



Regional Sales & Price Activity – February 2009

- Median price fell 40.8% and sales increased 83% compared to the same time a year ago for California statewide. **Locally, median price fell 53.4% & sales rose by 69.6 % from a year ago. The inventory declined somewhat from the prior month as year over year sales remain brisk. If the sales pace continues over the next few months we would expect for prices to stabilize & begin to increase.**

Most regional median prices showed monthly declines, with the San Luis Obispo Region experiencing the largest decline at 9 percent. **Orange County, Los Angeles County, and the Palm Springs/Lower Desert regions were the only regions with monthly increases in the median price.**

2006 2007 2008 2009 Desert Area MLS Residential For Sale Inventory

Month	2006	2007	2008	2009
Dec.	8,236	9,186	8,250	
Nov:	8,598	9,593	8,406	
Oct.	8,076	9,170	8,015	
Sept:	7,723	8,599	7,740	
August	7,285	8,417	7,504	
July:	7,420	8,600	7,935	
June:	7,436	8,930	8,314	
May:	7,497	9,108	8,469	
April:	7,467	9,153	9,214	
March:	7,351	9,005	9,300	7,724
February	7,046	8,852	9,476	8,200
January:	6,395	8,490	9,134	8,188

The typical (median) single family detached home for sale in the MLS is 3 Bdrm. 2.75 bath 2,235 square feet listed at \$425,000 and has been on the market for 97 days.

	Median Price	% Change Prior Month	% Change Prior Year	%Change Sales Prior Month	%Change Sales Prior Year
Calif. (sf)	247,590	-2.3%	-40.8%	-0.8%	83.0%
Calif. (condo)	219,960	-0.2%	-40.2%	3.2%	51.8%
Palm Springs Lower Desert(sf)	156,000	1.9%	-53.4%	17.4%	69.6%

	<u>Median Price</u>		
	Feb 09	Jan 09	Feb 08
United States	165,400p	164,800r	195,800r
Calif. (sf)	247,590	253,330r	418,260r
Calif. (condo)	218,960	236,040r	371,190r
Palm Springs Lower Desert(sf)	156,000	153,150	334,900

Median Prices By Region – Current Month vs. Year Ago

	Feb-09	Jan-09		Feb-08	
Statewide					
Calif. (sf)	\$247,590	\$253,330	r	\$418,260	r
Calif. (condo)	\$219,960	\$220,320	r	\$367,540	
<u>Region</u>					
High Desert	\$121,970	\$127,750		\$220,380	
Los Angeles	\$308,540	\$304,750	r	\$478,350	r
Monterey Region	\$241,130	\$263,540		\$619,790	
Monterey County	\$210,000	\$230,000		\$500,000	
Santa Cruz County	\$380,000	\$450,000		\$685,000	
Northern California	\$255,810	\$259,920		\$329,140	r
Northern Wine Country	\$310,950	\$331,150		\$449,000	
Orange County	\$433,690	\$423,100		\$609,970	r
Palm Springs/Lower Desert	\$156,000	\$153,150		\$334,900	
Riverside/San Bernardino	\$174,400	\$176,180	r	\$289,660	
Sacramento	\$168,700	\$169,670		\$258,680	
San Diego	\$320,980	\$325,260		\$450,710	
San Francisco Bay	\$399,040	\$402,750		\$706,880	
San Luis Obispo	\$347,060	\$381,250		\$471,740	
Santa Barbara County	\$300,000	\$279,170		\$488,890	r
Santa Barbara South Coast	\$715,000	\$900,000		\$1,295,000	
North Santa Barbara County	\$228,260	\$225,000		\$333,930	
Santa Clara	\$445,000	\$450,000		\$780,000	
Ventura	\$359,630	\$364,530		\$520,270	

na - not available

r - revised

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 40-50K