

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

May-04

	Combined	% Change from Prior Year	% Change from Prior Month	Attached	Detached
Total Sales Volume May 2004	\$2,006,585,747	21.40%	-11.32%	\$476,631,935	\$1,529,953,812
Average Sales Price May 2004	\$592,437	35.63%	5.93%	\$423,297	\$676,671
Median Sales Price May 2004	\$488,000	35.56%	6.67%	\$370,000	\$549,900
Sold Listings May 2004	3,387	-10.49%	-16.29%	1,126	2,261
Average Days on Market				20	33
<hr/>					
Total Sales Volume May 2003	\$1,571,894,564			\$387,811,871	\$1,184,082,693
Average Sales Price May 2003	\$436,274			\$318,401	\$496,471
Median Sales Price May 2003	\$360,000			\$274,500	\$405,000
Sold Listings May 2003	3,603			1,218	2,385
Average Days on Market				39	45
<hr/>					
Total Sales Volume YTD 2004	\$8,853,919,319	33.13%		\$2,175,145,403	\$6,678,773,916
Average Sales Price YTD 2004	\$539,446	27.42%		\$382,813	\$622,381
Median Sales Price YTD 2004	\$440,000	25.71%		\$332,000	\$500,000
Sold Listings YTD 2004	16,413	4.48%		5,682	10,731
Average Days on Market					
<hr/>					
Total Sales Volume YTD 2003	\$6,667,251,588			\$1,607,364,774	\$5,059,886,814
Average Sales Price YTD 2003	\$423,291			\$306,165	\$481,848
Median Sales Price YTD 2003	\$349,900			\$267,000	\$389,000
Sold Listings YTD 2003	15,751			5,250	10,501
Average Days on Market					