

Comparative Sales - Existing Homes - May 2009 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 May 2009	\$231,930,555	-19.430	6.188	\$807,906,757	-11.505	2.337
2	Average Sales Price May 2009	\$256,277	-30.203	6.657	\$452,355	-23.892	4.228
3	Median* Sales Price May 2009	\$204,000	-28.420	13.330	\$340,000	-21.470	1.490
4	Sold Listings May 2009	905	15.434	-0.440	1,786	16.276	-1.814
5	Average Days on Market May 2009	78	-2.500	1.299	71	-4.054	-5.333
6	Total Sales Volume May 2008	\$287,862,863			\$912,940,918		
7	Average Sales Price May 2008	\$367,172			\$594,363		
8	Median* Sales Price May 2008	\$285,000			\$433,000		
9	Sold Listings May 2008	784			1,536		
10	Average Days on Market May 2008	80			74		
11	Total Sales Volume YTD 2009	\$1,041,097,406	-11.618		\$3,570,333,709	-5.603	
12	Average Sales Price YTD 2009	\$242,850	-33.492		\$422,775	-30.194	
13		\$187,500	-35.340		\$330,000	-25.000	
14	Sold Listings YTD 2009	4,287	32.889		8,445	35.228	
	Average Days on Market YTD 2009	77	-4.938		74	-5.128	
16	Total Sales Volume YTD 2008	\$1,177,957,078			\$3,782,240,143		
17	Average Sales Price YTD 2008	\$365,145			\$605,643		
18	•	\$290,000			\$440,000		
19		3,226			6,245		
	Average Days on Market YTD 2008	81			78		
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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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