



Price Range: All | Properties: Single Family

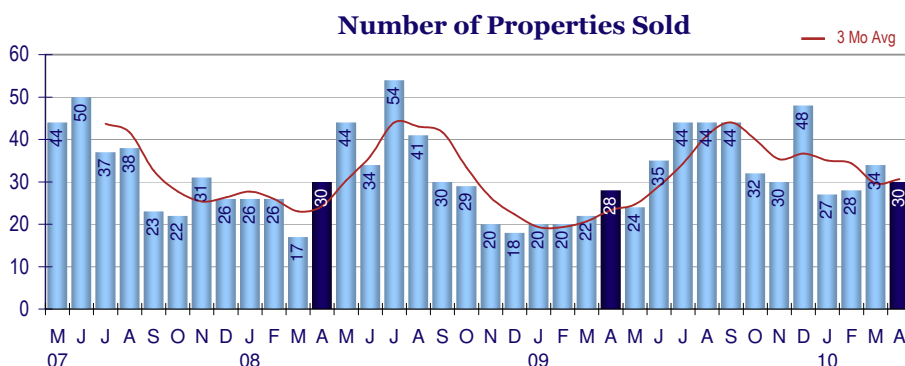
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$1,299,000	4%		25%				
Average List Price of all Current Listings	\$1,681,880	2%		12%				
April Median Sales Price	\$952,500	12%	11%	18%	13%	\$859,900	3%	2%
April Average Sales Price	\$1,036,277	11%	8%	3%	9%	\$959,528	-9%	1%
Total Properties Currently for Sale (Inventory)	175	-4%		-25%				
April Number of Properties Sold	30	-12%		7%		119	32%	
April Average Days on Market (Solds)	35	-49%	-35%	-29%	-44%	54	-5%	-14%
Asking Price per Square Foot (based on New Listings)	\$370	-7%	-2%	-2%	-0%	\$376	-1%	1%
April Sold Price per Square Foot	\$341	3%	1%	-1%	1%	\$338	-1%	0%
April Month's Supply of Inventory	5.8	9%	6%	-30%	-16%	5.3	-44%	-25%
April Sale Price vs List Price Ratio	97.0%	-6%	-1%	1.9%	2.3%	96.9%	5.0%	2.2%

* 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)

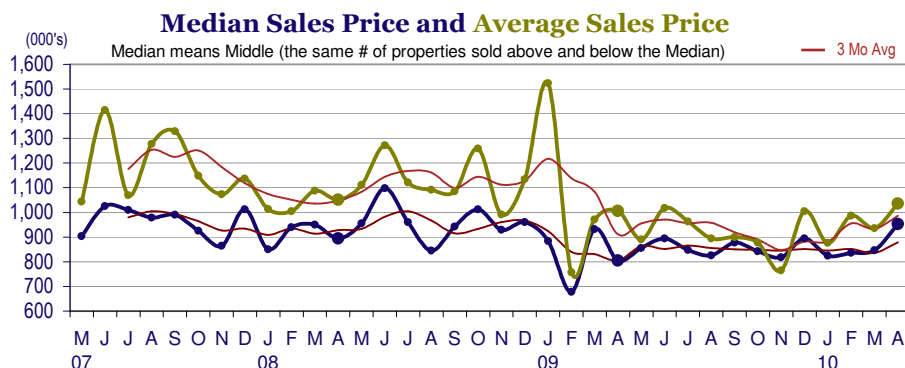
Property Sales

April Property sales were 30, up 7.1% from 28 in April of 2009 and -11.8% lower than the 34 sales last month. April 2010 sales were at their highest level compared to April of 2009 and 2008. April YTD sales of 119 are running 32.2% ahead of last year's year-to-date sales of 90.



Prices

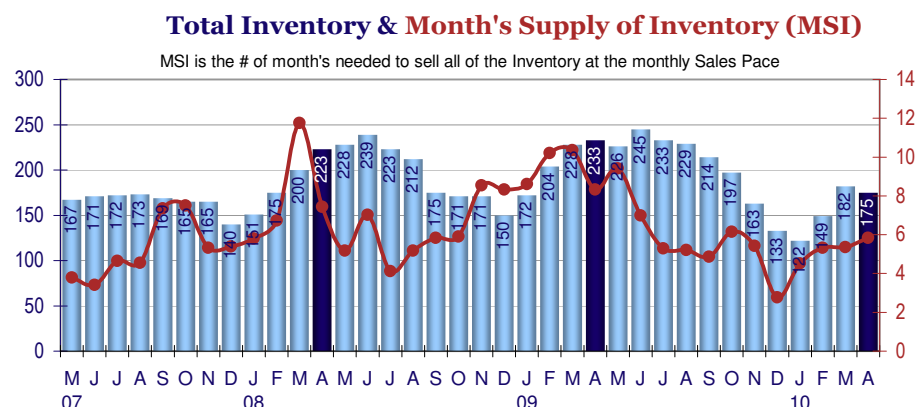
The Median Sales Price in April was \$952,500, up 18.3% from \$805,000 in April of 2009 and up 12.5% from \$847,000 last month. The Average Sales Price in April was \$1,036,277, up 3.0% from \$1,006,571 in April of 2009 and up 10.8% from \$935,368 last month. April 2010 ASP was at a mid range compared to April of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of April was 175, down -3.8% from 182 last month and down -24.9% from 233 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 5.8 months was at its lowest level compared with April of 2009 and 2008.

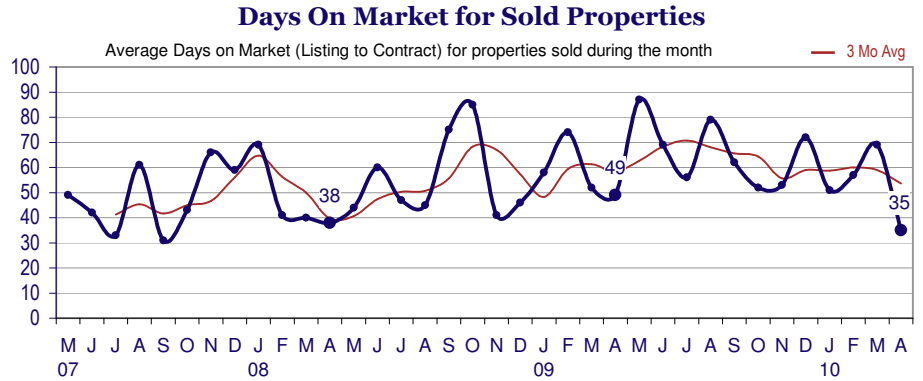




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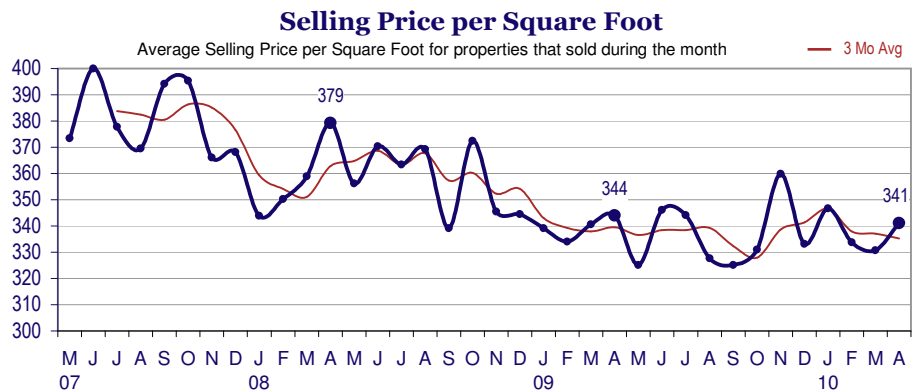
Market Time

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 35, down -49.3% from 69 days last month and down -28.6% from 49 days in April of last year. The April 2010 DOM was at its lowest level compared with April of 2009 and 2008.



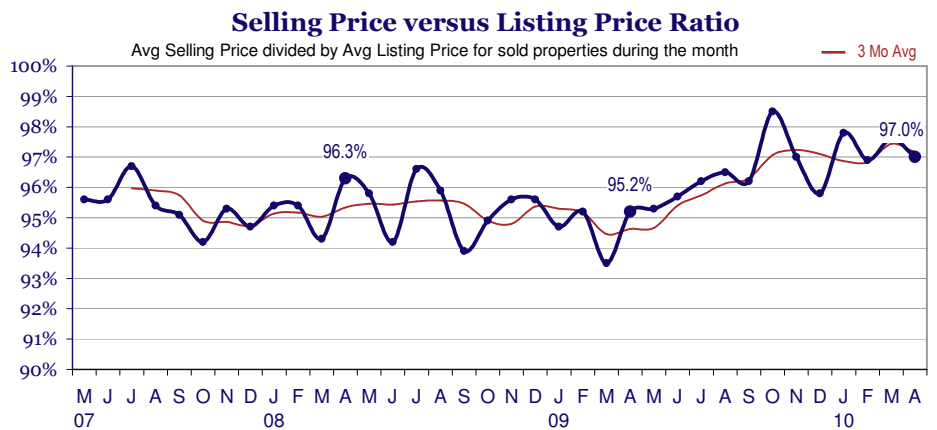
Selling Price per Square Foot

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 \$341 was up 3.1% from \$331 last month and down -0.8% from 344 in April of last year.



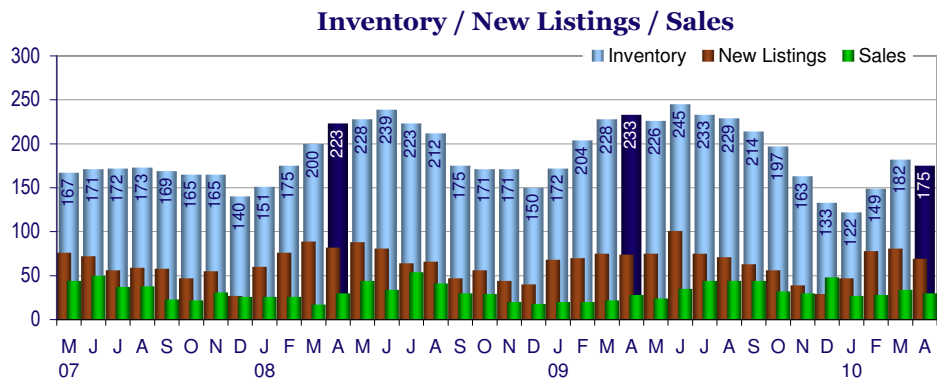
Selling Price vs Original Listing Price

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 97.0% was down from 97.6% last month and up from 95.2% in April of last year.



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 69, down -14.8% from 81 last month and down -6.8% from 74 in April of last year.



Inventory / Listings / Sales

Zip Code: 92130

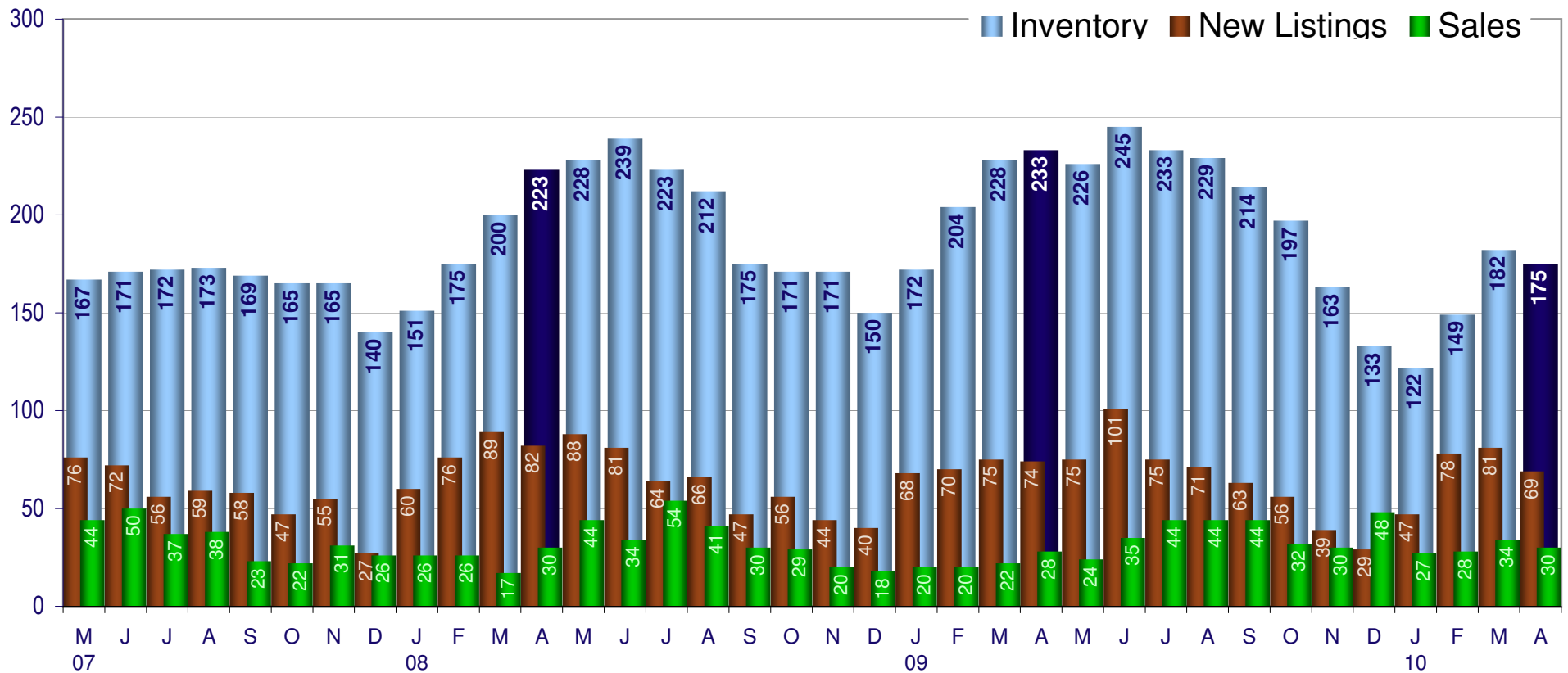
April 2010



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