

Comparative Sales - Existing Homes - October 2008 San Diego County

		Attached			Detached		
		Sales	% Change from Prior Year	% Change from Prior Month	Sales	% Change from Prior Year	% Change from Prior Month
1	Total Sales Volume October 2008	\$263,407,453	25.772	-5.468	\$916,377,899	43.471	6.275
2	Average Sales Price October 2008	\$267,691	-36.731	-10.943	\$493,472	-32.939	-1.337
3	Median* Sales Price October 2008	\$200,550	-41.010	-12.760	\$365,000	-31.260	-2.660
4	Sold Listings October 2008	984	98.788	6.149	1,857	113.940	7.715
5	Average Days on Market October 2008	74	-7.500	1.370	71	-5.333	-2.740
6	Total Sales Volume October 2007	\$209,433,178			\$638,719,381		
7	Average Sales Price October 2007	\$423,097			\$735,852		
8	Median* Sales Price October 2007	\$340,000			\$531,000		
9	Sold Listings October 2007	495			868		
10	Average Days on Market October 2007	80			75		
11	Total Sales Volume YTD 2008	\$2,632,109,051	-20.568		\$8,506,495,417	-16.416	
12	Average Sales Price YTD 2008	\$328,973	-22.325		\$552,944	-25.647	
13	•	\$259,000	-28.050		\$412,000	-27.970	
14	Sold Listings YTD 2008	8,001	2.262		15,384	12.415	
	Average Days on Market YTD 2008	83	15.278		75	7.143	
16	Total Sales Volume YTD 2007	\$3,313,668,707			\$10,177,189,066		
17		\$423,526			\$743,675		
18	•	\$360,000			\$572,000		
19		7,824			13,685		
	Average Days on Market YTD 2007	72			70		
20	Average Days on Market 11D 2001	12			70		

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*The median home price is the price where half of the homes sold for more and half sold for less. It is a more typical price measure than average, which can be skewed high by a relative handful of million-dollar plus transactions.

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