



## Regional Sales & Price Activity – September 2010

- Median price rose 4.5% and sales fell by 12.2% compared to the same time one year ago statewide.  
**Locally, prices rose by 6 % and sales declined by 7 % from a year ago. The inventory at 5,969 is about 200 properties more than last month even with the monthly increase in sales. Thus, newly listed properties are more than replacing the number sold.**

“We’ve seen a gradual improvement in the market over the past few months as we moved away from the influence of the tax credits, which pulled sales forward to the first part of the year,” said C.A.R. “Additionally, the current mortgage moratoria, which wasn’t announced until the end of September, wouldn’t have affected September sales.”

Desert Affordability Rate 2006 2007 2008 2009

18% 19% 37% 61%

More Desert residents can now afford the median priced desert home

	<u>Median Price</u>	<u>% Change Prior Month</u>	<u>% Change Prior Year</u>	<u>%Change Sales Prior Month</u>	<u>%Change Sales Prior Year</u>
Calif.(sf)	309,900	-2.7%	4.5%	3.8%	-12.2%
Calif.(condo)	252,880	-2.0%	-6.4%	-7.4%	-14.8%
<b>Palm Springs Lower Desert(sf)</b>	169,320	-3.3%	6.0%	5.2%	-7.0%

### Median Price

	<u>Sept 10</u>	<u>Aug 10</u>	<u>Sept 09</u>
United States	171,700p	177,500r	175,900r
Calif. (sf)	309,900	318,660	296,610
Calif. (condo)	252,880	257,930	270,170
<b>Palm Springs Lower Desert(sf)</b>	169,320	175,140	159,810

**Median Price By Region – Current Month vs. Year Ago**

	<b>Sept. 2010</b>	<b>Aug. 2010</b>		<b>Sept. 2009</b>
<b>Statewide</b>				
<b>Calif. (sf)</b>	\$309,900	\$318,660		\$296,610
<b>Calif. (condo)</b>	\$252,880	\$257,930		\$270,170
<b>C.A.R. Region</b>				
High Desert	\$124,960	\$127,860		\$117,820
Los Angeles	\$349,040	\$349,600		\$351,680
Monterey Region	\$343,000	\$352,270		\$307,140
Monterey County	\$250,000	\$260,000		\$230,000
Santa Cruz County	\$532,500	\$514,000		\$534,000
Northern California	\$245,190	\$248,490		\$263,620
Northern Wine Country	\$358,040	\$377,110		\$342,620
Orange County	\$510,530	\$499,580		\$496,790
<b>Palm Springs/Lower Desert</b>	<b>\$169,320</b>	<b>\$175,140</b>		<b>\$159,810</b>
Riverside/San Bernardino	\$191,080	\$188,570		\$172,420
Sacramento	\$181,780	\$186,750		\$184,200
San Diego	\$388,850	\$384,700		\$386,050
San Francisco Bay	\$563,480	\$591,990		\$536,080
San Luis Obispo	\$354,880	\$358,890		\$389,530
Santa Barbara County	\$487,500	\$504,310		\$423,330
Santa Barbara South Coast	\$879,750	\$775,000	r	\$750,000
North Santa Barbara County	\$233,000	\$250,000		\$246,870
Santa Clara	\$620,000	\$633,250		\$553,000
Ventura	\$453,290	\$434,480		\$441,670

Source: CALIFORNIA ASSOCIATION OF REALTORS®

Only the High Desert (Victorville), has a lower median priced home. Inside Calif. the Coachella Valley remains very price competitive.

Source: California Association of REALTORS® & National Association of REALTORS®  
 Prepared By: California Desert Association of REALTORS® r= revised p=preliminary  
 Desert median prices include Yucca & 29 Palms=lowers median price shown