



Price Range: All | Properties: Condo - TwnHm

Market Profile & Trends Overview

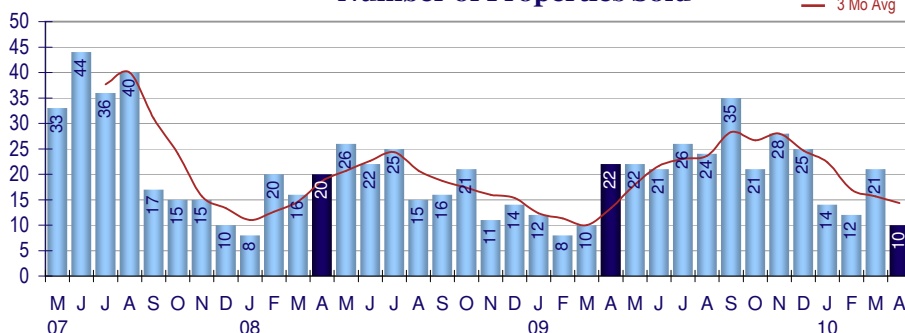
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$409,500	-1%		-6%				
Average List Price of all Current Listings	\$469,830	1%		-7%				
April Median Sales Price	\$435,750	3%	3%	4%	4%	\$425,000	6%	1%
April Average Sales Price	\$437,340	-0%	1%	3%	1%	\$434,921	3%	1%
Total Properties Currently for Sale (Inventory)	98	-7%		-2%				
April Number of Properties Sold	10	-52%		-55%		57	10%	
April Average Days on Market (Solds)	46	-25%	-15%	-35%	-18%	54	-17%	-4%
Asking Price per Square Foot (based on New Listings)	\$371	2%	2%	2%	-5%	\$363	3%	-7%
April Sold Price per Square Foot	\$349	-0%	1%	8%	4%	\$344	4%	2%
April Month's Supply of Inventory	9.8	96%	24%	116%	80%	7.7	-9%	42%
April Sale Price vs List Price Ratio	98.6%	.7%	1.2%	3.4%	2.1%	97.4%	2.2%	.9%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2009) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

Property Sales

April Property sales were 10, down -54.5% from 22 in April of 2009 and -52.4% lower than the 21 sales last month. April 2010 sales were at their lowest level compared to April of 2009 and 2008. April YTD sales of 57 are running 9.6% ahead of last year's year-to-date sales of 52.

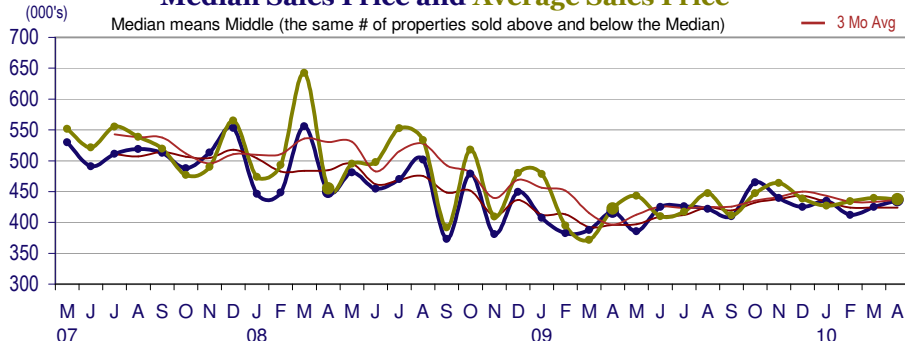
Number of Properties Sold



Prices

The Median Sales Price in April was \$435,750, up 4.4% from \$417,500 in April of 2009 and up 2.5% from \$425,000 last month. The Average Sales Price in April was \$437,340, up 3.5% from \$422,688 in April of 2009 and down -0.5% from \$439,443 last month. April 2010 ASP was at a mid range compared to April of 2009 and 2008.

Median Sales Price and Average Sales Price

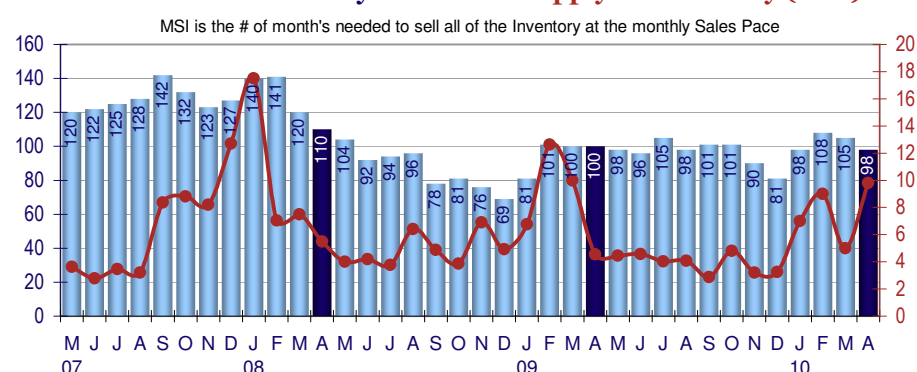


Inventory & MSI

The Total Inventory of Properties available for sale as of April was 98, down -6.7% from 105 last month and down -2.0% from 100 in April of last year. April 2010 Inventory was at its lowest level compared with April of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2010 MSI of 9.8 months was at its highest level compared with April of 2009 and 2008.

Total Inventory & Month's Supply of Inventory (MSI)



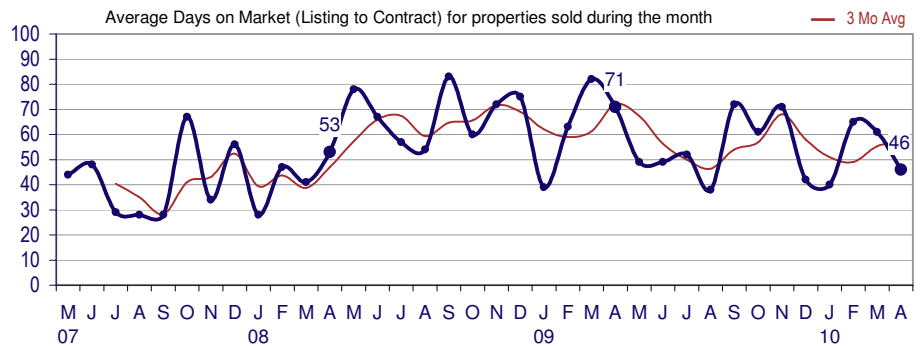


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Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for April was 46, down -24.6% from 61 days last month and down -35.2% from 71 days in April of last year. The April 2010 DOM was at its lowest level compared with April of 2009 and 2008.

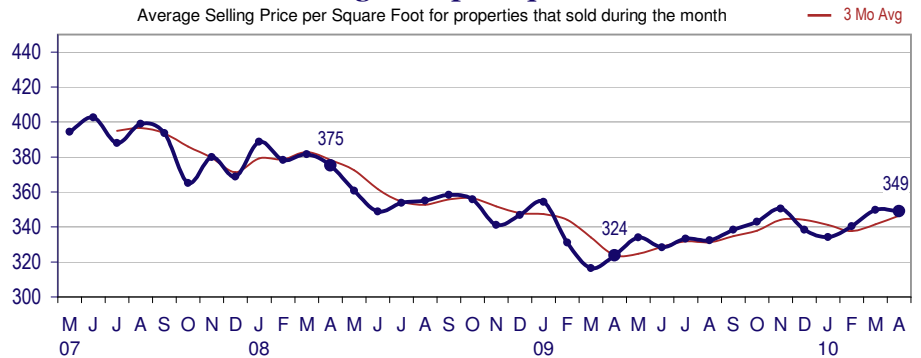
Days On Market for Sold Properties



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The April 2010 Selling Price per Square Foot of \$349 was down -0.2% from \$350 last month and up 7.8% from 324 in April of last year.

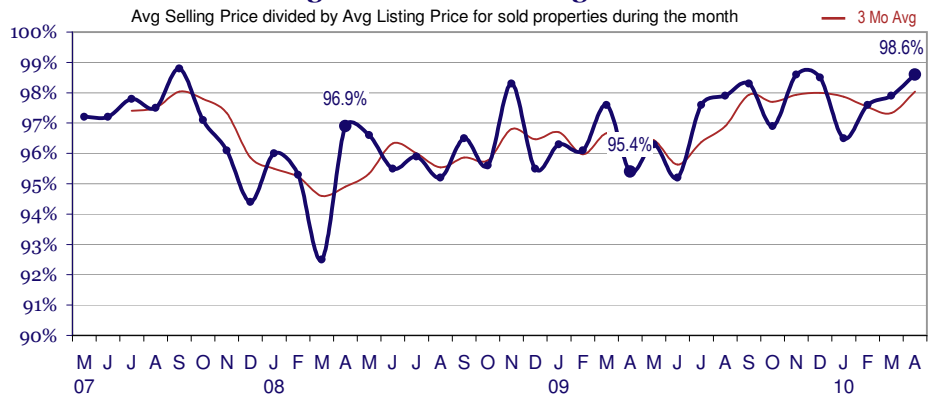
Selling Price per Square Foot



Selling Price vs Original Listing Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The April 2010 Selling Price vs Original List Price of 98.6% was up from 97.9% last month and up from 95.4% in April of last year.

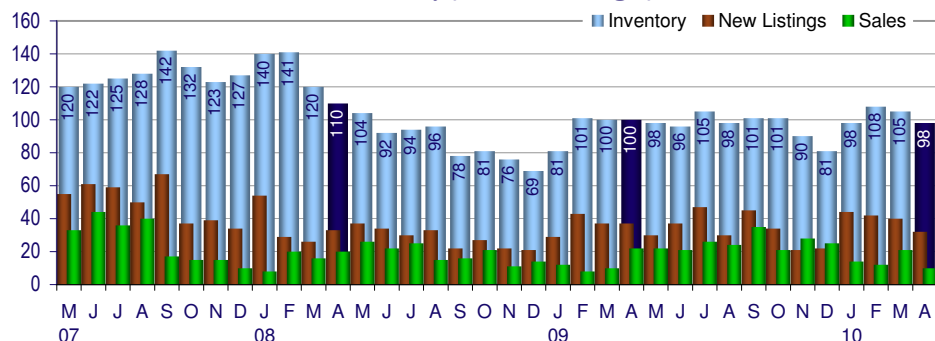
Selling Price versus Listing Price Ratio



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in April 2010 was 32, down -20.0% from 40 last month and down -13.5% from 37 in April of last year.

Inventory / New Listings / Sales



Inventory / Listings / Sales

Zip Code: 92130

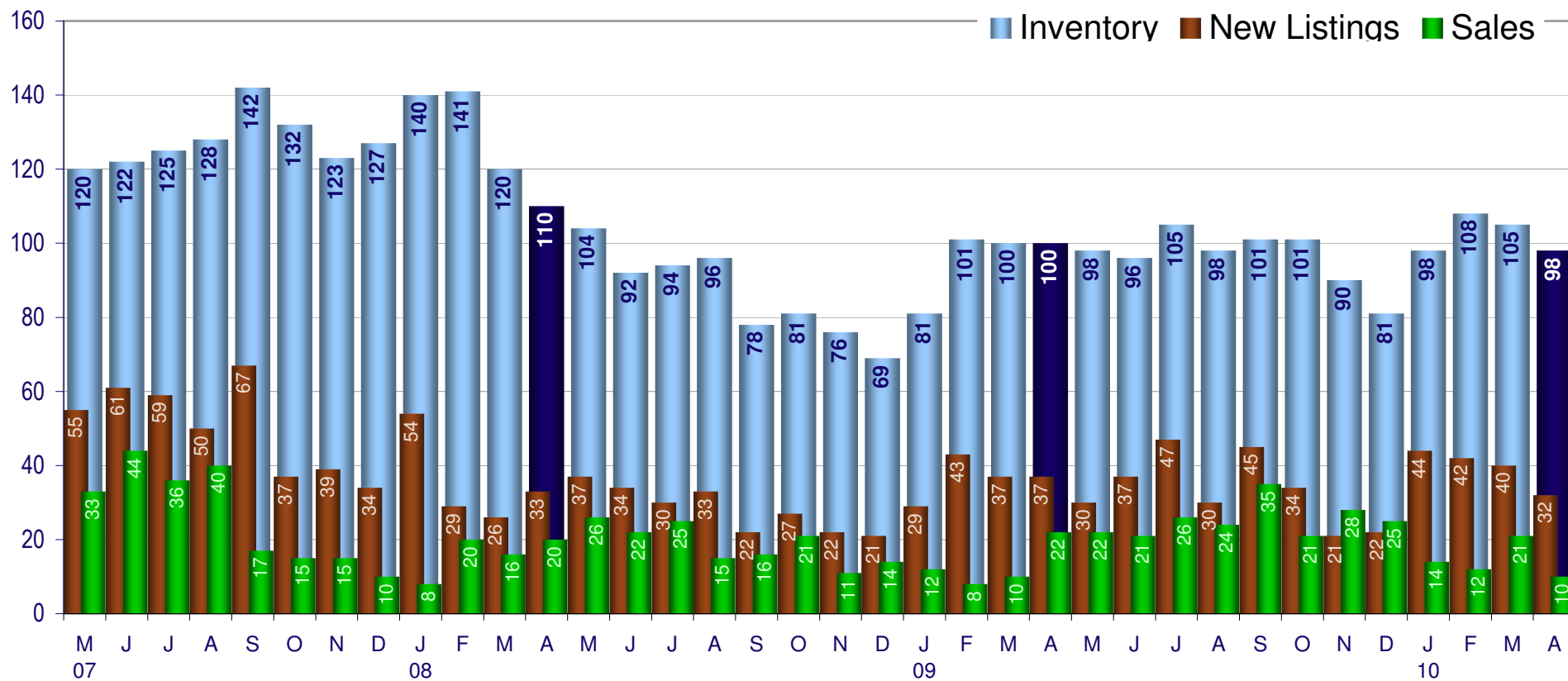
April 2010



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