

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

		% Change from			
	Combined	Prior Year	Prior Month	Attached	Detached
Total Sales Volume August 2004	\$1,978,582,560	-6.58%	-14.96%	\$479,074,733	\$1,499,507,827
Average Sales Price August 2004	\$593,634	21.96%	2.08%	\$437,911	\$669,722
Median Sales Price August 2004	\$500,000	22.98%	2.60%	\$375,000	\$555,000
Sold Listings August 2004	3,333	-36.57%	-17.40%	1,094	2,239
Average Days on Market	29	-34.48%	17.24%	25	31
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Total Sales Volume August 2003	\$2,108,698,131			\$493,302,062	\$1,615,396,069
Average Sales Price August 2003	\$463,247			\$324,754	\$532,607
Median Sales Price August 2003	\$385,100			\$290,000	\$434,500
Sold Listings August 2003	4,552			1,519	3,033
Average Days on Market	39			33	42
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Total Sales Volume YTD 2004	\$15,816,354,996	21.82%		\$3,937,958,274	\$11,878,396,722
Average Sales Price YTD 2004	\$559,653	21.72%		\$402,120	\$643,188
Median Sales Price YTD 2004	\$460,000	21.74%		\$350,000	\$525,000
Sold Listings YTD 2004	28,261	0.13%		9,793	18,468
Average Days on Market	28	-50.00%		22	31
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Total Sales Volume YTD 2003	\$12,364,807,394			\$2,924,439,087	\$9,440,368,307
Average Sales Price YTD 2003	\$438,096			\$311,874	\$500,895
Median Sales Price YTD 2003	\$360,000			\$274,900	\$405,000
Sold Listings YTD 2003	28,224			9,377	18,847
Average Days on Market	42			38	45