



For Immediate Release

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August 2010 Monthly Housing Statistics from SDAR

Sales rise from previous month; annual median price up from 2009

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

Sales of properties in San Diego County during the month of August increased slightly since July, which saw a significant drop in sales. Sales of detached properties increased just over 1 percent while sales of attached properties increases almost 3 percent. When compared to August of last year, detached home sales are down 2.6 percent and almost 4.3 percent for attached homes. However, 2010 year-to-date sales outpace 2009 sales so far with sales for single family homes up 4.5 percent and up 2 percent for condos and other attached properties.

The median sales price for both types of properties changed only slightly since July; an approximate 1 percent drop. Comparing August of this year to last year, detached properties posted just over a 2.5 percent increase, while median price for attached units dropped by about 3 percent. The median sales price for 2010 so far remains about 10 percent higher than that of 2009.

“We are pleased to see a pick-up in sales since July. It is likely that this trend will continue into fall,” says Mark Marquez, 2010 SDAR President. “Even though median sales price didn’t change drastically from the previous month, it continues to hover around 10 percent higher than last year, which is a positive sign. More property owners who might have been waiting to sell now have more incentive to put their home on the market. These traditional sales will help with inventory in the coming year as we start to see less distressed properties. The reality of historically low 4 percent interest rates will continue to drive buyers into the market.”

Here are highlights of the statistics:

Total Sold Listings Comparing August 2010 to July 2010

- **Detached: 1.2 percent increase**
August 2010 = 1,682 July 2010 = 1,662
- **Attached: 2.8 percent increase**
August 2010 = 895 July 2010 = 870

Total Sold Listings Comparing August 2010 to August 2009



- **Detached: 2.6 percent decrease**
August 2010 = 1,682 August 2009 = 1,687
- **Attached: 4.3 percent decrease**
August 2010 = 895 August 2009 = 935

Total Year-to-Date Sold Listings Comparing 2010 to 2009

- **Detached: 4.5 percent decrease**
2010 = 14,098 2009 = 14,767
- **Attached: 2 percent increase**
2010 = 7,867 2009 = 7,715

Median Sales Price Comparing August 2010 to July 2010

- **Detached: 1.3 percent decrease**
August 2010 = \$385,000 July 2010 = \$390,000
- **Attached: 1 percent increase**
August 2010 = \$220,000 July 2010 = \$217,750

Median Sales Price Comparing August 2010 to August 2009

- **Detached: 2.6 percent increase**
August 2010 = \$385,000 August 2009 = \$375,000
- **Attached: 2.9 percent decrease**
August 2010 = \$220,000 August 2009 = \$226,575

Year-to-Date Median Sales Price Comparing 2010 to 2009

- **Detached: 11.6 percent increase**
2010 = \$385,000 2009 = \$345,000
- **Attached: 10 percent increase**
2010 = \$220,000 August 2009 = \$200,000

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