

**Comparative Sales -- Existing Homes -- December 2002
San Diego County**

	Combined	% Change from Prior Year	% Change from Prior Month	Attached	Detached
Total Sales Volume December 2002	\$1,329,138,115	33.10%	13.91%	\$310,484,612	\$1,018,653,503
Average Sales Price December 2002	\$404,855	15.10%	-0.87%	\$291,809	\$459,060
Median Sales Price December 2002	\$340,000	19.26%	1.47%	\$258,000	\$377,000
Sold Listings December 2002	3283	21.20%	14.65%	1064	2219
Average Days on Market December 2002	41	-29.27%	-2.44%	35	44
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Total Sales Volume December 2001	\$889,161,679			\$196,178,983	\$692,982,696
Average Sales Price December 2001	\$343,704			\$240,121	\$391,516
Median Sales Price December 2001	\$274,500			\$204,000	\$307,000
Sold Listings December 2001	2587			817	1770
Average Days on Market December 2001	53			43	57
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Total Sales Volume YTD 2002	\$15,140,962,062	25.18%		\$3,507,960,008	\$11,633,002,054
Average Sales Price YTD 2002	\$387,753	15.45%		\$275,069	\$442,404
Median Sales Price YTD 2002	\$319,000	18.50%		\$237,900	\$355,000
Sold Listings YTD 2002	39048	11.50%		12753	26295
Average Days on Market YTD 2002	40	-2.50%		33	43
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Total Sales Volume YTD 2001	\$11,329,106,137			\$2,591,121,236	\$8,737,984,901
Average Sales Price YTD 2001	\$327,838			\$228,514	\$376,345
Median Sales Price YTD 2001	\$260,000			\$189,900	\$293,000
Sold Listings YTD 2001	34557			11339	23218
Average Days on Market YTD 2001	41			33	45