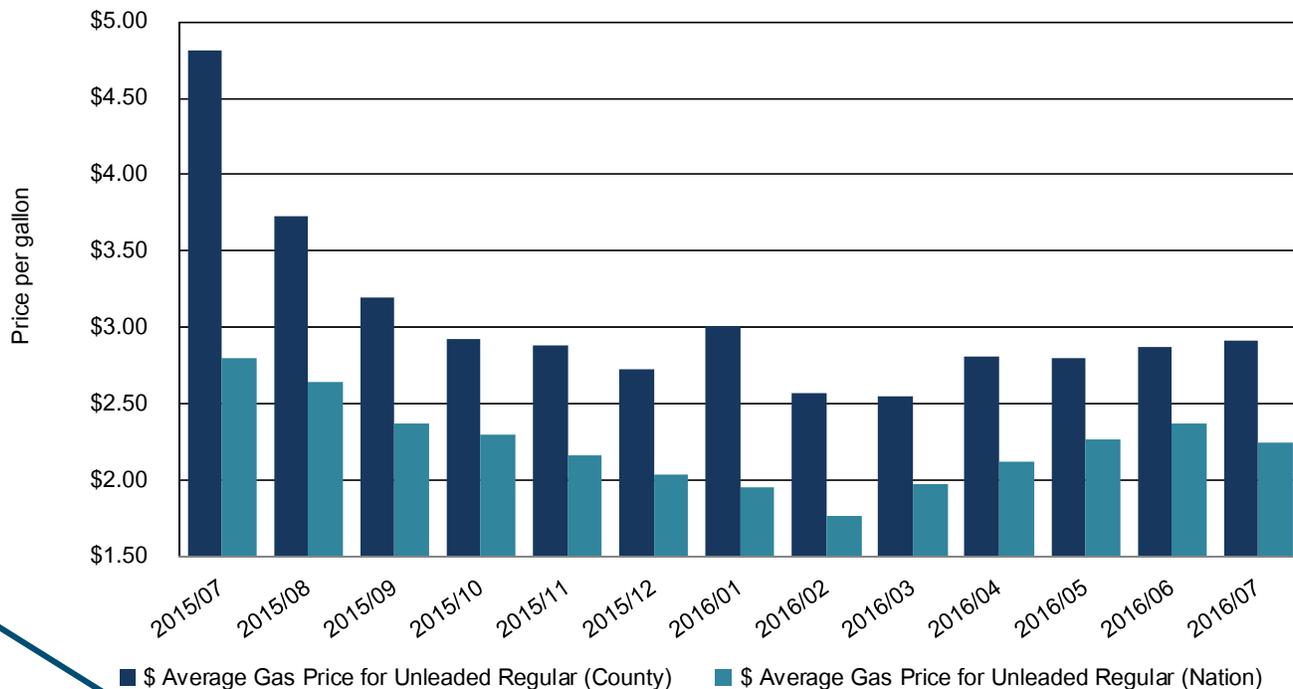
The seasonally unadjusted unemployment rate in San Diego County rose to 5.3% in July from the 5.1% rate reported in June, marking the second consecutive month of increasing unemployment in the region. July's local unemployment rate remains lower than the 5.5% rate recorded one year ago in July 2015. July's local results are lower than the State unemployment rate, but higher than the national unemployment rate reported for July this year.

Statewide, the seasonally unadjusted unemployment rate climbed to 5.9% in July, compared to June's unemployment rate reported at 5.7%. July's results mark the second month of increasing unemployment in California this year, although July's rate remains below the 6.5% unemployment rate the State recorded one year ago in July of 2015.

Nationally, the seasonally unadjusted unemployment rate remained steady at 5.1% in July, matching June's rate of 5.1%, but lower than the 5.6% unemployment rate reported in the U.S. one year ago in July of 2015.

July marks the second month of increasing unemployment locally and in California while nationally, unemployment remained steady after climbing in June. Labor market indicators are closely watched month-over-month for their impact on the overall economy.

## AVERAGE GASOLINE PRICE



Source: American Automobile Association and U.S. Energy Information Administration; compiled by the San Diego Regional Chamber of Commerce

## GASOLINE PRICES

The average price of unleaded regular gasoline per gallon in San Diego County in July 2016 climbed 1.5% to \$2.92 from the June average price of \$2.87. Although higher than the previous month, July's price is a 39.4% decrease from the average price in the region of \$4.81 recorded one year ago in July 2015. July's results mark the fourth consecutive month of rising or unchanged gas prices in the region, increasing costs for consumers and businesses alike.

Nationwide gas prices saw a decline, the first following four consecutive month-over-month increases. In July the national average price per gallon of unleaded regular gasoline dropped 5.4% to \$2.24 following June's price of \$2.37. July's average unleaded gas price per gallon in the nation is 19.9% below the national average price per gallon of \$2.79 recorded one year ago in July of 2015.

Gasoline prices in San Diego County climbed in July despite a falling average price nationally. Future months results will indicate whether local drivers will continue to experience prices climbing toward the \$3.00 mark, with little of the price relief seen elsewhere in the U.S.

## MISSED LAST MONTH'S REPORT?

The Economic Indicators report is published monthly. If you've missed an issue, are looking for historical data or additional economic measures not included in this report, the County of San Diego has got you covered.

Past issues of the Economic Indicators report, additional data and historical data since calendar year 2012 are available online at:

[www.sandiegocounty.gov/content/sdc/fg3/reiindex.html](http://www.sandiegocounty.gov/content/sdc/fg3/reiindex.html)

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