



For Immediate Release

CONTACT: Dana Varga, Interim Director of Marketing and Communications
(858) 699-8475 or dvarga@sdar.com.

July 2012 Housing Statistics from SDAR *Number of sold listings edge down; median prices move higher*

(SAN DIEGO, Calif. – August 7, 2012) The San Diego Association of REALTORS® (SDAR) released the July 2012 housing statistics compiled from the Multiple Listing Service (MLS).

Sold listings of resale homes dropped last month after having risen strongly for the first half of the year. The number of sales of single-family homes (detached properties) and condo/townhomes (attached properties) were down over 5 percent from June; however, they were still higher than a year ago.

Median prices for resale homes moved in a positive direction in July. Single-family (detached) homes saw a slight increase compared to June, while condos and townhomes prices rose by nearly 4 and a half percent. When compared to a year ago in July, single-family home prices are up over 5 percent and condos/townhomes saw a significant jump of 14.5 percent. Year-to-date, median prices across the board are up nearly 2 percent compared 2011.

“As the inventory of resale homes has decreased rapidly, it seemed inevitable that the number of homes being sold would drop off too,” said SDAR 2012 President Donna Sanfilippo. “Now we’re seeing multiple and competitive offers on homes. I can’t stress enough that this is the time to act if you’re waiting to sell or buy your next home.”

HIGHLIGHTS OF THE LATEST HOUSING STATISTICS INCLUDE:

TOTAL SOLD LISTINGS Comparing July 2012 to June 2012 (previous month)

- **Single-Family: 5.7% Decrease**
July 2012 = 2,062 June 2012 = 2,187
- **Condos/Townhomes: 5.1% Decrease**
July 2012 = 881 June 2012 = 928

TOTAL SOLD LISTINGS Comparing July 2012 to July 2011 (previous year)

- **Single-family: 16.7% Increase**
July 2012 = 2,062 July 2011 = 1,767
- **Condos/Townhouse: 3.2% Increase**
July 2012 - 881 July 2011 = 854



MEDIAN SALES PRICE Comparing July 2012 to June 2012 (previous month)

- **Single-Family: 1.3% Increase**
July 2012 = \$395,000 June 2012 = \$390,000
- **Condos/Townhomes = 4.4% Increase**
July 2012 = \$234,990 June 2012 = \$225,000

MEDIAN SALES PRICE Comparing July 2012 to July 2011 (previous year)

- **Single-Family: 5.3% Increase**
July 2012 = \$395,000 July 2011 = \$375,000
- **Condos/Townhomes: 14.5% Increase**
July 2012 = \$234,990 July 2011 = \$205,250

#

[The San Diego Association of REALTORS®](#) is dedicated to the preservation of private property rights and to the promotion and protection of the business interests of our REALTOR® members.