



For Immediate Release

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April 2012 Housing Statistics from SDAR

Sold listings rise for third straight month; median prices remain stable

(SAN DIEGO, Calif. – May 8, 2012) The San Diego Association of REALTORS® (SDAR) released the April 2012 housing statistics compiled from the Multiple Listing Service (MLS).

Sales of existing properties rose for the third straight month. In April, single-family (detached) sales increased 7 percent compared to March, and are up nearly 14 percent from April of last year. Sales of condos and townhomes (attached properties), while they have risen for three months, are still lower than a year ago.

Median prices for single-family homes in April were essentially unchanged from March (\$365,000), but have held on to a positive trend since the beginning of the year. The April median price for condos and townhomes has wavered in the past few months (and even the past year) at around \$210,000.

“As distressed properties are flushed out of the market, we look forward to a continued rise in resale home prices. Sales are certainly fired up this spring, while the inventory of resale homes continues to drop significantly,” said Donna Sanfilippo, 2012 SDAR President. “The stability of prices gives us some relief.”

HIGHLIGHTS OF THE LATEST HOUSING STATISTICS INCLUDE:

TOTAL SOLD LISTINGS Comparing April 2012 to March 2012 (previous month)

- **Detached: 7.1 percent increase**
April 2012 = 2,027 March 2012 = 1,892
- **Attached: 5.6 percent increase**
April 2012 = 927 March 2012 = 878

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

- **Detached: 13.7 percent increase**
April 2012 = 2,027 April 2011 = 1,783
- **Attached: 2.4 percent decrease**
April 2012 = 927 April 2011 = 950



MEDIAN SALES PRICE Comparing April 2012 to March 2012 (previous month)

- **Detached: Unchanged**
April 2012 = \$365,000 March 2012 = \$364,450
- **Attached: 4.5 percent decrease**
April 2012 = \$210,000 March 2012 = \$220,000

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

- **Detached: 2.6 percent decrease**
April 2012 = \$365,000 April 2011 = \$375,000
- **Attached: Unchanged**
April 2012 = \$210,000 April 2011 = \$210,000

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