

Comparative Sales - Existing Homes - July 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 July 2009	\$268,380,240	-2.953	-2.556	\$913,388,080	-4.408	8.325
2	Average Sales Price July 2009	\$259,555	-20.128	-4.252	\$475,228	-11.769	5.902
3	Median* Sales Price July 2009	\$210,188	-15.920	-2.230	\$371,000	-9.060	3.050
4	Sold Listings July 2009	1,034	21.504	1.772	1,922	8.343	2.288
5	Average Days on Market July 2009	72	-8.861	-10.000	69	-2.817	-4.167
6	Total Sales Volume July 2008	\$276,545,519			\$955,506,976		
1	Average Sales Price July 2008	\$324,965			\$538,617		
8	Median* Sales Price July 2008	\$250,000 851			\$408,000		
9	Sold Listings July 2008	79			1,774 71		
10	Average Days on Market July 2008	79			/1		
11	Total Sales Volume YTD 2009	\$1,623,512,455	-8.196		\$5,457,086,062	-6.090	
12	Average Sales Price YTD 2009	\$249,349	-28.359		\$434,239	-25.579	
13	Median* Sales Price YTD 2009	\$195,000	-29.850		\$340,000	-20.930	
14	Sold Listings YTD 2009	6,511	28.144		12,567	26.187	
15	Average Days on Market YTD 2009	77	-3.750		73	-3.947	
16 17		\$1,768,459,530 \$348,053			\$5,810,974,353 \$583,490		
18	Median* Sales Price YTD 2008	\$278,000			\$430,000		
19	Sold Listings YTD 2008	5,081			9,959		
20	Average Days on Market YTD 2008	80			76		

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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. Copyright 2009 San Diego Association of Realtors. Data for single-family attached and detached home sales through the Multiple Listing Service of Sandicor, Inc. Neither SDAR nor Sandicor guarantees or is responsible for its accuracy.