

Comparative Sales - Existing Homes - February 2010 San Diego County

| Sales % Change from Prior Year % Change from Prior Month % Change from Prior Year % Change from Prior Month % Change from Prior Year 1 Total Sales Volume February 2010 \$182,442,632 15.383 -6.000 \$612,745,439 15.060 2 Average Sales Price February 2010 \$257,687 8.213 -2.416 \$480,962 21.291 3 Median* Sales Price February 2010 \$215,000 16.210 2.380 \$370,000 10.440 | Prior Month 9.213 |
|---|-------------------|
| 2 Average Sales Price February 2010 \$257,687 8.213 -2.416 \$480,962 21.291 | |
| - Thomas outlook and the state of the state | 0.000 |
| · · · · · · · · · · · · · · · · · · · | -0.388 |
| 3 Median* Sales Price February 2010 \$215,000 16.210 2.380 \$370,000 10.440 | 1.640 |
| 4 Sold Listings February 2010 708 6.626 -3.673 1,274 -5.138 | 9.639 |
| 5 Average Days on Market February 2010 76 -3.797 -10.588 74 -2.631 | 4.225 |
| 6 Total Sales Volume February 2009 \$158,118,418 \$532,545,286 | |
| 7 Average Sales Price February 2009 \$238,130 \$396,534 | |
| 8 Median* Sales Price February 2009 \$185,000 \$335,000 | |
| 9 Sold Listings February 2009 664 1,343 | |
| 10 Average Days on Market February 2009 79 76 | |
| 11 Total Sales Volume YTD 2010 \$386,126,991 4.811 \$1,204,687,989 0.747 | |
| 12 Average Sales Price YTD 2010 \$258,798 6.497 \$478,051 17.818 | |
| 13 Median* Sales Price YTD 2010 \$210,000 12.900 \$365,000 11.280 | |
| 14 Sold Listings YTD 2010 1,492 -1.583 2,520 -14.489 | |
| 15 Average Days on Market YTD 2010 81 5.195 72 -4.000 | |
| 16 Total Sales Volume YTD 2009 \$368,402,220 \$1,195,758,702 | |
| 17 Average Sales Price YTD 2009 \$243,009 \$405,755 | |
| 18 Median* Sales Price YTD 2009 \$186,000 \$328,000 | |
| 19 Sold Listings YTD 2009 1,516 2,947 | |
| 20 Average Days on Market YTD 2009 77 75 | |

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Print Date: 3/5/2010 8:18:01AM

*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.