



Price Range: All | Properties: Single Family

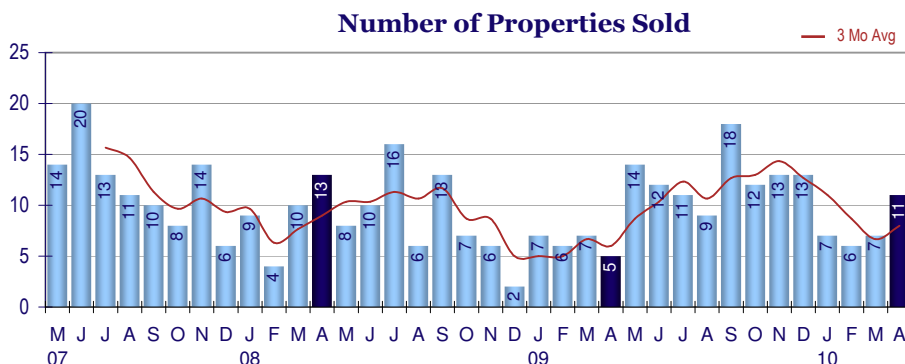
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$1,850,000	2%		-2%				
Average List Price of all Current Listings	\$3,582,037	-13%		-7%				
April Median Sales Price	\$1,500,000	6%	10%	67%	17%	\$1,365,000	-6%	6%
April Average Sales Price	\$1,761,727	-4%	7%	51%	-5%	\$1,645,468	1%	-12%
Total Properties Currently for Sale (Inventory)	123	-1%		-18%				
April Number of Properties Sold	11	57%		120%		31	24%	
April Average Days on Market (Solds)	129	2%	19%	28%	25%	108	13%	5%
Asking Price per Square Foot (based on New Listings)	\$752	-3%	-0%	-28%	-24%	\$754	-16%	-24%
April Sold Price per Square Foot	\$614	-28%	-7%	80%	-14%	\$659	21%	-8%
April Month's Supply of Inventory	11.2	-37%	-33%	-63%	-26%	16.6	-26%	10%
April Sale Price vs List Price Ratio	90.1%	-5.4%	-1.9%	-5.0%	1.3%	91.8%	4.4%	3.2%

* 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)

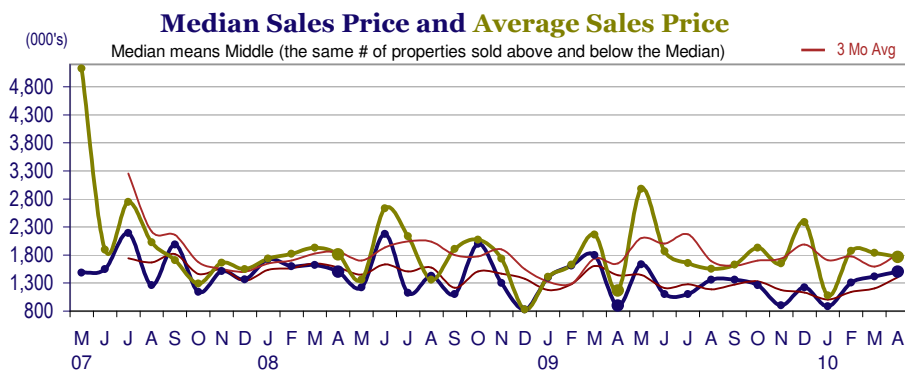
Property Sales

April Property sales were 11, up 120.0% from 5 in April of 2009 and 57.1% higher than the 7 sales last month. April 2010 sales were at a mid level compared to April of 2009 and 2008. April YTD sales of 31 are running 24.0% ahead of last year's year-to-date sales of 25.



Prices

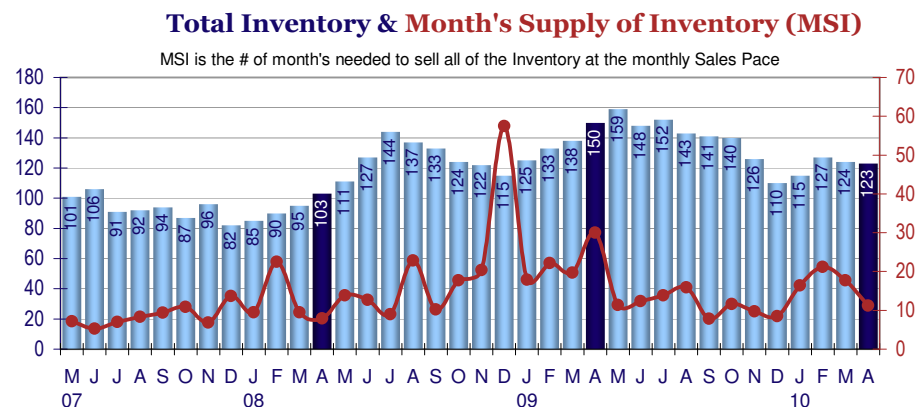
The Median Sales Price in April was \$1,500,000, up 66.9% from \$899,000 in April of 2009 and up 6.0% from \$1,415,000 last month. The Average Sales Price in April was \$1,761,727, up 51.2% from \$1,165,443 in April of 2009 and down -4.1% from \$1,837,857 last month. April 2010 ASP was at a mid range compared to April of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of April was 123, down -0.8% from 124 last month and down -18.0% from 150 in April of last year. April 2010 Inventory was at a mid 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 11.2 months was at a mid level compared with April of 2009 and 2008.



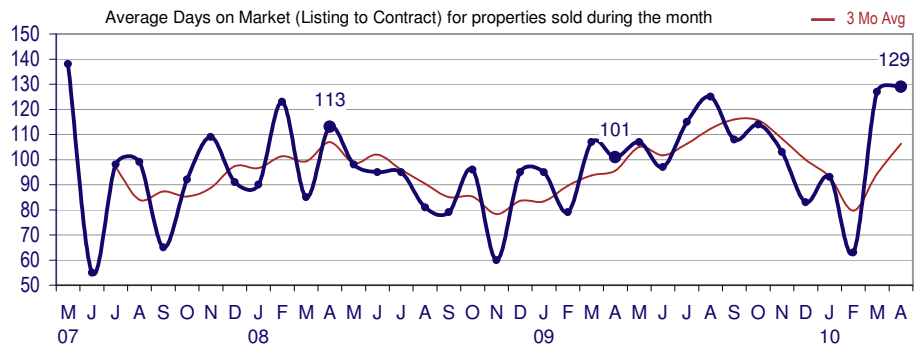


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Market Time

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 129, up 1.6% from 127 days last month and up 27.7% from 101 days in April of last year. The April 2010 DOM was at a mid level compared with April of 2009 and 2008.

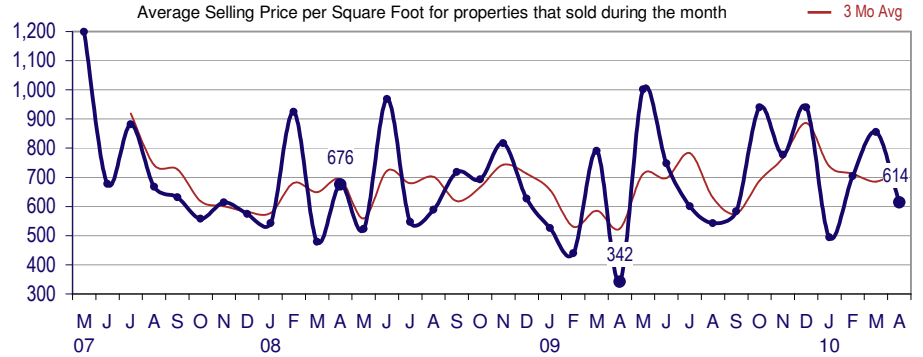
Days On Market for Sold Properties



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 \$614 was down -28.2% from \$855 last month and up 79.6% from 342 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 90.1% was down from 95.2% last month and down from 94.8% in April of last year.

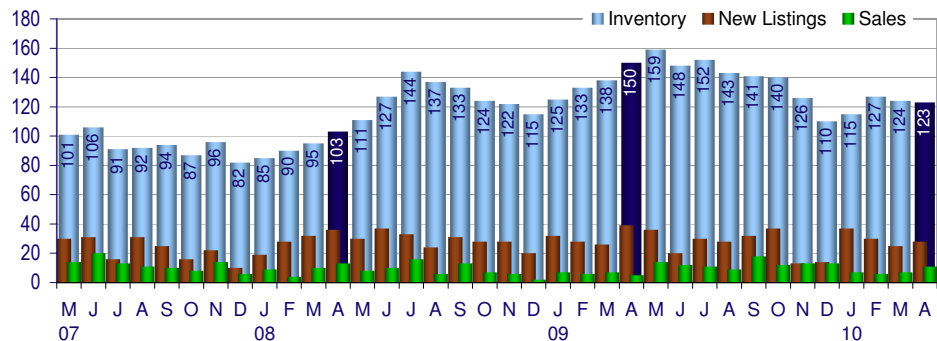
Selling Price versus Listing Price Ratio



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 28, up 12.0% from 25 last month and down -28.2% from 39 in April of last year.

Inventory / New Listings / Sales



Inventory / Listings / Sales

Zip Code: 92014

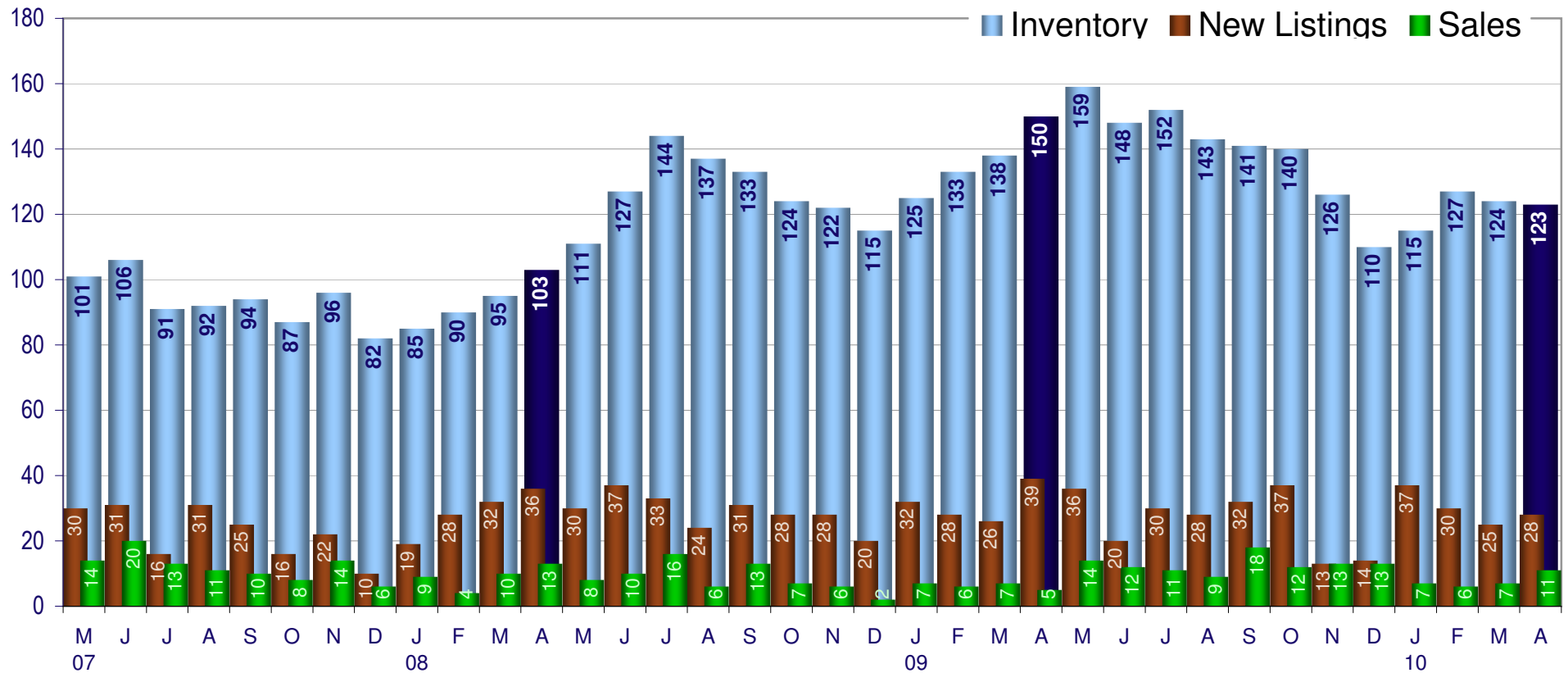
April 2010



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