



For Immediate Release

CONTACT:

Contact: Lizzie Younkin, Bailey Gardiner, (619) 295-8232, ext.122, lizzie@baileygardiner.com
Molly Kirkland, Director of Communications, (858) 715-8026, mkirkland@sdar.com

February 2011 Monthly Housing Statistics from SDAR

Sales of Properties See Slight Increase since January

(SAN DIEGO, Calif. – March 9, 2011) Attached are the February 2011 Multiple Listing Service (MLS) statistics provided by the [San Diego Association of REALTORS®](http://www.sdar.com) (SDAR).

The February sold listing data shows a 3 percent overall increase in sales since last month. Sales of detached properties increased 7.8 percent since January; however, there was a 5 percent decrease for attached properties. Compared to February of 2010, detached home sales only increased by 0.2 percent, while sales of attached units decreased by just over 6 percent.

The median sales price for detached properties decreased 2.6 percent since January, while the price of attached properties increased 1.5 percent. Prices compared to February of last year were down for both detached and attached properties, 3 percent and 5.6 percent, respectively.

“February’s sales statistics give us some positive indicators,” says Bob Kevane, 2011 SDAR President. “The uptick in sales is always a positive sign. While median price may have dipped slightly, there was not a major change. We are heading into the peak buying season and we’ll see more competition in the market place which should boost median sales prices some. With the threat of the phasing out of Fannie Mae and Freddie Mac looming, potential buyers would be wise to take advantage of existing rates before borrowing costs potentially increase.”

Here are highlights of the statistics:

Total Sold Listings Comparing February 2011 to January 2011

- **Detached: 7.85 percent increase**
February 2011 = 1,277 January 2011 = 1,184
- **Attached: 5.15 percent decrease**
February 2011 = 663 January 2011 = 699

Total Sold Listings Comparing February 2011 to February 2010

- **Detached: 0.23 percent increase**
February 2011 = 1,277 February 2010 = 1,274
- **Attached: 6.35 percent decrease**
February 2011 = 663 February 2010 = 708



Median Sales Price Comparing February 2011 to January 2011

- **Detached: 2.6 percent decrease**
February 2011 = \$359,000 January 2011 = \$368,750
- **Attached: 1.5 percent increase**
February 2011 = \$203,000 January 2011 = \$200,000

Median Sales Price Comparing February 2011 to February 2010

- **Detached: 2.97 percent decrease**
February 2011 = \$359,000 February 2010 = \$370,000
- **Attached: 5.58 percent decrease**
February 2011 = \$203,000 February 2010 = \$215,000

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