



### Median Prices By Region – Current Month vs. Year Ago

	Aug-08	Jul-08		Aug-07	
Statewide					
Calif. (sf)	\$350,140	\$350,890	r	\$588,670	r
Calif. (condo)	\$292,100	\$330,660		\$429,330	r
C.A.R. REGION					
Central Valley	NA	NA		\$303,680	r
High Desert	\$169,200	\$177,330		\$287,390	
Los Angeles	\$394,870	\$395,240	r	\$607,580	r
Monterey Region	\$370,410	\$389,440		\$789,290	r
Monterey County	\$302,000	\$324,000		\$777,000	r
Santa Cruz County	\$582,000	\$611,000		\$780,000	r
Northern California	\$331,480	\$329,380		\$370,390	
Northern Wine Country	\$387,740	\$403,300		\$600,000	
Orange County	\$511,270	\$537,570		\$721,580	r
<b>Palm Springs/Lower Desert</b>	<b>\$221,940</b>	<b>\$239,360</b>		<b>\$377,920</b>	
Riverside/San Bernardino	\$225,390	\$238,190		\$374,560	r
Sacramento	\$220,890	\$219,150		\$332,510	
San Diego	\$375,090	\$382,800		\$595,070	
San Francisco Bay	\$619,300	\$663,190		\$830,010	r
San Luis Obispo	\$415,000	\$464,280		\$598,400	
Santa Barbara County	\$400,000	\$472,730		\$828,120	r
Santa Barbara South Coast	\$930,000	\$940,000		\$1,230,000	r
North Santa Barbara County	\$266,670	\$293,180		\$390,740	
Santa Clara	\$650,000	\$706,500		\$850,000	r
Ventura	\$478,410	\$475,000		\$669,870	

na - not available

r - revised

Source: CALIFORNIA ASSOCIATION OF REALTORS ®

Only the High Desert (Victorville), the Central Valley (Fresno) and Sacramento have a lower median priced home. Inside Calif. the Coachella Valley remains very price competitive.

August 2008 Regional Sales and Price Activity\*  
Regional and Condo Sales Data Not Seasonally Adjusted

	Median Price	Percent Change in Price from Prior Month	Percent Change in Price from Prior Year	Percent Change in Sales from Prior Month	Percent Change in Sales from Prior Year
	Aug-08	Jul-08	Aug-07	Jul-08	Aug-07
Statewide					
Calif. (sf)	\$350,140	-0.2%	-40.5%	1.8%	56.7%
Calif. (condo)	\$292,100	-11.7%	-32.0%	1.2%	16.3%
C.A.R. REGION					
Central Valley	NA	NA	NA	NA	NA
High Desert	\$169,200	-4.6%	-41.1%	-4.0%	127.9%
Los Angeles	\$394,870	-0.1%	-35.0%	-2.0%	28.6%
Monterey Region	\$370,410	-4.9%	-53.1%	14.6%	76.5%
Monterey County	\$302,000	-6.8%	-61.1%	23.6%	146.2%
Santa Cruz County	\$582,000	-4.7%	-25.4%	-0.6%	10.7%
Northern California	\$331,480	0.6%	-10.5%	1.9%	16.7%
Northern Wine Country	\$387,740	-3.9%	-35.4%	-1.7%	23.7%
Orange County	\$511,270	-4.9%	-29.1%	-7.8%	31.4%
Palm Springs/Lower Desert	\$221,940	-7.3%	-41.3%	-11.1%	29.3%
<b>Riverside/San Bernardino</b>	<b>\$225,390</b>	<b>-5.4%</b>	<b>-39.8%</b>	<b>-1.1%</b>	<b>143.3%</b>
Sacramento	\$220,890	0.8%	-33.6%	-5.6%	107.4%
San Diego	\$375,090	-2.0%	-37.0%	17.2%	60.5%
San Francisco Bay	\$619,300	-6.6%	-25.4%	-5.2%	9.6%
San Luis Obispo	\$415,000	-10.6%	-30.6%	-9.8%	15.4%
Santa Barbara County	\$400,000	-15.4%	-51.7%	13.3%	15.6%
Santa Barbara South Coast	\$930,000	-1.1%	-24.4%	4.6%	-20.9%
North Santa Barbara County	\$266,670	-9.0%	-31.8%	17.2%	61.9%
Santa Clara	\$650,000	-8.0%	-23.5%	-1.8%	9.1%
Ventura	\$478,410	0.7%	-28.6%	-6.0%	13.2%

na - not available

\*Based on closed escrow sales of single-family, detached homes only (no condos). Reported month-to-month changes in sales activity in June overstate actual changes because of the small size of individual regional samples. Movements in sales prices should not be interpreted as measuring changes in the cost of a standard home. Prices are influenced by changes in cost and changes in the characteristics and size of homes actually sold.