

Comparative Sales -- Existing Homes -- February 2005 San Diego County

	Combined	% Change from Prior Year	% Change from Prior Month	Attached	Detached
Total Sales Volume February 2005	\$1,419,667,621	1.33%	-3.97%	\$381,099,537	\$1,038,568,084
Average Sales Price February 2005	\$584,466	16.52%	-2.31%	\$431,108	\$672,212
Median Sales Price February 2005	\$490,000	19.51%	0.00%	\$380,000	\$550,000
Sold Listings February 2005	2429	-13.03%	-1.70%	884	1545
Average Days on Market February 2005	58	61.11%	0.00%	56	59
<hr/>					
Total Sales Volume February 2004	\$1,401,019,473			\$358,471,346	\$1,042,548,127
Average Sales Price February 2004	\$501,618			\$356,688	\$583,081
Median Sales Price February 2004	\$410,000			\$314,000	\$467,000
Sold Listings February 2004	2793			1005	1788
Average Days on Market February 2004	36			31	39
<hr/>					
Total Sales Volume YTD 2005	\$2,898,048,429	7.14%		\$749,065,299	\$2,148,983,130
Average Sales Price YTD 2005	\$591,438	17.26%		\$428,037	\$682,217
Median Sales Price YTD 2005	\$490,000	19.66%		\$380,000	\$550,000
Sold Listings YTD 2005	4900	-8.63%		1750	3150
Average Days on Market YTD 2005	58	52.63%		54	60
<hr/>					
Total Sales Volume YTD 2004	\$2,704,965,624			\$684,011,030	\$2,020,954,594
Average Sales Price YTD 2004	\$504,375			\$354,778	\$588,342
Median Sales Price YTD 2004	\$409,500			\$306,000	\$460,000
Sold Listings YTD 2004	5363			1928	3435
Average Days on Market YTD 2004	38			32	42