



CALIFORNIA ASSOCIATION OF REALTORS®

TRENDS

In California Real Estate

Volume 31, Number 12

December 2010

2010 Housing Market Recap & 2011 Outlook



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By: Carmen Hirciaq, membership development manager



Quick Reference



Housing Market Indicator



Median Home Sales Price



Housing Supply



Unsold Inventory Index



Affordability Index

TRENDS

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As you prepare for the year ahead, it's important to revisit what transpired in the housing market in 2010 in order to determine what can be anticipated in 2011. It is evident that 2010 has been a year of transition toward stability in the housing market when looking at three main housing indicators: median price, sales and unsold inventory.

The state median price, at \$296,820 in November, experienced its first year-over-year decline after 12 consecutive months of gains. With a 21 percent rise above the February 2009 trough of \$245,230, the median price in California could be an indication of the beginning of stability in the market.

Year-to-date sales dropped 9.8 percent in November, consistent with our forecast of a 10 percent annual decrease. The seasonally adjusted sales in November were up 93 percent from the trough of 254,650 three years ago, and were 19 percent above the long run annual average over the past 39 years. Despite the year-to-date drop, sales figures are faring reasonably well when historical data is taken into consideration.

The unsold inventory index is a good indicator of home prices because when the housing supply falls below seven months, it usually leads to price appreciation. The November unsold inventory index was 6.2 months. Because this index has maintained a relatively healthy range in 2010, between 4.6 and 6.6 months, it is another indication of the beginning of stability in the California housing market.

The number of distressed sales compared to overall sales is also important in determining the health of the real estate market. For the past few years, we have seen

significant numbers of distressed properties on the market. In 2010, the share of distressed sales relative to all sales declined to 41 percent from 46 percent in 2009. Although there are still many distressed properties for sale, this reduction is a good sign that the market is heading in the right direction. While the percentage of foreclosures and REOs declined since last year, the percentage of short sales increased from 14 percent in 2009 to 22 percent in 2010. However, short sales tend to be higher priced and stay on the market and in escrow longer than REOs and foreclosures. Because short sales are more favorable financially for banks and we are seeing them in higher frequencies, this could lead to improvement in lending conditions, which would be favorable for the housing market.

While we still anticipate 2011 to be a transition year, it will continue moving further toward stabilization. We expect the annual sales and median price to increase two percent to 502,000 and \$312,500, respectively. There are some wildcards that will prevent the housing market from reaching a full recovery in the near term: the possibility of another recession, Federal economic policies, negative equity homeowners and shadow inventory. Despite these uncertainties, there will be some tremendous opportunities in the housing market for first-time buyers, investors, long time owners and international buyers. These opportunities will pave the way to recovery in 2012 and beyond.

County Economic Profiles



Available for 25 counties
and the state of California

- Home resale activity and consumer confidence
- Median home prices and mortgage rates
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- Retail sales
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Each profile will afford you the most current, accurate and complete information available, showing you where The market is going and where you need to be.

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CALIFORNIA HOUSING MARKET INDICATORS

November 2010

	DETACHED	ATTACHED	BOTH
Market Share of Sample Sales	83.00%	17.00%	100.00%
Median Time on Market	55 Days	56 Days	55 Days
Previous Month	53 Days	60 Days	54 Days
Previous Year	33 Days	37 Days	34 Days
Time on Market Before Sale			
Less than 30 days	32.50%	29.40%	31.80%
31-60 days	21.40%	23.70%	21.90%
61-90 days	15.60%	14.50%	15.50%
91-120 days	10.40%	9.70%	10.50%
Over 120 days	20.10%	22.70%	20.40%
Unsold Inventory Index	6.2 Mos.	7.4 Mos.	6.4 Mos.
Previous Month	6.5 Mos.	7.3 Mos.	6.6 Mos.
Previous Year	4.6 Mos.	5.1 Mos.	4.6 Mos.
Sample Median Sales Price	\$311,820	\$249,125	\$298,018
Change from previous month	-1.32%	-0.57%	-0.17%
Change from previous year	-1.72%	-9.22%	-2.33%
Sample Median List Price	\$370,196	\$289,119	\$355,510
Change from previous month	-4.99%	-3.12%	-4.76%
Change from previous year	-14.92%	-14.61%	-14.18%

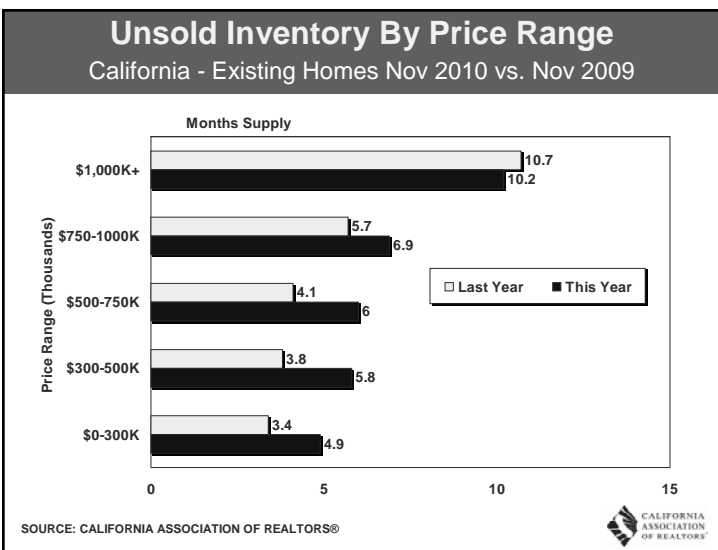
SALES BY PRICE RANGE AND NUMBER OF BEDROOMS (DETACHED)

Price Brackets	Percent of Monthly Total		
	Nov '10	Oct '10	Nov '09
\$ 79,999 or less`	5.8%	5.0%	5.1%
\$ 80,000-\$119,999	7.3%	7.2%	7.2%
\$120,000-\$159,999	10.2%	9.6%	9.4%
\$160,000-\$199,999	8.8%	9.1%	8.9%
\$200,000-\$249,999	10.2%	10.3%	10.2%
\$250,000-\$299,999	9.2%	9.2%	8.8%
\$300,000-\$499,999	23.7%	24.1%	24.6%
\$500,000-\$749,999	13.6%	14.0%	14.6%
\$750,000-\$999,999	5.2%	5.1%	5.7%
\$1,000,000 and over	5.9%	6.3%	5.5%
Total	100.0%	100.0%	100.0%
Sales By Bedroom Category			
2 or fewer bedrooms	12.2%	12.1%	11.6%
3 bedrooms	50.4%	49.6%	50.8%
4 or more bedrooms	37.4%	38.3%	37.6%
Total	100.0%	100.0%	100.0%

CALIFORNIA MEDIAN HOME SALES PRICE AND RESALE ACTIVITY SINGLE-FAMILY DETACHED HOMES

	Median Home Sales Price	%Chg. Over Prev. Month	%Chg. Over Prev. Year	Seasonally Adjusted	%Chg. Over Prev. Month	%Chg. Over Prev. Year
				Annualized Rate of Sale		
November 2006	\$554,500	0.4%	1.2%	450,930	1.7%	-22.2%
November 2007	\$490,511	-2.2%	-11.5%	280,920	10.3%	-37.7%
November 2008	\$287,880	-6.3%	-41.3%	512,840	-7.9%	82.6%
January 2009	\$249,960	-11.7%	-41.5%	602,660	9.7%	93.7%
February 2009	\$245,230	-1.9%	-41.4%	598,770	-0.6%	76.6%
March 2009	\$249,790	1.9%	-39.7%	504,200	-15.8%	57.9%
April 2009	\$253,110	1.3%	-37.4%	526,720	4.5%	45.0%
May 2009	\$263,440	4.1%	-31.9%	546,490	3.8%	28.7%
June 2009	\$274,640	4.3%	-26.4%	514,230	-5.9%	20.2%
July 2009	\$285,310	3.9%	-19.6%	555,780	8.1%	12.4%
August 2009	\$293,400	2.8%	-16.8%	526,110	-5.3%	8.8%
September 2009	\$296,610	1.1%	-7.1%	531,180	1.0%	2.2%
October 2009	\$297,500	0.3%	-3.2%	560,390	5.5%	0.6%
November 2009	\$304,550 r	2.4%	5.8%	536,940 r	-4.2%	4.7%
December 2009	\$306,820	0.8%	8.4%	555,640	3.5%	1.2%
January 2010	\$286,600	-6.6%	14.7%	540,920	-2.6%	-10.2%
February 2010	\$279,840	-2.4%	14.1%	529,920	-2.0%	-11.5%
March 2010	\$301,790	7.8%	20.8%	516,950	-2.4%	2.5%
April 2010	\$306,230	1.5%	21.0%	484,640	-6.3%	-8.0%
May 2010	\$324,430	5.9%	23.2%	554,370	14.4%	1.4%
June 2010	\$311,950	-3.8%	13.6%	494,400	-10.8%	-3.9%
July 2010	\$314,850	0.9%	10.4%	439,680	-11.1%	-20.9%
August 2010	\$318,660	1.2%	8.6%	449,290	2.2%	-14.6%
September 2010	\$309,720	-2.8%	4.4%	466,930	3.9%	-12.1%
October 2010	\$304,220 r	-1.8%	2.3%	449,480 r	-3.7%	-19.8%
November 2010	\$296,820	-2.4%	-2.5%	490,950	9.2%	-8.6%

r = revised



UNSOLD INVENTORY INDEX

(In months supply)
November 2010

	Detached List/Sales	Attached List/Sales
Central Valley (not including Sacramento)	6.1 mo.	N/A
Los Angeles	6.9 mo.	7.4 mo.
Northern Wine Country	7.4 mo.	9.0 mo.
Orange County	7.5 mo.	8.8 mo.
Sacramento	3.7 mo.	4.7 mo.
San Diego	7.9 mo.	7.9 mo.
San Francisco Bay	5.2 mo.	6.7 mo.
Santa Barbara	6.3 mo.	6.5 mo.
California Totals	6.2 mo.	7.5 mo.

**MEDIAN HOME SALES PRICE AND RESALE ACTIVITY
DETACHED HOMES**

			Changes in Price			Changes in Sales	
			Median Price	Monthly %	Yearly %	Monthly %	Yearly %
CENTRAL VALLEY							
	Nov	2008	NA	NA	NA	NA	NA
	Nov	2009	NA	NA	NA	NA	NA
	Sep	2010	NA	NA	NA	NA	NA
	Oct	2010	NA	NA	NA	NA	NA
	Nov	2010	NA	NA	NA	NA	NA
HIGH DESERT							
	Nov	2008	\$148,581	-3.9%	-43.4%	-19.4%	189.8%
	Nov	2009	\$124,706	5.2%	-16.1%	-18.2%	0.4%
	Sep	2010	\$124,964	-2.3%	6.1%	-7.7%	-33.1%
	Oct	2010	\$125,060	0.1%	5.5%	-2.4%	-32.7%
	Nov	2010	\$124,580	-0.4%	-0.1%	-2.8%	-19.9%
LOS ANGELES							
	Nov	2008	\$359,242	-2.0%	-31.3%	-15.3%	61.2%
	Nov	2009	\$359,673	3.9%	0.1%	-10.8%	7.2%
	Sep	2010	\$349,042	-0.2%	-0.8%	1.2%	-10.0%
	Oct	2010	\$339,908	-2.6%	-1.8%	-20.4%	-24.1%
	Nov	2010	\$341,653	0.5%	-5.0%	2.0%	-13.2%
MONTEREY							
	Nov	2008	\$314,368	-6.6%	-55.1%	-26.1%	95.3%
	Nov	2009	\$329,838	9.6%	4.9%	-25.7%	12.2%
	Sep	2010	\$343,000	-2.6%	11.7%	-3.7%	-12.3%
	Oct	2010	\$347,761	1.4%	15.6%	-7.4%	-31.8%
	Nov	2010	\$319,512	-8.1%	-3.1%	-7.7%	-15.4%
NORTHERN CALIFORNIA							
	Nov	2008	\$278,186	-1.3%	-16.4%	-21.5%	5.1%
	Nov	2009	\$268,699	1.7%	-3.4%	-19.4%	19.6%
	Sep	2010	\$244,856	-2.0%	-7.1%	0.5%	1.0%
	Oct	2010	\$244,031	-0.3%	-7.6%	-8.2%	-16.6%
	Nov	2010	\$241,502	-1.0%	-10.1%	-3.1%	0.2%
NORTHERN WINE COUNTRY							
	Nov	2008	\$343,430	-7.2%	-33.7%	-30.1%	37.4%
	Nov	2009	\$364,233	-0.6%	6.1%	-12.9%	10.2%
	Sep	2010	\$358,041	-5.1%	4.5%	-2.5%	-3.2%
	Oct	2010	\$345,454	-3.5%	-5.7%	-18.6%	-24.7%
	Nov	2010	\$330,097	-4.4%	-9.4%	7.1%	-7.4%
ORANGE COUNTY							
	Nov	2008	\$453,056	-7.6%	-32.9%	-23.7%	62.9%
	Nov	2009	\$499,022	1.8%	10.1%	-6.0%	28.0%
	Sep	2010	\$510,529	2.2%	2.8%	1.6%	-10.4%
	Oct	2010	\$488,024	-4.4%	-0.5%	-6.4%	-16.1%
	Nov	2010	\$502,166	2.9%	0.6%	-4.0%	-14.3%
PALM SPRINGS/ LOWER DESERT							
	Nov	2008	\$183,590	-10.9%	-42.3%	-25.3%	44.4%
	Nov	2009	\$172,068	4.7%	-6.3%	-8.7%	26.5%
	Sep	2010	\$169,318	-3.3%	5.9%	5.2%	-7.0%
	Oct	2010	\$177,332	4.7%	7.9%	-7.7%	-21.1%
	Nov	2010	\$163,273	-7.9%	-5.1%	12.1%	-3.1%

NOTE: NA = Data temporarily not available

**MEDIAN HOME SALES PRICE AND RESALE ACTIVITY
DETACHED HOMES**

			Median Price	Changes in Price		Changes in Sales	
				Monthly %	Yearly %	Monthly %	Yearly %
RIVERSIDE/ SAN BERNARDINO							
	Nov	2008	\$202,739	-3.5%	-41.2%	-18.7%	196.6%
	Nov	2009	\$177,841	3.6%	-12.3%	-17.6%	-13.5%
	Sep	2010	\$191,083	1.3%	10.8%	-3.1%	-24.8%
	Oct	2010	\$189,912	-0.6%	10.7%	1.0%	-27.3%
	Nov	2010	\$185,648	-2.2%	4.4%	-5.7%	-16.8%
SACRAMENTO							
	Nov	2008	\$184,762	-6.2%	-38.3%	-18.3%	110.8%
	Nov	2009	\$188,476	0.2%	2.0%	-16.3%	-16.5%
	Sep	2010	\$181,782	-2.7%	-1.3%	-4.2%	-12.3%
	Oct	2010	\$180,000	-1.0%	-4.3%	-6.4%	-22.0%
	Nov	2010	\$173,870	-3.4%	-7.7%	5.7%	-1.5%
SAN DIEGO							
	Nov	2008	\$345,386	-5.5%	-35.5%	-26.5%	54.9%
	Nov	2009	\$376,448	-0.6%	9.0%	-17.4%	7.5%
	Sep	2010	\$388,847	1.1%	0.7%	-4.4%	-10.9%
	Oct	2010	\$384,575	-1.1%	1.6%	-7.8%	-21.6%
	Nov	2010	\$385,488	0.2%	2.4%	-7.3%	-12.0%
SAN FRANCISCO (INCLUDING SANTA CLARA)							
	Nov	2008	\$473,511	-9.1%	-40.4%	-21.6%	19.6%
	Nov	2009	\$567,247	2.9%	19.8%	-12.7%	25.9%
	Sep	2010	\$563,483	-4.8%	5.1%	-4.3%	-17.4%
	Oct	2010	\$585,826	4.0%	6.3%	-4.4%	-21.0%
	Nov	2010	\$553,625	-5.5%	-2.4%	-0.1%	-9.5%
SAN LUIS OBISPO							
	Nov	2008	\$344,230	-11.8%	-24.3%	-38.7%	22.5%
	Nov	2009	\$409,459	10.0%	18.9%	-20.5%	40.0%
	Sep	2010	\$354,878	-1.1%	-8.9%	-3.6%	-9.0%
	Oct	2010	\$362,280	2.1%	-2.6%	3.7%	-24.1%
	Nov	2010	\$350,000	-3.4%	-14.5%	-7.2%	-11.4%
SANTA BARBARA AREA							
	Nov	2008	\$294,642	-11.1%	-57.4%	-35.9%	25.0%
	Nov	2009	\$425,000	0.0%	44.2%	-16.3%	19.2%
	Sep	2010	\$487,499	-3.3%	15.2%	-1.3%	-18.8%
	Oct	2010	\$412,500	-15.4%	-2.9%	-9.5%	-25.3%
	Nov	2010	\$378,571	-8.2%	-10.9%	21.8%	8.7%
SANTA CLARA							
	Nov	2008	\$515,000	0.0%	-39.4%	0.0%	16.7%
	Nov	2009	\$605,000	0.0%	17.5%	0.0%	45.0%
	Sep	2010	\$620,000	-2.1%	5.1%	-3.7%	-18.4%
	Oct	2010	\$637,750	2.9%	8.1%	-6.9%	-24.0%
	Nov	2010	\$589,975	-7.5%	-2.5%	6.0%	-8.6%
VENTURA							
	Nov	2008	\$382,588	-10.5%	-38.6%	-8.7%	111.0%
	Nov	2009	\$435,795	-1.3%	13.9%	-18.2%	-1.1%
	Sep	2010	\$453,289	4.3%	2.6%	-3.9%	5.6%
	Oct	2010	\$426,984	-5.8%	-3.3%	-16.0%	-25.9%
	Nov	2010	\$453,614	6.2%	4.1%	15.4%	4.6%

NOTE: NA = Data temporarily not available

**MEDIAN HOME SALES PRICE AND RESALE ACTIVITY
ATTACHED HOMES**

			Median Price	Changes in Price		Changes in Sales	
				Monthly %	Yearly %	Monthly %	Yearly %
CENTRAL VALLEY (NOT INCLUDING SACRAMENTO)							
	Nov	2008	\$106,250	-9.9%	-51.8%	-34.1%	30.4%
	Nov	2009	\$90,000	-0.6%	-15.3%	-13.3%	39.8%
	Sep	2010	\$78,888	-9.2%	-5.2%	-3.8%	0.7%
	Oct	2010	\$77,499	-1.8%	-14.4%	-9.3%	-18.1%
	Nov	2010	\$82,500	6.5%	-8.3%	2.2%	-3.5%
EAST VENTURA AREA							
	Nov	2008	\$282,499	-7.1%	-22.6%	14.5%	133.3%
	Nov	2009	\$310,526	1.0%	9.9%	-31.3%	-12.7%
	Sep	2010	\$282,692	1.1%	-14.9%	-39.4%	-23.1%
	Oct	2010	\$260,714	-7.8%	-15.2%	-6.7%	-30.0%
	Nov	2010	\$272,222	4.4%	-12.3%	5.4%	7.3%
LOS ANGELES							
	Nov	2008	\$293,332	-13.4%	-32.2%	-35.1%	-4.2%
	Nov	2009	\$298,610	3.4%	1.8%	-11.6%	70.9%
	Sep	2010	\$257,237	-2.3%	-13.3%	-16.3%	-16.3%
	Oct	2010	\$247,142	-3.9%	-14.4%	1.9%	-25.0%
	Nov	2010	\$247,673	0.2%	-17.1%	0.0%	-15.3%
MONTEREY							
	Nov	2008	\$233,333	-25.8%	-53.3%	-10.3%	56.3%
	Nov	2009	\$325,000	16.7%	39.3%	-15.4%	-12.0%
	Sep	2010	\$264,285	2.3%	11.3%	-24.1%	-36.2%
	Oct	2010	\$256,250	-3.0%	-8.0%	54.5%	30.8%
	Nov	2010	\$234,999	-8.3%	-27.7%	-39.7%	-6.8%
ORANGE COUNTY							
	Nov	2008	\$274,679	-8.9%	-37.0%	-24.7%	35.7%
	Nov	2009	\$318,644	-1.6%	16.0%	-19.7%	25.2%
	Sep	2010	\$297,276	0.1%	-5.4%	-5.4%	-15.7%
	Oct	2010	\$280,445	-5.7%	-13.4%	-8.5%	-26.0%
	Nov	2010	\$291,215	3.8%	-8.6%	-12.6%	-19.4%
PALM SPRINGS/ LOWER DESERT							
	Nov	2008	\$211,363	-8.6%	-37.5%	-15.2%	-3.3%
	Nov	2009	\$183,333	-14.0%	-13.3%	14.4%	46.0%
	Sep	2010	\$151,428	2.9%	-14.1%	-5.3%	-4.6%
	Oct	2010	\$181,538	19.9%	-14.8%	4.8%	17.1%
	Nov	2010	\$154,285	-15.0%	-15.8%	4.6%	7.1%
SAN DIEGO							
	Nov	2008	\$197,758	-4.3%	-39.7%	-26.9%	50.1%
	Nov	2009	\$221,564	5.1%	12.0%	-13.8%	12.0%
	Sep	2010	\$211,240	-4.8%	1.6%	-10.0%	-17.2%
	Oct	2010	\$213,616	1.1%	1.3%	-0.1%	-21.6%
	Nov	2010	\$218,018	2.1%	-1.6%	-8.6%	-17.0%
SAN FRANCISCO BAY							
	Nov	2008	\$346,250	-13.6%	-37.5%	-33.2%	-5.2%
	Nov	2009	\$358,187	2.6%	3.4%	-13.4%	47.8%
	Sep	2010	\$342,088	-3.9%	-5.3%	-1.1%	-14.5%
	Oct	2010	\$350,000	2.3%	0.3%	-6.9%	-24.6%
	Nov	2010	\$339,796	-2.9%	-5.1%	-3.5%	-15.9%

First-time Buyer Housing Affordability Index

C.A.R. Region	Q3 2010	Q2 2010	Q3 2009
California	66	65	64
California - Condos	73	70	68
United States	79	78	76
High Desert	85	84	85
Los Angeles County	57	56	52
Monterey Region	64	62	66
Northern California	70	68	63
Northern Wine Country	62	61	58
Orange County	56	54	51
Palm Sprgs/Lwr Desert	75	72	74
Riverside/SBernardino	78	77	78
Sacramento County	82	80	78
San Diego County	60	58	56
San Francisco Bay	51	49	49
San Luis Obispo County	54	48	47
Santa Barbara Area	53	50	52
Santa Clara County	53	51	53
Southern California	65	63	64
Ventura County	63	61	56
County			
Alameda	53	51	52
Contra Costa	44	43	42
Fresno	79	77	76
Marin	42	38	37
Merced	84	83	83
Riverside	77	75	78
San Bernardino	81	81	81
San Francisco	41	36	35
San Mateo	42	41	40
Santa Cruz	49	46	43
Sonoma	64	62	60



CALIFORNIA ASSOCIATION OF REALTORS*

The detached home sales and price data contained in the California Real Estate Trends is compiled on the basis of monthly reports from 76 individual and regionalized multiple listing services and Boards of REALTORS® as listed below. Regional data is not seasonally adjusted. Reported month-to-month changes in sales activity may overstate actual changes because of the small size of individual samples. Movement in sales prices should not be interpreted as measuring changes in the cost of a standard home. Prices are influenced by changes in costs and variations in the characteristics and size of homes actually sold.

Los Angeles — Arcadia, Citrus Valley, Downey, Glendale, LA Pacific West, Montebello, Rancho Southeast, San Fernando Valley, South Bay, South Pasadena, Tri-Counties, and West San Gabriel Valley

San Francisco Bay Area — Bay East, Berkeley, Contra Costa, Marin, Oakland, San Francisco, San Mateo, North & South Solano and Santa Clara.

San Diego — Coronado, E. San Diego, N San Diego, Pacific Bay Cities, and San Diego.

Orange County — Huntington Beach-Fountain Valley, Orange Coast, Pacific West, and S. Orange.

Central Valley --- Bakersfield, Fresno, Lodi, Manteca, Merced, Modesto, Oakdale, Sacramento, Stockton, Tracy and Turlock.

Palm Springs/Lower Desert — California Desert and The Desert Communities

Monterey — Monterey and Santa Cruz

Northern Wine Country — Mendocino, Napa, and Sonoma.

Northern California — Chico, Humboldt, Lake County, Paradise, Placer, Siskiyou, and Tahoe Sierra.

Riverside/San Bernardino— Corona/Norco, East Valley, Redlands, Rim of the World, Riverside, San Bernardino Valley, and Yucaipa.

Ventura — Conejo Valley, Simi Valley, and Ventura

Santa Barbara — Lompoc Valley, Santa Barbara, and Santa Maria

High Desert Area — Antelope Valley, Barstow, and Victor Valley

San Luis Obispo — Atascadero, Paso Robles, Pismo Coast, and San Luis Obispo.

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DataQuick Monthly Median Price Tables

County/City/Area	November 2010	November 2009	Y-T-Y % Change
Contra Costa County	\$256,000	\$290,000	-11.7%
Antioch	\$195,000	\$200,000	-2.5%
Brentwood2	\$303,500	\$300,000	1.2%
Concord	\$245,000	\$277,000	-11.6%
Danville	\$720,000	\$825,000	-12.7%
Discovery Bay	\$257,500	\$310,000	-16.9%
Hercules	\$249,000	\$325,000	-23.4%
Martinez	\$240,000	\$325,000	-26.2%
Oakley	\$200,000	\$245,500	-18.5%
Pinole	\$304,250	\$305,000	-0.2%
Pittsburg	\$148,000	\$182,500	-18.9%
Pleasant Hill	\$400,000	\$475,000	-15.8%
Richmond	\$145,000	\$135,000	7.4%
San Pablo	\$150,000	\$178,250	-15.8%
San Ramon	\$643,000	\$660,000	-2.6%
Walnut Creek	\$424,000	\$419,000	1.2%
El Dorado County	\$268,500	\$289,000	-7.1%
El Dorado Hills	\$415,000	\$425,500	-2.5%
Placerville	\$212,500	\$210,000	1.2%
Shingle Springs	\$240,000	\$278,000	-13.7%
South Lake Tahoe	\$250,000	\$285,500	-12.4%
Fresno County	\$150,000	\$174,000	-13.8%
Clovis	\$224,000	\$249,500	-10.2%
Fresno	\$147,000	\$160,000	-8.1%
Sanger	\$158,000	\$168,000	-6.0%
Selma	\$127,500	\$134,000	-4.9%
Kern County	\$125,000	\$139,000	-10.1%
Bakersfield	\$130,000	\$143,000	-9.1%
Delano	\$121,500	\$121,500	0.0%
Ridgecrest	\$170,000	\$167,000	1.8%
Rosamond	\$110,000	\$125,000	-12.0%
Tehachapi	\$175,000	\$190,000	-7.9%
Los Angeles County	\$325,000	\$330,000	-1.5%
Alhambra	\$420,000	\$422,500	-0.6%
Altadena	\$490,250	\$532,500	-7.9%
Arcadia	\$670,000	\$747,500	-10.4%
Azusa	\$246,000	\$260,000	-5.4%
Baldwin Park	\$265,000	\$247,500	7.1%
Bellflower	\$276,000	\$301,000	-8.3%
Brentwood	\$1,407,500	\$1,526,500	-7.8%
Burbank	\$465,000	\$459,500	1.2%
Canoga Park	\$342,500	\$369,000	-7.2%
Canyon Country	\$281,750	\$310,000	-9.1%
Carson	\$310,500	\$310,000	0.2%
Cerritos	\$541,500	\$542,500	-0.2%
Chatsworth	\$340,000	\$380,000	-10.5%
Claremont	\$451,500	\$457,500	-1.3%

DataQuick Monthly Median Price Tables

County/City/Area	November 2010	November 2009	Y-T-Y % Change
Compton	\$180,000	\$160,000	12.5%
Covina	\$333,000	\$321,000	3.7%
Culver City	\$555,000	\$517,000	7.4%
Diamond Bar	\$413,000	\$472,500	-12.6%
Downey	\$368,000	\$380,000	-3.2%
Duarte	\$270,000	\$284,500	-5.1%
El Monte	\$320,000	\$298,500	7.2%
Encino	\$372,000	\$552,500	-32.7%
Gardena	\$310,000	\$300,000	3.3%
Glendale	\$415,000	\$482,500	-14.0%
Glendora	\$396,500	\$400,000	-0.9%
Granada Hills	\$405,000	\$407,500	-0.6%
Hacienda Heights	\$360,000	\$401,000	-10.2%
Hawthorne	\$320,000	\$294,000	8.8%
Inglewood	\$205,000	\$235,000	-12.8%
La Mirada	\$350,000	\$400,000	-12.5%
La Puente	\$251,500	\$250,000	0.6%
La Verne	\$414,500	\$373,000	11.1%
Lakewood	\$360,000	\$390,000	-7.7%
Lancaster	\$138,000	\$130,000	6.2%
Long Beach	\$303,000	\$305,000	-0.7%
Los Angeles	\$291,500	\$348,250	-16.3%
Lynwood	\$225,000	\$220,000	2.3%
Monrovia	\$445,000	\$430,000	3.5%
Monterey Park	\$415,000	\$465,750	-10.9%
Newhall	\$220,000	\$235,000	-6.4%
North Hills	\$330,000	\$340,000	-2.9%
North Hollywood	\$318,750	\$312,500	2.0%
Northridge	\$485,000	\$427,000	13.6%
Norwalk	\$257,250	\$260,000	-1.1%
Pacoima	\$260,000	\$235,000	10.6%
Palmdale	\$152,500	\$150,000	1.7%
Panorama City	\$212,500	\$193,000	10.1%
Paramount	\$165,000	\$175,000	-5.7%
Pasadena	\$520,000	\$520,000	0.0%
Pico Rivera	\$272,500	\$280,000	-2.7%
Pomona	\$210,000	\$195,000	7.7%
Redondo Beach	\$650,000	\$637,000	2.0%
Reseda	\$299,000	\$285,000	4.9%
Rosemead	\$370,000	\$360,500	2.6%
Rowland Heights	\$442,500	\$425,250	4.1%
San Dimas	\$345,000	\$345,000	0.0%
San Gabriel	\$465,000	\$441,000	5.4%
San Pedro	\$387,000	\$309,750	24.9%
Santa Clarita	\$360,000	\$392,500	-8.3%
Santa Monica	\$849,000	\$832,500	2.0%
Sherman Oaks	\$615,000	\$548,750	12.1%

DataQuick Monthly Median Price Tables

County/City/Area	November 2010	November 2009	Y-T-Y % Change
South Gate	\$250,000	\$250,000	0.0%
Studio City	\$619,000	\$627,500	-1.4%
Sun Valley	\$271,500	\$292,500	-7.2%
Sylmar	\$259,000	\$283,500	-8.6%
Tarzana	\$426,500	\$500,000	-14.7%
Torrance	\$475,000	\$525,000	-9.5%
Tujunga	\$330,000	\$391,000	-15.6%
Valencia	\$355,000	\$402,500	-11.8%
Valley Village	\$527,500	\$512,500	2.9%
Van Nuys	\$297,500	\$312,500	-4.8%
Walnut	\$550,000	\$545,000	0.9%
West Covina	\$340,000	\$355,000	-4.2%
West Hollywood	\$560,000	\$678,500	-17.5%
Whittier	\$299,000	\$325,000	-8.0%
Wilmington	\$229,000	\$255,000	-10.2%
Winnetka	\$332,500	\$334,750	-0.7%
Woodland Hills	\$370,500	\$361,000	2.6%
Los Angeles Selected			
Westside	\$1,287,500	\$1,155,000	11.5%
West La	\$613,000	\$663,000	-7.5%
Downtown La/Central City	\$475,000	\$440,000	8.0%
South La	\$198,000	\$192,000	3.1%
North East La	\$270,000	\$275,500	-2.0%
San Fernando Valley			
San Fernando Valley	\$345,000	\$330,000	4.5%
West San Fernando Valley	\$364,500	\$360,000	1.3%
Northeast San Fernando	\$310,000	\$290,000	6.9%
Southeast San Fernando	\$395,000	\$372,000	6.2%
Southwest Los Angeles Selected Areas			
Beach Cities	\$800,000	\$830,500	-3.7%
South Bay	\$480,000	\$547,000	-12.2%
Long Beach (90810)	\$230,000	\$250,000	-8.0%
Mar Vista	\$647,000	\$680,000	-4.9%
Westchester	\$612,500	\$651,000	-5.9%
Madera County	\$129,000	\$141,000	-8.5%
Madera	\$127,000	\$129,000	-1.6%
Marin County	\$650,000	\$602,500	7.9%
Novato	\$367,500	\$441,000	-16.7%
San Rafael	\$536,000	\$595,000	-9.9%
Monterey County	\$219,000	\$235,000	-6.8%
Salinas	\$220,000	\$215,000	2.3%
Soledad	\$160,000	\$162,000	-1.2%
Napa County	\$305,000	\$385,000	-20.8%
Napa	\$295,000	\$365,000	-19.2%
Nevada County	\$325,000	\$320,000	1.6%
Grass Valley	\$221,250	\$259,500	-14.7%

DataQuick Monthly Median Price Tables

County/City/Area	November 2010	November 2009	Y-T-Y % Change
Nevada City	\$347,000	\$324,500	6.9%
Truckee	\$455,000	\$481,000	-5.4%
Orange County	\$430,000	\$439,000	-2.1%
Aliso Viejo	\$412,500	\$407,000	1.4%
Anaheim	\$345,000	\$365,000	-5.5%
Brea	\$538,364	\$480,000	12.2%
Buena Park	\$370,000	\$383,000	-3.4%
Costa Mesa	\$530,000	\$490,000	8.2%
Cypress	\$462,500	\$465,000	-0.5%
Dana Point	\$515,500	\$545,000	-5.4%
Fountain Valley	\$572,500	\$612,000	-6.5%
Fullerton	\$392,500	\$375,000	4.7%
Garden Grove	\$360,000	\$351,000	2.6%
Huntington Beach	\$550,000	\$570,000	-3.5%
Irvine	\$559,000	\$582,000	-4.0%
La Habra	\$329,000	\$320,000	2.8%
Ladera Ranch	\$450,000	\$632,500	-28.9%
Laguna Beach	\$1,107,500	\$1,035,000	7.0%
Laguna Hills	\$312,500	\$507,500	-38.4%
Laguna Niguel	\$510,000	\$544,000	-6.3%
Lake Forest	\$417,500	\$357,500	16.8%
Mission Viejo	\$441,000	\$478,000	-7.7%
Newport Beach	\$1,110,000	\$985,500	12.6%
Orange	\$420,000	\$467,000	-10.1%
Placentia	\$350,000	\$460,000	-23.9%
Rancho Santa Margarita	\$343,500	\$351,000	-2.1%
San Clemente	\$618,000	\$600,000	3.0%
San Juan Capistrano	\$420,000	\$267,500	57.0%
Santa Ana	\$275,000	\$290,000	-5.2%
Stanton	\$235,000	\$310,000	-24.2%
Trabuco Canyon	\$681,000	\$700,000	-2.7%
Tustin	\$429,000	\$472,000	-9.1%
Westminster	\$410,000	\$445,000	-7.9%
Yorba Linda	\$600,000	\$590,000	1.7%
Placer County	\$270,000	\$305,000	-11.5%
Auburn	\$255,000	\$253,000	0.8%
Granite Bay	\$531,000	\$575,000	-7.7%
Lincoln	\$247,500	\$260,000	-4.8%
Rocklin	\$275,000	\$312,000	-11.9%
Roseville	\$253,000	\$300,000	-15.7%
Riverside County	\$194,750	\$200,000	-2.6%
Banning	\$125,000	\$127,500	-2.0%
Beaumont	\$186,000	\$219,500	-15.3%
Cathedral City	\$163,500	\$165,000	-0.9%
Corona	\$320,000	\$330,000	-3.0%
Desert Hot Springs	\$85,000	\$90,000	-5.6%
Hemet	\$120,000	\$125,000	-4.0%

DataQuick Monthly Median Price Tables

County/City/Area	November 2010	November 2009	Y-T-Y % Change
Indio	\$162,750	\$189,000	-13.9%
La Quinta	\$249,000	\$347,500	-28.3%
Lake Elsinore	\$185,000	\$185,500	-0.3%
Menifee	\$214,000	\$203,500	5.2%
Mira Loma	\$311,500	\$250,000	24.6%
Moreno Valley	\$150,000	\$150,000	0.0%
Murrieta	\$245,000	\$253,000	-3.2%
Norco	\$348,500	\$350,000	-0.4%
Palm Desert	\$225,000	\$245,500	-8.4%
Palm Springs	\$213,500	\$241,500	-11.6%
Perris	\$164,250	\$165,000	-0.5%
Rancho Mirage	\$434,500	\$402,500	8.0%
Riverside	\$190,000	\$200,000	-5.0%
San Jacinto	\$140,000	\$145,000	-3.4%
Sun City	\$162,500	\$159,000	2.2%
Temecula	\$294,000	\$265,000	10.9%
Wildomar	\$222,500	\$205,000	8.5%
Winchester	\$240,000	\$237,000	1.3%
Sacramento County	\$172,750	\$175,000	-1.3%
Antelope	\$175,000	\$183,500	-4.6%
Carmichael	\$220,000	\$237,500	-7.4%
Citrus Heights	\$155,000	\$165,000	-6.1%
Elk Grove	\$230,000	\$237,500	-3.2%
Fair Oaks	\$237,000	\$237,000	0.0%
Folsom	\$325,000	\$375,000	-13.3%
Galt	\$171,500	\$163,000	5.2%
North Highlands	\$99,000	\$110,000	-10.0%
Orangevale	\$229,000	\$222,500	2.9%
Rancho Cordova	\$215,000	\$239,750	-10.3%
Sacramento	\$140,000	\$142,000	-1.4%
San Benito County	\$250,000	\$270,000	-7.4%
San Bernardino County	\$152,000	\$160,000	-5.0%
Adelanto	\$82,000	\$91,000	-9.9%
Apple Valley	\$105,500	\$140,000	-24.6%
Barstow	\$65,000	\$60,000	8.3%
Big Bear City	\$171,500	\$178,250	-3.8%
Big Bear Lake	\$271,000	\$319,500	-15.2%
Bloomington	\$152,500	\$130,000	17.3%
Chino	\$257,500	\$300,500	-14.3%
Chino Hills	\$412,000	\$395,000	4.3%
Colton	\$122,000	\$127,000	-3.9%
Crestline	\$114,000	\$129,000	-11.6%
Fontana	\$207,500	\$245,000	-15.3%
Hesperia	\$121,000	\$121,000	0.0%
Highland	\$155,000	\$164,500	-5.8%
Lake Arrowhead	\$239,750	\$308,250	-22.2%
Montclair	\$237,000	\$210,000	12.9%

DataQuick Monthly Median Price Tables

County/City/Area	November 2010	November 2009	Y-T-Y % Change
Ontario	\$205,100	\$192,500	6.5%
Rancho Cucamonga	\$312,500	\$315,000	-0.8%
Redlands	\$220,909	\$265,000	-16.6%
Rialto	\$155,000	\$155,500	-0.3%
Running Springs	\$115,500	\$137,500	-16.0%
San Bernardino	\$106,000	\$85,250	24.3%
Twentynine Palms	\$82,000	\$91,000	-9.9%
Upland	\$347,000	\$385,000	-9.9%
Victorville	\$120,000	\$115,000	4.3%
Yucaipa	\$218,000	\$217,000	0.5%
Yucca Valley	\$100,000	\$89,000	12.4%
San Diego County	\$333,750	\$325,000	2.7%
Carlsbad	\$550,000	\$604,000	-8.9%
Chula Vista	\$315,000	\$318,750	-1.2%
El Cajon	\$254,000	\$260,000	-2.3%
Encinitas	\$620,000	\$512,500	21.0%
Escondido	\$277,500	\$255,000	8.8%
Fallbrook	\$277,500	\$384,500	-27.8%
La Jolla	\$1,037,500	\$925,000	12.2%
La Mesa	\$307,500	\$320,000	-3.9%
Lakeside	\$265,000	\$219,000	21.0%
Lemon Grove	\$240,000	\$239,500	0.2%
National City	\$187,500	\$188,500	-0.5%
Oceanside	\$284,000	\$303,750	-6.5%
Poway	\$465,000	\$462,500	0.5%
Ramona	\$306,500	\$330,000	-7.1%
San Diego	\$358,000	\$325,000	10.2%
San Marcos	\$373,500	\$327,500	14.0%
Santee	\$331,000	\$317,000	4.4%
Spring Valley	\$242,500	\$230,000	5.4%
Vista	\$325,000	\$315,000	3.2%
San Francisco County	\$680,000	\$665,000	2.3%
San Francisco	\$680,000	\$665,000	2.3%
San Joaquin County	\$162,500	\$169,500	-4.1%
Lodi	\$109,500	\$168,000	-34.8%
Manteca	\$200,000	\$200,000	0.0%
Ripon	\$230,000	\$230,000	0.0%
Stockton	\$127,750	\$129,750	-1.5%
Tracy	\$226,500	\$254,000	-10.8%
San Luis Obispo County	\$367,500	\$400,000	-8.1%
Atascadero	\$288,500	\$347,500	-17.0%
Nipomo	\$370,000	\$415,000	-10.8%
Paso Robles	\$275,000	\$359,000	-23.4%
San Luis Obispo	\$499,955	\$450,000	11.1%
Santa Barbara County	\$312,000	\$320,000	-2.5%
Lompoc	\$202,000	\$188,000	7.4%
Santa Barbara	\$839,000	\$750,050	11.9%

DataQuick Monthly Median Price Tables

County/City/Area	November 2010	November 2009	Y-T-Y % Change
Santa Maria	\$240,000	\$242,000	-0.8%
Santa Clara County	\$459,000	\$493,500	-7.0%
Campbell	\$557,000	\$570,000	-2.3%
Cupertino	\$850,000	\$1,027,500	-17.3%
Gilroy	\$395,000	\$390,000	1.3%
Los Gatos	\$850,000	\$1,166,500	-27.1%
Milpitas	\$425,000	\$427,750	-0.6%
Morgan Hill	\$409,000	\$520,000	-21.3%
Mountain View	\$656,500	\$739,250	-11.2%
San Jose	\$400,000	\$427,000	-6.3%
Santa Clara	\$525,000	\$526,250	-0.2%
Saratoga	\$1,235,000	\$1,497,500	-17.5%
Sunnyvale	\$472,500	\$602,000	-21.5%
Shasta County	\$165,000	\$184,750	-10.7%
Redding	\$190,100	\$195,000	-2.5%
Solano County	\$205,000	\$220,000	-6.8%
Benicia	\$320,000	\$411,000	-22.1%
Dixon	\$222,500	\$270,000	-17.6%
Fairfield	\$212,000	\$239,250	-11.4%
Suisun City	\$175,000	\$195,000	-10.3%
Vacaville	\$245,000	\$231,750	5.7%
Vallejo	\$163,000	\$165,000	-1.2%
Sonoma County	\$315,000	\$325,550	-3.2%
Petaluma	\$438,500	\$399,000	9.9%
Rohnert Park	\$175,000	\$260,000	-32.7%
Santa Rosa	\$273,000	\$285,500	-4.4%
Sonoma	\$343,500	\$370,000	-7.2%
Windsor	\$315,000	\$316,500	-0.5%
Stanislaus County	\$135,000	\$140,000	-3.6%
Ceres	\$135,000	\$138,000	-2.2%
Modesto	\$120,000	\$125,000	-4.0%
Oakdale	\$148,500	\$181,500	-18.2%
Patterson	\$156,000	\$149,000	4.7%
Riverbank	\$140,000	\$159,000	-11.9%
Salida	\$155,000	\$162,500	-4.6%
Turlock	\$161,000	\$155,000	3.9%
Tulare County	\$125,000	\$145,000	-13.8%
Porterville	\$110,500	\$140,000	-21.1%
Tulare	\$120,500	\$154,500	-22.0%
Visalia	\$165,000	\$150,000	10.0%
Ventura County	\$375,000	\$365,000	2.7%
Camarillo	\$417,500	\$390,000	7.1%
Newbury Park	\$626,000	\$480,000	30.4%
Oxnard	\$309,500	\$300,000	3.2%
Simi Valley	\$375,000	\$389,500	-3.7%
Thousand Oaks	\$540,000	\$440,500	22.6%
Ventura	\$363,000	\$375,000	-3.2%

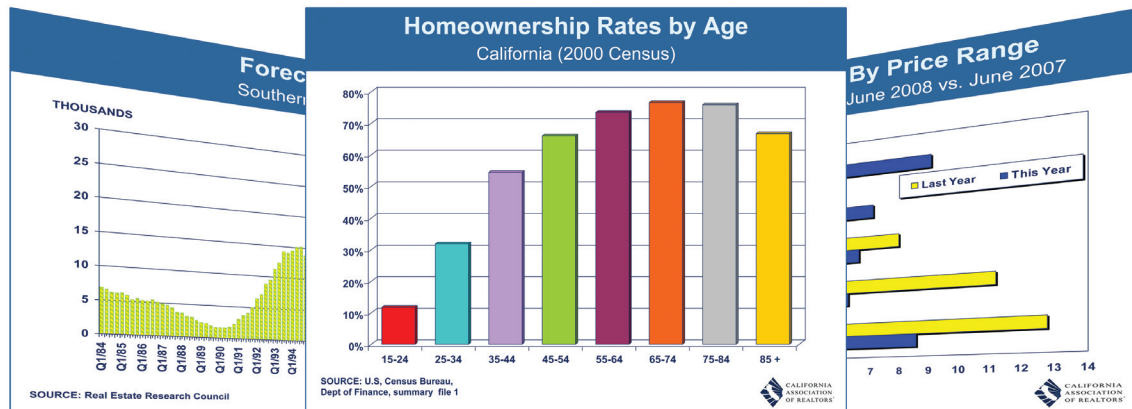
DataQuick Monthly Median Price Tables

County/City/Area	November 2010	November 2009	Y-T-Y % Change
Yolo County	\$220,000	\$250,000	-12.0%
West Sacramento	\$226,500	\$240,000	-5.6%
Woodland	\$199,000	\$228,750	-13.0%

Median home prices contained in this chart were generated from DataQuick Information Systems. The price statistics are derived from all types of home sales -- new and existing, condos and single-family. Movements in sales prices should not be interpreted as changes in the cost of a standard home. Median prices can be influenced by changes in cost, as well as changes in the characteristics and size of homes sold. Due to the low sales volume in some cities or areas, median price changes may exhibit unusual fluctuation. C.A.R. and DataQuick routinely track 33 of the 58 counties in California. The following 26 counties are not included in this report: Alpine, Amador, Butte, Calaveras, Colusa, Del Norte, Glenn, Humboldt, Imperial, Inyo, Kings, Lake, Lassen, Mariposa, Mendocino, Modoc, Mono, Plumas, Sierra, Siskiyou, Sutter, Tehama, Trinity, Tuolumne, and Yuba.

N.A. = Not available.

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