

**Comparative Sales -- Existing Homes -- April 2004
San Diego County**

Apr-04

	Combined	% Change from Prior Year	% Change from Prior Month	Attached	Detached
Total Sales Volume April 2004	\$2,140,452,941	40.91	23.13	\$513,155,246	\$1,627,297,695
Average Sales Price April 2004	\$565,360	34.91	8.69	\$398,722	\$651,180
Median Sales Price April 2004	\$460,000	31.43	5.75	\$344,000	\$525,000
Sold Listings April 2004	3,786	4.44	13.29	1,287	2,499
Average Days on Market				17	32
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Total Sales Volume April 2003	\$1,519,065,370			\$387,503,786	\$1,131,561,584
Average Sales Price April 2003	\$419,053			\$310,003	\$476,447
Median Sales Price April 2003	\$350,000			\$269,762	\$390,500
Sold Listings April 2003	3,625			1,250	2,375
Average Days on Market				39	49
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Total Sales Volume YTD 2004	\$6,689,980,828	31.30	NA	\$1,651,979,462	\$5,038,001,366
Average Sales Price YTD 2004	\$527,601	25.78	2.81	\$374,429	\$609,337
Median Sales Price YTD 2004	\$430,000	24.64	2.38	\$325,000	\$489,950
Sold Listings YTD 2004	12,680	4.39	NA	4,412	8,268
Average Days on Market					
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Total Sales Volume YTD 2003	\$5,095,212,024			\$1,219,407,903	\$3,875,804,121
Average Sales Price YTD 2003	\$419,463			\$302,508	\$477,551
Median Sales Price YTD 2003	\$345,000			\$265,000	\$385,000
Sold Listings YTD 2003	12,147			4,031	8,116
Average Days on Market					