

Comparative Sales -- Existing Homes -- November 2004 San Diego County

		% Change from			
	Combined	Prior Year	Prior Month	Attached	Detached
Total Sales Volume November 2004	\$1,566,050,088	0.46%	-16.50%	\$380,754,119	\$1,185,295,969
Average Sales Price November 2004	\$586,975	17.80%	0.92%	\$436,144	\$660,332
Median Sales Price November 2004	\$490,000	20.41%	0.00%	\$375,000	\$545,000
Sold Listings November 2004	2668	-21.10%	-17.58%	873	1795
Average Days on Market November 2004	46	19.57%	10.87%	43	48
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Total Sales Volume November 2003	\$1,558,858,210			\$382,132,912	\$1,176,725,298
Average Sales Price November 2003	\$482,469			\$345,509	\$553,753
Median Sales Price November 2003	\$390,000			\$287,000	\$440,000
Sold Listings November 2003	3231			1106	2125
Average Days on Market November 2003	37			34	39
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Total Sales Volume YTD 2004	\$21,536,622,938	19.09%		\$5,385,154,485	\$16,151,468,453
Average Sales Price YTD 2004	\$565,103	21.22%		\$409,113	\$647,405
Median Sales Price YTD 2004	\$470,000	21.70%		\$355,000	\$530,000
Sold Listings YTD 2004	38111	-2.70%		13163	24948
Average Days on Market YTD 2004	31	-29.03%		25	34
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Total Sales Volume YTD 2003	\$17,425,743,967			\$4,200,564,336	\$13,225,179,631
Average Sales Price YTD 2003	\$445,216			\$318,032	\$509,995
Median Sales Price YTD 2003	\$368,000			\$277,500	\$412,500
Sold Listings YTD 2003	39140			13208	25932
Average Days on Market YTD 2003	40			36	43