

Comparative Sales - Existing Homes - February 2013 San Diego County

Sales from Prior Year Prior Month Sales Prior Year Prior Year 1 Total Sales Volume February 2013 \$238,742,755 28.362 15.841 \$787,093,892 14.972 0 2 Average Sales Price February 2013 \$313,311 26.172 2.311 \$521,946 14.667 3 3 Median* Sales Price February 2013 \$250,000 25.940 2.040 \$410,000 13.880 5 4 Sold Listings February 2013 762 1.736 13.224 1,508 0.266 -3				Attach	Detached			
2 Average Sales Price February 2013 \$313,311 26.172 2.311 \$521,946 14.667 3 3 Median* Sales Price February 2013 \$250,000 25.940 2.040 \$410,000 13.880 5 4 Sold Listings February 2013 762 1.736 13.224 1,508 0.266 -3 5 Average Days on Market February 2013 74 -26.733 -6.329 70 -22.222 -4 6 Total Sales Volume February 2012 \$185,991,927 \$684,596,818 7 Average Sales Price February 2012 \$248,320 \$455,184 8 Median* Sales Price February 2012 \$198,500 \$360,000 9 Sold Listings February 2012 749 1,504	Sales					Sales	_	% Change from Prior Month
3 Median* Sales Price February 2013 \$250,000 25.940 2.040 \$410,000 13.880 5 4 Sold Listings February 2013 762 1.736 13.224 1,508 0.266 -3 5 Average Days on Market February 2013 74 -26.733 -6.329 70 -22.222 -4 6 Total Sales Volume February 2012 \$185,991,927 \$684,596,818 7 Average Sales Price February 2012 \$248,320 \$455,184 8 Median* Sales Price February 2012 \$198,500 \$360,000 9 Sold Listings February 2012 749 1,504	\$238,742,75	1 Total Sales Volume February 2013	/olume February 20°	ruary 2013 \$238,742,755 28.3	62 15.841	\$787,093,892	14.972	0.492
4 Sold Listings February 2013 762 1.736 13.224 1,508 0.266 -3 5 Average Days on Market February 2013 74 -26.733 -6.329 70 -22.222 -4 6 Total Sales Volume February 2012 \$185,991,927 \$684,596,818 7 Average Sales Price February 2012 \$248,320 \$4455,184 8 Median* Sales Price February 2012 \$198,500 \$360,000 9 Sold Listings February 2012 749 1,504	\$313,31	2 Average Sales Price February 2013	es Price February 20	bruary 2013 \$313,311 26.1	72 2.311	\$521,946	14.667	3.891
5 Average Days on Market February 2013 74 -26.733 -6.329 70 -22.222 -4 6 Total Sales Volume February 2012 \$185,991,927 \$684,596,818 7 Average Sales Price February 2012 \$248,320 \$455,184 8 Median* Sales Price February 2012 \$198,500 \$360,000 9 Sold Listings February 2012 749 1,504	\$250,00	3 Median* Sales Price February 2013	es Price February 20	oruary 2013 \$250,000 25.9	40 2.040	\$410,000	13.880	5.120
6 Total Sales Volume February 2012 \$185,991,927 \$684,596,818 7 Average Sales Price February 2012 \$248,320 \$455,184 8 Median* Sales Price February 2012 \$198,500 \$360,000 9 Sold Listings February 2012 749 1,504	76	4 Sold Listings February 2013	February 2013	2013 762 1.75	36 13.224	1,508	0.266	-3.271
7 Average Sales Price February 2012 \$248,320 \$455,184 8 Median* Sales Price February 2012 \$198,500 \$360,000 9 Sold Listings February 2012 749 1,504	7	5 Average Days on Market February 2013	s on Market Februar	t February 2013 74 -26.7	33 -6.329	70	-22.222	-4.109
7 Average Sales Price February 2012 \$248,320 \$455,184 8 Median* Sales Price February 2012 \$198,500 \$360,000 9 Sold Listings February 2012 749 1,504	\$185,991,92	6 Total Sales Volume February 2012	/olume February 20 [.]	ruary 2012 \$185,991,927		\$684,596,818		
8 Median* Sales Price February 2012 \$198,500 \$360,000 9 Sold Listings February 2012 749 1,504		,	,					
9 Sold Listings February 2012 749 1,504	\$198,50		•	•		\$360,000		
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	10	•	•			90		
11 Total Sales Volume YTD 2013 \$455,962,059 22.463 \$1,629,420,614 17.167	\$455,962.0{	11 Total Sales Volume YTD 2013	Volume YTD 2013) 2013 \$455,962,059 22. <i>4</i>	63	\$1,629,420,614	17.167	
12 Average Sales Price YTD 2013 \$308,082 23.042 \$511,111 12.683					42		12.683	
13 Median* Sales Price YTD 2013 \$248,250 24.120 \$400,000 14.280	\$248,25	•				·		
14 Sold Listings YTD 2013 1,480 -0.471 3,188 3.979	1,48				71	3,188	3.979	
15 Average Days on Market YTD 2013 76 -29.630 72 -23.404	7	<u> </u>			30	72	-23.404	
16 Total Sales Volume YTD 2012 \$372,327,555 \$1,390,686,811	\$372 327 5 <i>i</i>	16 Total Sales Volume VTD 2012	/oluma VTD 2012	3 2012 \$372 327 555		\$1 390 686 811		
17 Average Sales Price YTD 2012 \$250,388 \$453,583								
18 Median* Sales Price YTD 2012 \$200,000 \$350,000		•		,		. ,		
19 Sold Listings YTD 2012 1,487 3,066								
20 Average Days on Market YTD 2012 108 94	•	-		*		·		

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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.