



For Immediate Release

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May 2012 Housing Statistics from SDAR

Median prices turn positive; single-family sold listings have been rising all year

(SAN DIEGO, Calif. – June 6, 2012) The San Diego Association of REALTORS® (SDAR) released the May 2012 housing statistics compiled from the Multiple Listing Service (MLS).

Median sales prices for both single-family (detached) and condominiums and townhomes (detached) turned positive in the past month. Single-family properties increased by over 4 percent in May compared to April, and condos and townhomes fared even better with a 9.5 percent increase. Compared to May of last year, single-family home prices remained unchanged (\$380,000), but prices of attached homes were up 7.5 percent (\$230,000).

Sold listings continue their strong march forward, for the fourth month in a row. Sales of detached homes were up over 8 percent in May compared to April, while attached listings were unchanged. Notably, single-family sold listings in May were up more than 26 percent compared to the same month last year, and condos/townhomes are also slightly higher than a year ago.

“I’m optimistic when I see that median prices have not only stabilized, they are inching upward,” said Donna Sanfilippo, 2012 SDAR President. “Home sales are up across the country, not only in San Diego. People are getting the message that interest rates are about as low as they can get, so it must be time to get off the fence.”

HIGHLIGHTS OF THE LATEST HOUSING STATISTICS INCLUDE:

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

- **Detached: 8.4 percent increase**
May 2012 = 2,198 April 2012 = 2,027
- **Attached: 0.6 percent increase (unchanged)**
May 2012 = 933 April 2012 = 927

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

- **Detached: 26.4 percent increase**
May 2012 = 2,198 May 2011 = 1,783
- **Attached: 2.8 percent increase**
May 2012 = 933 May 2011 = 950



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

- **Detached: 4.1 percent increase**
May 2012 = \$380,000 April 2012 = \$365,000
- **Attached: 9.5 percent increase**
May 2012 = \$230,000 April 2012 = \$210,000

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

- **Detached: Unchanged**
May 2012 = \$380,000 May 2011 = \$380,000
- **Attached: 7.2 percent increase**
May 2012 = \$230,000 May 2011 = \$214,500

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