



For Immediate Release

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First Quarter and March 2011 Housing Statistics from SDAR

Sales of properties increase significantly since February

(SAN DIEGO, Calif. – April 8, 2011) Attached are the March 2011 Multiple Listing Service (MLS) statistics provided by the [San Diego Association of REALTORS®](http://www.sdar.com) (SDAR).

March sales of properties in San Diego County increased 36 percent since February. Sales of detached properties increased 36.1 percent while attached properties increased by 36.35 percent. Compared to March of 2010, detached home sales only increased by 0.29 percent; and sales of attached units were down by nearly 6 percent. Taking a look at the first quarter of 2011, sales did not outperform the same quarter in 2010. Sales of detached homes are down by 4 percent and sales of condos and townhomes are down by almost 9.5 percent compared to last year.

The overall median sales price in the county also increased 5 percent since February. The median sales price for detached properties increased 7.2 percent since February, while the price of attached properties increased by almost 3.5 percent. Median sales prices posted slightly lower numbers for the first quarter of this year when compared to 2010. The median price for detached homes is down only 1.33 percent, while for attached units it decreased 4.65 percent.

“The March sales numbers are just what we hoped for and expected heading into spring,” says Bob Kevane, 2011 SDAR President. “There is a lot of very affordable inventory for buyers to choose from right now and median prices are still relatively stable. Interest rates are still historically low, but the future of mortgage loans is unclear. Federal regulators have proposed requiring high down payments which could lead to higher interest rates and fees. This would likely have a negative impact on the housing recovery by pricing many out of the market.”

Here are highlights of the statistics:

Total Sold Listings Comparing March 2011 to February 2011

- **Detached: 36.10 percent increase**
March 2011 = 1,738 February 2011 = 1,277
- **Attached: 36.35 percent increase**
March 2011 = 904 February 2011 = 663

Total Sold Listings Comparing March 2011 to March 2010

- **Detached: .29 percent increase**
March 2011 = 1,738 March 2010 = 1,733



- **Attached: 5.93 percent decrease**
March 2011 = 904 March 2010 = 961

Total Sold Listings Comparing 1st Quarter 2011 to 1st Quarter 2010

- **Detached: 4 percent decrease**
2011 = 4,347 2010 = 4,532
- **Attached: 9.45 percent decrease**
2011 = 2,357 2010 = 2,603

Median Sales Price Comparing March 2011 to February 2011

- **Detached: 7.24 percent increase**
March 2011 = \$385,000 February 2011 = \$359,000
- **Attached: 3.44 percent increase**
March 2011 = \$210,000 February 2011 = \$203,000

Median Sales Price Comparing March 2011 to March 2010

- **Detached: 3.02 percent decrease**
March 2011 = \$385,000 March 2010 = \$397,000
- **Attached: 6.66 percent decrease**
March 2011 = \$210,000 March 2010 = \$225,000

Median Sales Price Comparing 1st Quarter 2011 to 1st Quarter 2010

- **Detached: 1.33 percent decrease**
2011 = \$370,000 2010 = \$375,000
- **Attached: 4.65 percent decrease**
2011 = \$205,000 2010 = \$215,000

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