



Price Range: All | Properties: Condo - TwnHm

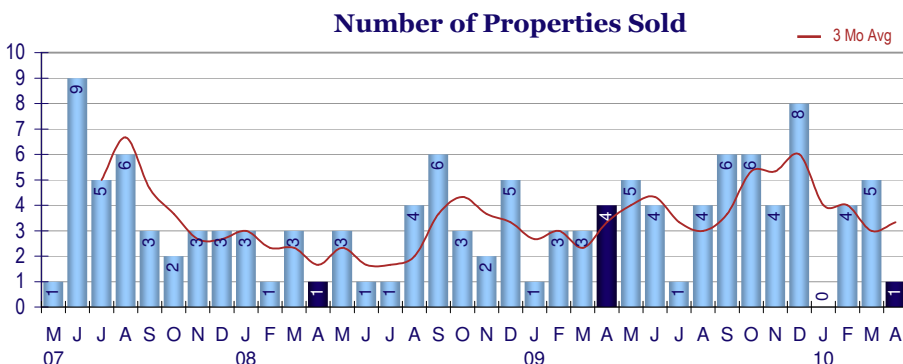
### Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$743,000	-9%		-12%				
Average List Price of all Current Listings	\$883,433	-13%		-33%				
April Median Sales Price	\$489,000	-30%	-31%	50%	-34%	\$707,500	39%	-5%
April Average Sales Price	\$489,000	-36%	-45%	50%	-33%	\$888,300	48%	21%
Total Properties Currently for Sale (Inventory)	45	5%		-8%				
April Number of Properties Sold	1	-80%		-75%		10	-9%	
April Average Days on Market (Solds)	34	-78%	-70%	-72%	-63%	114	16%	24%
Asking Price per Square Foot (based on New Listings)	\$511	-32%	-16%	-33%	-19%	\$605	0%	-4%
April Sold Price per Square Foot	\$354	-35%	-38%	12%	-22%	\$568	54%	25%
April Month's Supply of Inventory	45.0	423%	116%	267%	156%	20.9	-1%	19%
April Sale Price vs List Price Ratio	98.0%	2.2%	6.9%	-1.0%	5.6%	91.7%	-3.4%	-1.2%

\* 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)

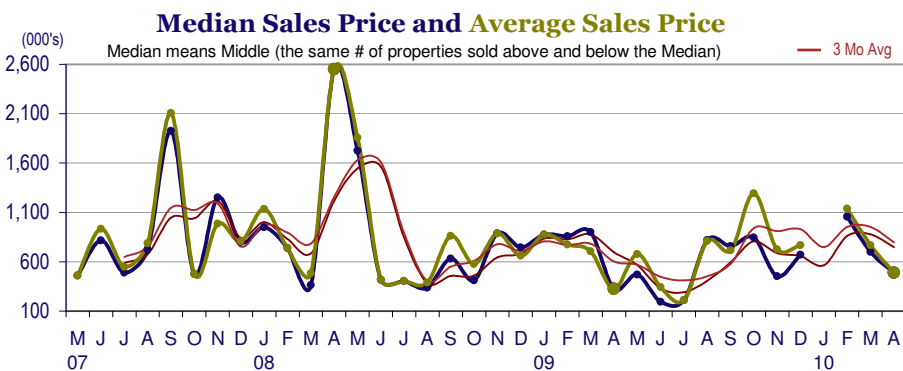
### Property Sales

April Property sales were 1, down -75.0% from 4 in April of 2009 and -80.0% lower than the 5 sales last month. April 2010 sales were at their lowest level compared to April of 2009 and 2008. April YTD sales of 10 are running -9.1% behind last year's year-to-date sales of 11.



### Prices

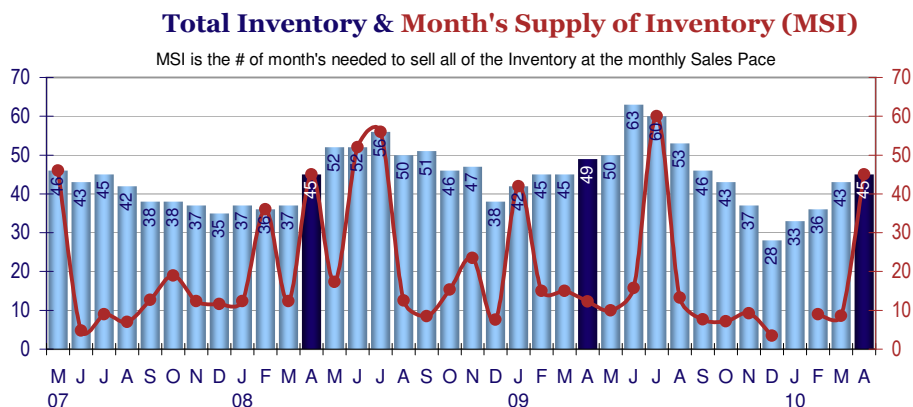
The Median Sales Price in April was \$489,000, up 49.9% from \$326,200 in April of 2009 and down -30.1% from \$700,000 last month. The Average Sales Price in April was \$489,000, up 50.4% from \$325,100 in April of 2009 and down -36.4% from \$769,000 last month. April 2010 ASP was at a mid range compared to April of 2009 and 2008.



### Inventory & MSI

The Total Inventory of Properties available for sale as of April was 45, up 4.7% from 43 last month and down -8.2% from 49 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 45.0 months was at its highest level compared with April of 2009 and 2008.



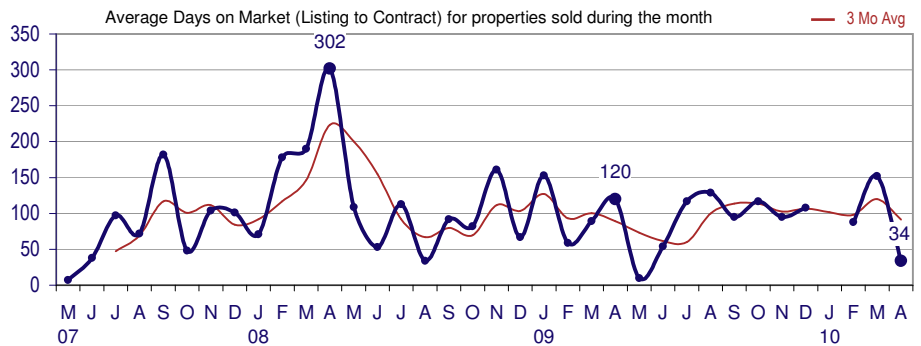


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### Market Time

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 34, down -77.6% from 152 days last month and down -71.7% from 120 days in April of last year. The April 2010 DOM was at its lowest level compared with April of 2009 and 2008.

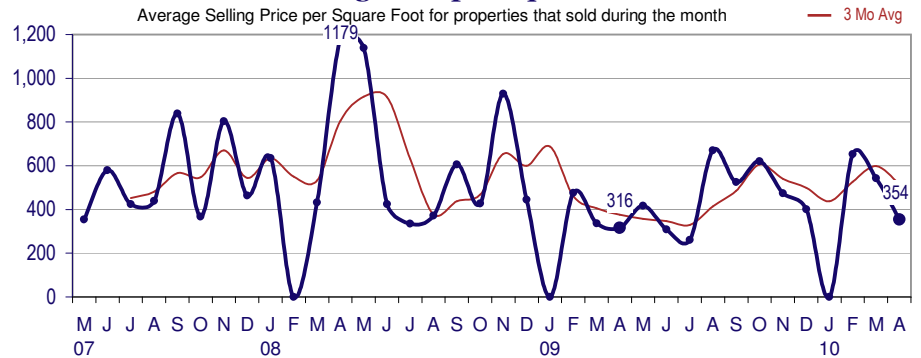
### Days On Market for Sold Properties



### 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 \$354 was down -34.8% from \$543 last month and up 12.2% from 316 in April of last year.

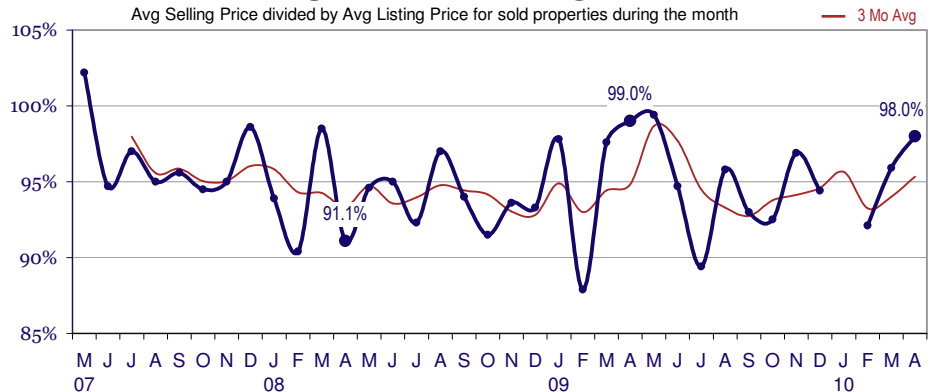
### Selling Price per Square Foot



### 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 98.0% was up from 95.9% last month and down from 99.0% in April of last year.

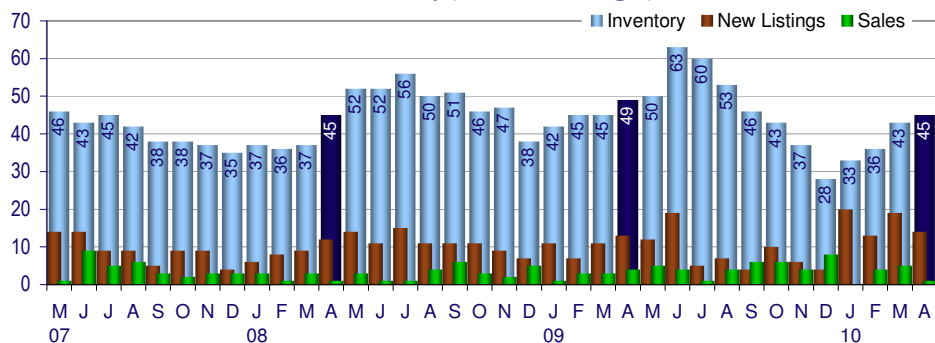
### Selling Price versus Listing Price Ratio



### 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 14, down -26.3% from 19 last month and up 7.7% from 13 in April of last year.

### Inventory / New Listings / Sales



# Inventory / Listings / Sales

## Zip Code: 92014

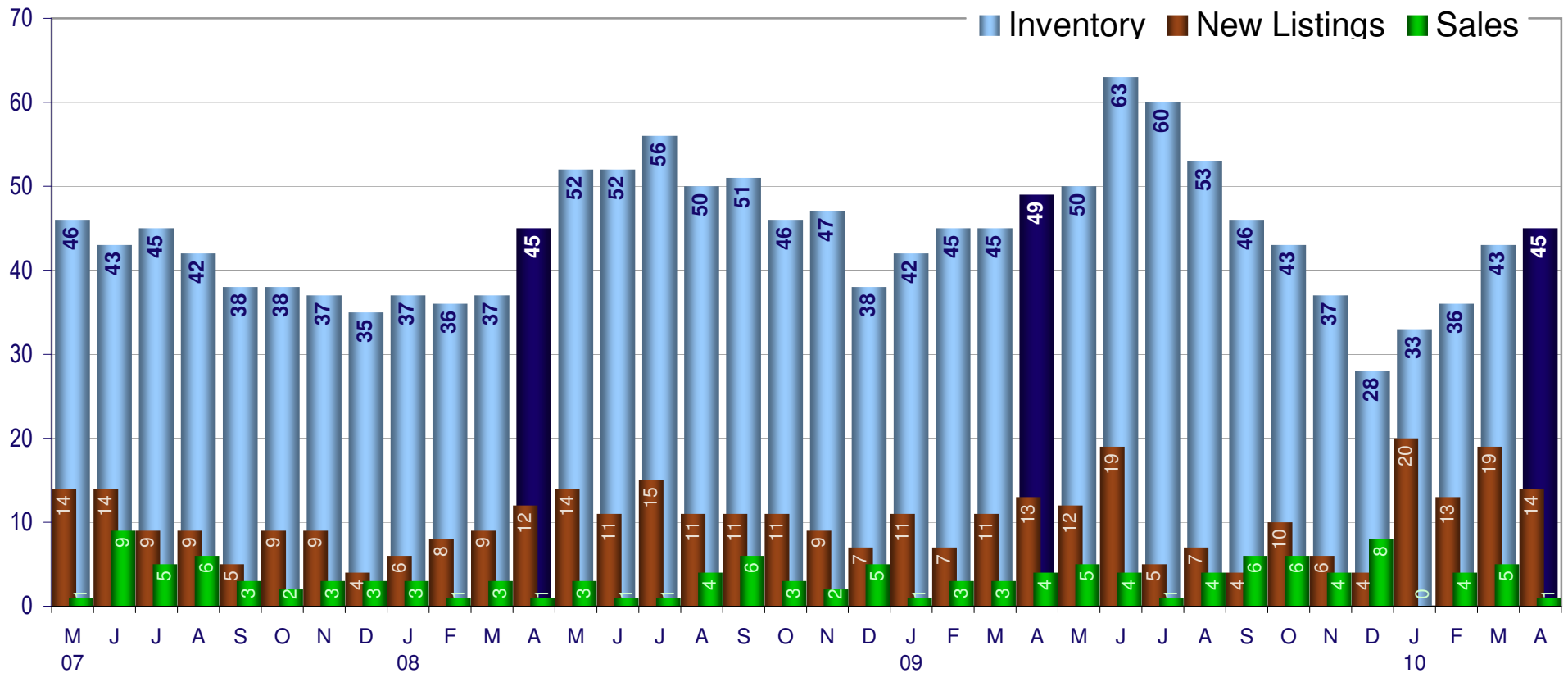
April 2010



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