



For Immediate Release

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December 2009 Monthly Housing Statistics from SDAR

Monthly and Yearly Sales Continue to Rise

(SAN DIEGO, Calif. – January 8, 2010) Attached are the 2009 December Multiple Listing Service (MLS) statistics provided by the [San Diego Association of REALTORS®](http://www.sdar.com).

In December the number of sold listings increased substantially from the previous month while the median price only deviated slightly. Sold listings increased by 18 percent for detached homes and 6.7 percent for attached properties. The median sales price for detached homes also increased 2.7 percent from November while the median sales price for attached homes decreased slightly by 3.2 percent.

For 2009 overall, sales increased 16.5 percent for detached and attached homes increased 17.8 percent.

Despite recent increases, year to date median sales prices decreased from 2008. The median sales price for detached properties in 2009 was \$355,000 compared to \$400,000 in 2008, which is an 11.3 percent decrease. For attached properties the median sales price in 2008 was \$245,000 while in 2009 it was \$205,000, a 16.3 percent decrease. Meanwhile, comparing December 2009 to the same time in 2008, we see a large increase of 10.2 percent for detached properties and 7.5 percent for attached. The year to date price is also at a vast improvement to where the San Diego market was in 2008 when the year to date median sales price was down 30 percent from 2007.

“We are pleased that sales in 2009 were up significantly over the previous year. Clearly consumers are taking advantage of the tax credit, low interest rates, an ample supply of short sale properties, as well as the great deals in our market,” says 2010 SDAR President Mark Marquez. “Although the median sales price decreased since 2008, we remain optimistic after seeing an upward trend in median sales for the last 6 months of 2009. With such limited inventory available, we expect to see median prices continuing in that direction.”

Here are highlights of the statistics:

Total Sold Listings Comparing December 2009 to November 2009

- **Detached: 18.1 percent increase**
December 2009 = 1,856 November 2009 = 1,571
- **Attached: 6.7 percent increase**
December 2009 = 940 November 2009 = 881

Total Sold Listings Comparing December 2009 to December 2008

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- **Detached: 16.4 percent increase**
December 2009 = 1,856 December 2008 = 1,594
- **Attached: 11.1 percent increase**
December 2009 = 940 December 2008 = 846

Total Sold Listings Comparing 2009 to 2008

- **Detached: 16.5 percent increase**
2009 = 22,243 2008 = 18,686
- **Attached: 17.8 percent increase**
2009 = 11,773 2008 = 9,787

Median Sales Price Comparing December 2009 to November 2009

- **Detached: 2.7 percent increase**
December 2009 = \$385,000 November 2009 = \$375,000
- **Attached: 3.2 percent decrease**
December 2009 = \$215,000 November 2009 = \$222,000

Median Sales Price Comparing December 2009 to December 2008

- **Detached: 10.2 percent increase**
December 2009 = \$385,000 December 2008 = \$349,450
- **Attached: 7.5 percent increase**
December 2009 = \$215,000 December 2008 = \$200,000

Annual Median Sales Price Comparing 2009 to 2008

- **Detached: 11.3 percent decrease**
2009 = \$355,000 2008 = \$400,000
- **Attached: 16.3 percent decrease**
2009 = \$205,000 2008 = \$245,000

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