

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

	Combined	% Change from Prior Year	% Change from Prior Month	Attached	Detached
Total Sales Volume December 2004	\$1,691,629,018	1.60%	1.93%	\$374,672,860	\$1,316,956,158
Average Sales Price December 2004	\$595,644	19.28%	2.24%	\$420,037	\$676,056
Median Sales Price December 2004	\$500,000	19.00%	2.50%	\$377,000	\$560,000
Sold Listings December 2004	2840	-21.90%	-0.32%	892	1948
Average Days on Market December 2004	54	27.78%	16.67%	50	56
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Total Sales Volume December 2003	\$1,664,605,920			\$401,147,973	\$1,263,457,947
Average Sales Price December 2003	\$480,822			\$347,615	\$547,425
Median Sales Price December 2003	\$405,000			\$300,000	\$449,900
Sold Listings December 2003	3462			1154	2308
Average Days on Market December 2003	39			34	42
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Total Sales Volume YTD 2004	\$23,165,038,087	17.62%		\$5,787,241,974	\$17,377,796,113
Average Sales Price YTD 2004	\$566,978	20.96%		\$409,774	\$650,026
Median Sales Price YTD 2004	\$470,000	21.28%		\$355,000	\$535,000
Sold Listings YTD 2004	40857	-4.23%		14123	26734
Average Days on Market YTD 2004	33	-21.21%		27	36
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Total Sales Volume YTD 2003	\$19,083,428,187			\$4,600,960,409	\$14,482,467,778
Average Sales Price YTD 2003	\$448,136			\$320,423	\$513,108
Median Sales Price YTD 2003	\$370,000			\$280,000	\$415,000
Sold Listings YTD 2003	42584			14359	28225
Average Days on Market YTD 2003	40			36	43