

## Comparative Sales - Existing Homes - February 2014 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 February 2014	\$259,192,337	8.565	3.315	\$796,274,297	1.166	0.407
2	Average Sales Price February 2014	\$359,490	14.739	-2.130	\$596,907	14.362	-7.345
3	Median* Sales Price February 2014	\$299,900	19.960	-1.670	\$470,000	14.630	-1.050
4	Sold Listings February 2014	721	-5.380	5.564	1,334	-11.538	8.367
5	Average Days on Market February 2014	56	-24.324	-8.197	54	-22.857	-1.818
6	Total Sales Volume February 2013	\$238,742,755			\$787,093,892		
7	Average Sales Price February 2013	\$313,311			\$521,946		
8	Median* Sales Price February 2013	\$250,000			\$410,000		
9	Sold Listings February 2013	762			1,508		
10	Average Days on Market February 2013	74			70		
11	Total Sales Volume YTD 2014	\$527,777,349	11.897		\$1,631,595,939	-2.985	
12	Average Sales Price YTD 2014	\$360,750	18.245		\$618,263	22.160	
13	Median* Sales Price YTD 2014	\$300,000	22.440		\$470,000	17.790	
14	Sold Listings YTD 2014	1,463	-5.369		2,639	-20.584	
15	Average Days on Market YTD 2014	59	-23.377		55	-24.658	
16	Total Sales Volume YTD 2013	\$471,664,978			\$1,681,800,314		
17	Average Sales Price YTD 2013	\$305,087			\$506,109		
	Median* Sales Price YTD 2013	\$245,000			\$399,000		
19		1,546			3,323		
	Average Days on Market YTD 2013	77			73		
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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.