



Regional Sales & Price Activity – December 2009

- Median price rose 8.4% and sales rose by 1.7% compared to the same time one year ago statewide.
Locally, prices rose marginally by 1.5 % and sales surged by 30.3% from a year ago. The inventory rose slightly but only by just over 200 properties. Desert sales jumped by 21.1% over November 2009

“Home sales were unusually strong in December and were more consistent with peak season trends,” said C.A.R. Vice President and Chief Economist Leslie Appleton-Young. “Historically, the median price declines November through February and then rises in March. However, lean inventory, historically low interest rates, and incentives for home buyers have resulted in California’s housing market experiencing non-seasonal variations.

	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	Desert Area MLS Residential For Sale Inventory
Dec.	9,186	8,250	6,015		There are only 469 single family homes currently for sale through the MLS at or below the median sales price in December of \$172,300
Nov:	9,593	8,406	6,046		
Oct.	9,170	8,015	5,817		
Sept:	8,599	7,740	5,630		
August	8,417	7,504	5,443		
July:	8,600	7,935	5,926		
June:	8,930	8,314	6,661		
May:	9,108	8,469	6,801		
April:	9,153	9,214	7,263		
March:	9,005	9,300	7,724		
February	8,852	9,476	8,200		
January:	8,490	9,134	8,188	6,244	

	<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)	306,820	0.8%	8.4%	4.0%	1.7%
Calif. (condo)	270,300	-0.6%	11.5%	11.6%	28.2%
Palm Springs Lower Desert(sf)	172,320	0.1%	1.5%	21.1%	30.3%

Median Price

<u>Dec 09</u>	<u>Nov 09</u>	<u>Dec 08</u>	
United States	178,300p	170,000r	175,700r
Calif. (sf)	306,820	304,520	283,060r
Calif. (condo)	270,300	271,920	242,320r
Palm Springs Lower Desert(sf)	172,320	172,070	169,730

Median Prices By Region – Current Month vs. Year Ago

	Dec-09	Nov-09	Dec-08	
Statewide				
Calif. (sf)	\$306,820	\$304,520	\$283,060	r
Calif. (condo)	\$270,300	\$271,920	\$242,320	r
C.A.R. Region				
High Desert	\$121,010	\$124,710	\$137,560	
Los Angeles	\$353,560	\$359,670	\$336,980	
Monterey Region	\$308,570	\$329,840	\$290,070	
Monterey County	\$250,000	\$245,000	\$255,000	
Santa Cruz County	\$550,000	\$550,000	\$455,000	
Northern California	\$246,450	\$268,700	\$268,350	r
Northern Wine Country	\$371,430	\$364,230	\$344,180	
Orange County	\$496,070	\$499,020	\$442,640	
Palm Springs/Lower Desert	\$172,320	\$172,070	\$169,730	
Riverside/San Bernardino	\$181,130	\$177,840	\$190,840	
Sacramento	\$189,140	\$188,480	\$181,660	
San Diego	\$382,230	\$376,450	\$346,600	r
San Francisco Bay	\$536,070	\$567,250	\$465,640	
San Luis Obispo	\$381,940	\$409,460	\$374,320	
Santa Barbara County	\$425,000	\$416,670	\$330,950	r
Santa Barbara South Coast	\$847,500	\$750,000	\$930,000	
North Santa Barbara County	\$256,940	\$234,720	\$256,450	
Santa Clara	\$560,000	\$605,000	\$512,450	
Ventura	\$427,890	\$435,800	\$370,750	

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 by 3