



For Immediate Release

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August 2009 Monthly Housing Statistics from SDAR

Median prices increase for fifth consecutive month

(SAN DIEGO, Calif. – September 9, 2009) Attached are the 2009 August Multiple Listing Service (MLS) statistics provided by the [San Diego Association of REALTORS®](http://www.sdar.com).

August sold listings are outpacing last year and are up nearly 25 percent year-to-date. Median prices continue to rise and are at an increase for the fifth straight month. The median price in August was \$375,000 for single-family homes, and \$226,575 for condos/townhouses. While August's sold listings were at a slight decrease from last month, there were still more than 2,600 properties sold and at a quicker speed than we've seen in the past. Properties averaged less than 70 days on the market.

“These numbers accurately reflect what Chief Economist for NAR, Lawrence Yun forecasted at this month's regional real estate summit,” says Erik Weichelt, 2009 SDAR President. “At the summit, Yun shared his prediction that our local market was on a slow and steady upward swing and these numbers clearly support that prognosis. With less than two months of housing inventory currently on the market, and an influx of new buyers as a result of the \$8,000 tax credit, it is only natural that the median price will be at an increase and the market will see improvement.”

Here are highlights of the statistics:

Total Sold Listings Comparing August 2009 to July 2009

- **Detached: 12.2 percent decrease**
August 2009 = 1,687 July 2009 = 1,922
- **Attached: 9.6 percent decrease**
August 2009 = 935 July 2009 = 1,034

Median Sales Price Comparing August 2009 to July 2009

- **Detached: 1.0 percent increase**
August 2009 = \$375,000 July 2009 = \$371,000
- **Attached: 7.8 percent increase**
August 2009 = \$226,575 July 2009 = \$210,188

Total Sales Volume Comparing August 2009 to July 2009



- **Detached: 11.4 percent decrease**
August 2009 = \$809,609,684 July 2009 = \$913,388,080
- **Attached: 5.0 percent decrease**
August 2009 = \$254,967,554 July 2009 = \$268,380,240

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