

SDCAA Survey Reports Steady Increase in Vacancy Rates

By Patti Maass

The San Diego County Apartment Association's Fall 2005 Vacancy and Rental Rate Survey reports an overall 4.4 percent vacancy rate countywide, representing 17,182 units. This is an increase from the spring rate of 3.9 percent. The fall 2005 increase is consistent with the steady rise of vacancy rates since the 10-year low of 1.6 percent vacancy reported in fall 2000. The average rent for all unit types countywide is \$1,091.

The survey reports that there are more vacancies in the south portion of the county than other areas. However, within the city of San Diego, the community of City Heights is experiencing the highest vacancy rate with 12.4 percent, followed by La Jolla with 8.7 percent vacancy. The highest number of countywide vacancies according to unit type is among 3-plus bedroom units, with a 6 percent vacancy rate, while studio apartments are experiencing the lowest number of vacancies, with rates at 2.9 percent.

The SDCAA's Fall 2005 Vacancy and Rental Rate survey was mailed to nearly 8,500 rental property owners and managers throughout the county and represents responses from approximately 42,000 units. The survey is a broad-based sampling of San Diego County's rental housing industry, representative of all rental unit types from single-family homes and condominiums to large and small apartment communities.

SDCAA Vacancy Report by Region				
LOCATION	AGE OF PROPERTY	PERCENT VACANT	TOTAL UNITS	NUMBER VACANT
East County	Less than 6 years	0.8%	133	1
	6-25 years	3.8%	4,247	162
	Over 25 years	4.5%	3,331	149
	Total	4.1%	7,711	312
North County	Less than 6 years	0.9%	108	1
	6-25 years	4.6%	4,730	217
	Over 25 years	3.5%	2,960	103
	Total	4.1%	7,798	321
City of San Diego	Less than 6 years	6.1%	1,711	105
	6-25 years	3.9%	12,760	503
	Over 25 years	5.1%	6,924	350
	Total	4.5%	21,395	958
South Bay	Less than 6 years	3.8%	478	18
	6-25 years	6.1%	2,049	124
	Over 25 years	4.3%	2,527	108
	Total	5.0%	5,054	250
Countywide		4.4%	41,958	1,841

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