

THE 2007 ANNUAL REAL ESTATE REPORT

LOCAL MARKET TRENDS



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EAST SAN DIEGO COUNTY

January 2007

San Diego County Property Sales Continued to Fall in 2007

We asked the question last year, after three years of falling sales, whether or not 2006 would prove to be the bottom of the market. And, the answer is in: NO! Of course, this begs the question of whether or not 2007 will prove to be the bottom of the market. Hmmmm?

None of the talking heads could have predicted the credit crunch that quite effectively reduced demand. I would say decimated demand, but, in reality, decimated means lopping off 10%. No, the credit crunch did more than that in the last half of 2007. Plus, we still have a plethora of adjustable rate mortgages rising upwards waiting in the wings.

Yet, there are still signs that this year may see the market finally hit bottom: Bank of America is buying Countrywide, which will provide stability to the mortgage market, and many Sovereign Funds are injecting liquidity into the mortgage market, albeit not through any altruism, but because they're buying

assets for pennies on the dollar. Plus, the Fed will probably continue to lower interest rates, which will provide relief for consumer debt. Remember though, the Fed's actions have little if no effect on fixed mortgage rates.

On the the numbers. Sales of single-family, re-sale homes in 2007 were down for the fourth year in a row in San Diego County: falling 16.5%, a relief after the 23.4% drop in 2006. Condo sales were down 12.6%, compared to a drop of 26.1% in 2006. Another thing to remember, the lofty sales figures for 2002, 2003 and 2004, when sales peaked, where due to investor activity, not the simple supply and demand of people who wanted to buy homes to live in.

The median price for re-sale homes dropped 1.7%, the first drop since we've been keeping records: 1998. Of note, the average price rose 1.4%. This is a tale of two markets. The entry level market has been created by the credit crunch be-

cause buyers in this segment of the market depended upon no-doc and 100% financing loans to buy homes. These loans are gone, completely.

The \$1,000,000 plus market has, therefore, become a larger percentage of total sales, which has had the effect of keeping statistical prices higher than reality.

Of course, statistical prices have absolutely no bearing on what your home is worth or what you can buy a home for. That depends entirely upon the agreement you make with the buyer or seller.

As you go through the various charts and tables in this report, you will see that the lower priced cities have, for the most part, suffered the greatest decrease in sales.

Will the market bottom out this year? Perhaps. Probably not before the summer. In any event, subscribe to this report and stay tuned.

Inside this issue are Annual statistics for:

- SAN DIEGO COUNTY
- EAST COUNTY
- ALPINE
- EL CAJON
- JAMUL
- LA MESA
- LAKESIDE
- LEMON GROVE
- SANTEE
- SPRING VALLEY

C.A.R.'s California Housing Market Forecast for 2008

Statewide median price down, pace of sales decline moderates after tumultuous 2007

Home prices throughout most of California will post modest declines next year while sales of existing homes will stabilize from the precipitous decrease experienced in 2007, according to the CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.) "2008 California Housing Market Forecast".

The median home price in California will decline 4 percent to \$553,000 in 2008 compared with a projected median of \$576,000 this year, while sales for 2008 are projected to decrease 9 percent to 334,500 units, compared with 367,500 units (projected) in 2007.

"Tighter credit standards, affordability concerns, and a continued standoff between buyers and sellers will contribute to continued weakness in the market going into next

year," said C.A.R. President Colleen Badagliacco. "Now is not the time for homeowners to 'test the waters' – only serious sellers should put their homes on the market in what will continue to be a challenging sales environment."

"Sales could decline more steeply in 2008 if the current liquidity crunch in the mortgage markets has a longer-than-expected duration or

(Continued on page 4)

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San Diego County (Single Family Homes)								
	Prices		Other			Percent Change		
	Average	Median	Sold	DOM	SP/LP	Average	Median	Sold
1998	\$271,178	\$203,995	23,960	54	96.6%			
1999	\$300,019	\$225,000	25,396	50	96.6%	10.6%	10.3%	6.0%
2000	\$356,975	\$260,000	23,878	43	96.7%	19.0%	15.6%	-6.0%
2001	\$375,533	\$293,000	23,188	46	96.5%	5.2%	12.7%	-2.9%
2002	\$442,102	\$355,000	26,276	44	96.6%	17.7%	21.2%	13.3%
2003	\$515,324	\$417,000	27,065	43	96.7%	16.6%	17.5%	3.0%
2004	\$653,099	\$535,000	26,344	36	96.6%	26.7%	28.3%	-2.7%
2005	\$712,200	\$575,000	24,441	53	95.9%	9.0%	7.5%	-7.2%
2006	\$728,574	\$575,000	18,723	65	95.4%	2.3%	0.0%	-23.4%
2007	\$738,922	\$565,000	15,636	71	94.9%	1.4%	-1.7%	-16.5%

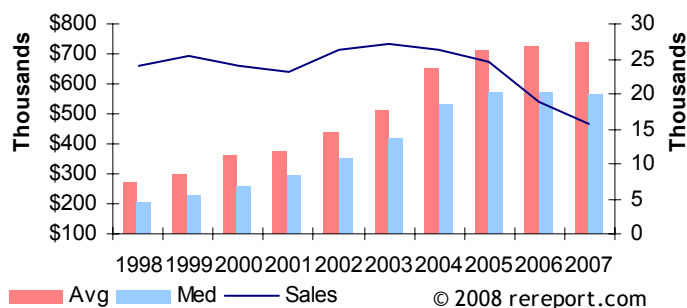
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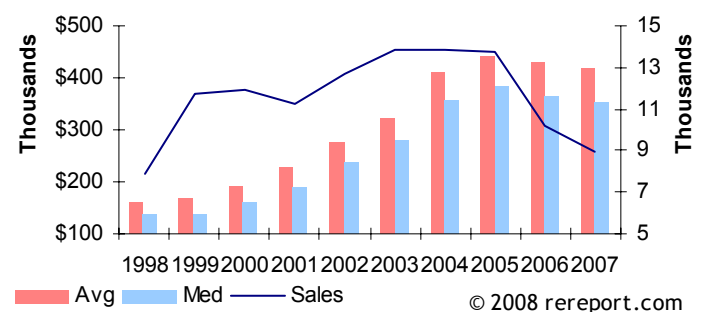
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San Diego County (Condominiums)								
	Prices		Other			Percent Change		
	Average	Median	Sold	DOM	SP/LP	Average	Median	Sold
1998	\$162,839	\$137,000	7,884	50	97.6%			
1999	\$169,647	\$139,900	11,757	42	97.9%	4.2%	2.1%	49.1%
2000	\$193,003	\$160,000	11,904	30	98.2%	13.8%	14.4%	1.3%
2001	\$227,460	\$189,900	11,297	33	97.9%	17.9%	18.7%	-5.1%
2002	\$275,172	\$238,000	12,733	34	98.0%	21.0%	25.3%	12.7%
2003	\$321,906	\$280,000	13,840	36	97.8%	17.0%	17.6%	8.7%
2004	\$410,834	\$357,000	13,831	28	97.9%	27.6%	27.5%	-0.1%
2005	\$440,966	\$384,990	13,783	53	97.3%	7.3%	7.8%	-0.3%
2006	\$429,537	\$365,990	10,183	67	96.5%	-2.6%	-4.9%	-26.1%
2007	\$419,692	\$355,000	8,897	71	95.9%	-2.3%	-3.0%	-12.6%

San Diego County Homes



San Diego County Condos



THE 2007 ANNUAL REAL ESTATE REPORT

East San Diego County (Single Family Homes)								
	Prices		Other			Percent Change		
	Average	Median	Sold	DOM	SP/LP	Average	Median	Sold
1998	\$196,127	\$174,800	3,961	58	97.3%			
1999	\$213,227	\$189,900	3,992	48	97.6%	8.7%	8.6%	0.8%
2000	\$247,793	\$220,000	3,651	40	97.6%	16.2%	15.9%	-8.5%
2001	\$280,980	\$250,000	3,752	46	97.4%	13.4%	13.6%	2.8%
2002	\$335,506	\$305,000	3,779	42	97.3%	19.4%	22.0%	0.7%
2003	\$393,723	\$360,000	3,909	40	97.3%	17.4%	18.0%	3.4%
2004	\$502,317	\$460,000	4,010	37	97.4%	27.6%	27.8%	2.6%
2005	\$548,436	\$496,450	3,692	54	96.9%	9.2%	7.9%	-7.9%
2006	\$545,110	\$490,000	2,866	66	96.1%	-0.6%	-1.3%	-22.4%
2007	\$502,852	\$452,000	2,271	71	95.7%	-7.8%	-7.8%	-20.8%

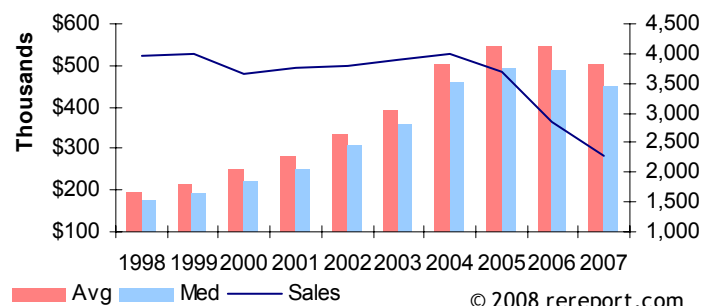
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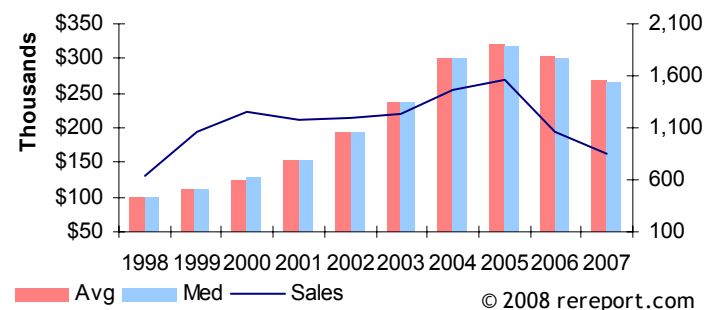
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East San Diego County (Condominiums)								
	Prices		Other			Percent Change		
	Average	Median	Sold	DOM	SP/LP	Average	Median	Sold
1998	\$99,788	\$99,000	633	60	98.2%			
1999	\$109,987	\$110,000	1,071	37	99.0%	10.2%	11.1%	69.2%
2000	\$126,420	\$126,500	1,251	24	99.4%	14.9%	15.0%	16.8%
2001	\$155,034	\$154,900	1,168	23	99.1%	22.6%	22.5%	-6.6%
2002	\$194,046	\$193,000	1,190	23	99.3%	25.2%	24.6%	1.9%
2003	\$238,500	\$237,000	1,233	29	98.7%	22.9%	22.8%	3.6%
2004	\$301,881	\$300,000	1,467	22	98.8%	26.6%	26.6%	19.0%
2005	\$320,351	\$318,000	1,552	52	98.7%	6.1%	6.0%	5.8%
2006	\$304,831	\$300,000	1,057	59	98.2%	-4.8%	-5.7%	-31.9%
2007	\$269,556	\$265,000	844	65	97.1%	-11.6%	-11.7%	-20.2%

East San Diego County Homes



East San Diego County Condos



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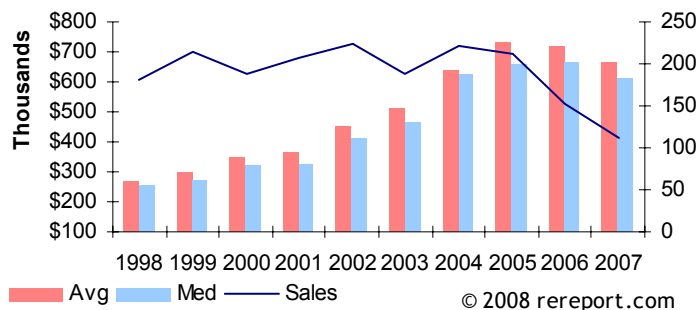
Alpine (Single Family Homes)								
	Prices		Other			Percent Change		
	Average	Median	Sold	DOM	SP/LP	Average	Median	Sold
1998	\$266,318	\$250,250	182	83	97.0%			
1999	\$299,754	\$275,000	215	68	96.9%	12.6%	9.9%	18.1%
2000	\$345,887	\$320,000	189	65	95.8%	15.4%	16.4%	-12.1%
2001	\$366,632	\$330,000	208	68	96.4%	6.0%	3.1%	10.1%
2002	\$455,642	\$413,500	224	71	94.1%	24.3%	25.3%	7.7%
2003	\$515,919	\$469,800	187	60	96.9%	13.2%	13.6%	-16.5%
2004	\$642,727	\$625,000	222	56	96.6%	24.6%	33.0%	18.7%
2005	\$735,510	\$660,000	212	72	95.2%	14.4%	5.6%	-4.5%
2006	\$718,389	\$670,000	152	73	95.2%	-2.3%	1.5%	-28.3%
2007	\$665,704	\$615,000	113	89	94.0%	-7.3%	-8.2%	-25.7%

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Alpine Homes



C.A.R.'s California Housing Market Forecast for 2008

(Continued from page 1)

if interest rates unexpectedly increase," she said

"Geographically, more affordable regions such as the Central Valley and Inland Empire will experience greater softness in the resale market because of the large number of new homes coming onto the market in recent years," said C.A.R. Vice President and Chief Economist Leslie Appleton-Young. "Higher priced regions of the state, such as the San Francisco Bay Area and parts of San Diego, Los Angeles, and Orange counties will react more to affordability constraints."

"By price-range, the highest-priced markets – those with medians over \$1 million -- will show less stress," she said. "The lower-priced markets will continue to face fallout from the subprime crisis, tighter underwriting standards, and competition from new home developments where price-cutting has been even more severe."

C.A.R. economists also projected a 23 percent decline in sales this year to 367,500 units compared with 2006, and a 3.5 percent increase in the statewide median price to \$576,000. However, the projected increase in the 2007 statewide median stands in contrast to the situation in most counties,

regions, and communities of the state, where slight to modest year-to-year percentage declines have become more prevalent and will continue next year.

Historically, the last time the sales level fell below 2007's projected 367,500 units occurred in 1995, when annual sales totaled 342,540 units. Sales last fell below 2008's 334,500-unit forecast in 1985, with 328,270 units. The last time the statewide median price fell was a 0.5 percent decline in 1996. The most recent statewide median price decline greater than 4 percent was a 4.5 percent decline in 1993.

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El Cajon (Single Family Homes)								
	Prices		Other			Percent Change		
	Average	Median	Sold	DOM	SP/LP	Average	Median	Sold
1998	\$208,026	\$184,900	1,259	56	97.4%			
1999	\$231,254	\$205,000	1,220	48	97.3%	11.2%	10.9%	-3.1%
2000	\$261,661	\$231,700	1,096	38	97.6%	13.1%	13.0%	-10.2%
2001	\$299,679	\$263,250	1,176	43	97.5%	14.5%	13.6%	7.3%
2002	\$350,040	\$319,000	1,235	39	97.6%	16.8%	21.2%	5.0%
2003	\$411,716	\$370,000	1,219	40	97.4%	17.6%	16.0%	-1.3%
2004	\$523,534	\$480,000	1,137	35	97.2%	27.2%	29.7%	-6.7%
2005	\$575,323	\$515,000	1,085	53	96.4%	9.9%	7.3%	-4.6%
2006	\$563,772	\$500,000	829	66	96.2%	-2.0%	-2.9%	-23.6%
2007	\$524,160	\$466,500	693	69	95.9%	-7.0%	-6.7%	-16.4%

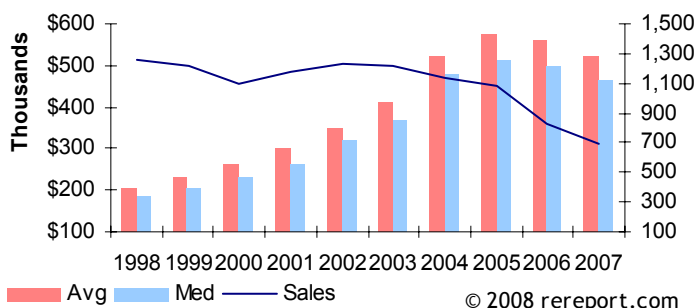
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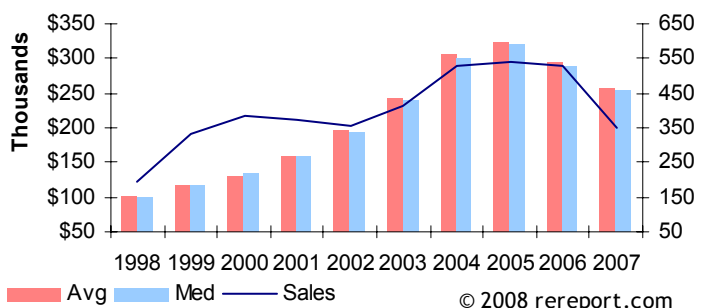
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El Cajon (Condominiums)								
	Prices		Other			Percent Change		
	Average	Median	Sold	DOM	SP/LP	Average	Median	Sold
1998	\$100,592	\$99,800	193	54	98.1%			
1999	\$115,477	\$115,000	335	38	99.2%	14.8%	15.2%	73.6%
2000	\$131,367	\$134,000	386	27	99.6%	13.8%	16.5%	15.2%
2001	\$159,230	\$159,900	373	26	99.3%	21.2%	19.3%	-3.4%
2002	\$197,462	\$194,500	355	23	99.4%	24.0%	21.6%	-4.8%
2003	\$243,643	\$240,715	412	31	98.9%	23.4%	23.8%	16.1%
2004	\$305,387	\$300,000	530	22	98.5%	25.3%	24.6%	28.6%
2005	\$323,018	\$319,950	538	54	98.6%	5.8%	6.7%	1.5%
2006	\$294,384	\$288,000	526	50	98.9%	-8.9%	-10.0%	-2.2%
2007	\$257,080	\$253,400	350	64	97.3%	-12.7%	-12.0%	-33.5%

El Cajon Homes



El Cajon Condos



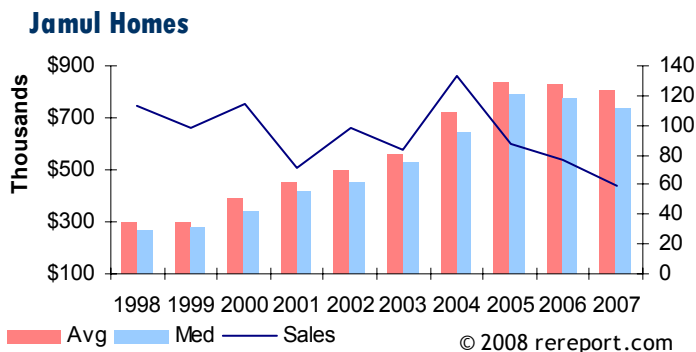
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Jamul (Single Family Homes)								
	Prices		Other			Percent Change		
	Average	Median	Sold	DOM	SP/LP	Average	Median	Sold
1998	\$300,193	\$269,900	113	85	95.6%			
1999	\$297,345	\$275,450	98	72	97.0%	-0.9%	2.1%	-13.3%
2000	\$394,582	\$338,500	114	70	96.7%	32.7%	22.9%	16.3%
2001	\$452,578	\$417,250	72	83	95.6%	14.7%	23.3%	-36.8%
2002	\$499,212	\$457,250	98	70	96.4%	10.3%	9.6%	36.1%
2003	\$562,207	\$534,000	84	73	94.8%	12.6%	16.8%	-14.3%
2004	\$720,599	\$650,000	133	64	96.2%	28.2%	21.7%	58.3%
2005	\$839,957	\$790,000	87	55	96.3%	16.6%	21.5%	-34.6%
2006	\$830,812	\$780,000	77	70	94.1%	-1.1%	-1.3%	-11.5%
2007	\$811,524	\$735,000	59	94	93.3%	-2.3%	-5.8%	-23.4%

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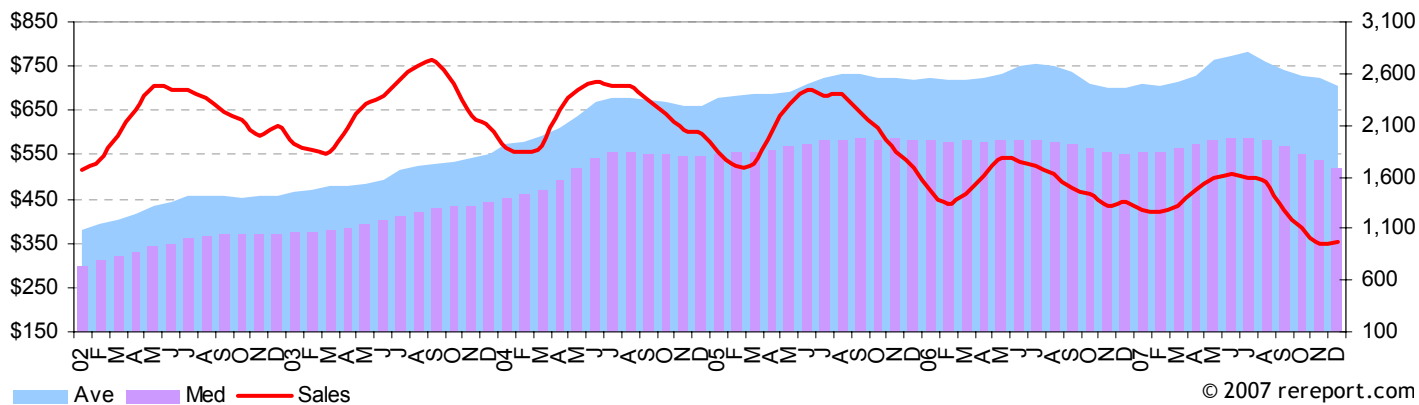
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San Diego County — Single-family Homes: Prices & Sales

(3-month moving average — price in \$000's)



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La Mesa (Single Family Homes)								
	Prices		Other			Percent Change		
	Average	Median	Sold	DOM	SP/LP	Average	Median	Sold
1998	\$220,090	\$190,000	692	49	97.0%			
1999	\$234,123	\$206,500	668	44	97.2%	6.4%	8.7%	-3.5%
2000	\$275,906	\$239,900	614	38	97.0%	17.8%	16.2%	-8.1%
2001	\$305,538	\$274,900	579	45	96.8%	10.7%	14.6%	-5.7%
2002	\$370,405	\$329,000	622	40	97.2%	21.2%	19.7%	7.4%
2003	\$427,856	\$385,000	618	38	96.9%	15.5%	17.0%	-0.6%
2004	\$543,521	\$495,000	602	34	97.1%	27.0%	28.6%	-2.6%
2005	\$569,410	\$517,250	568	55	96.0%	4.8%	4.5%	-5.6%
2006	\$568,741	\$514,000	474	66	95.5%	-0.1%	-0.6%	-16.5%
2007	\$545,411	\$490,000	398	66	95.7%	-4.1%	-4.7%	-16.0%

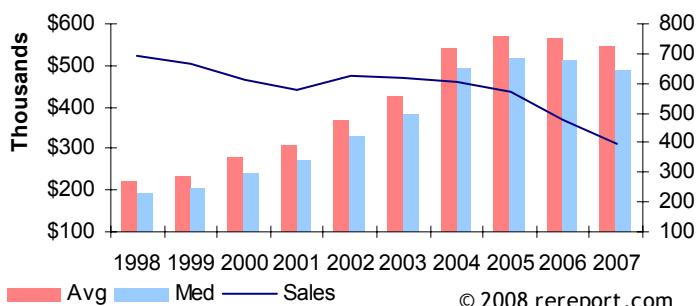
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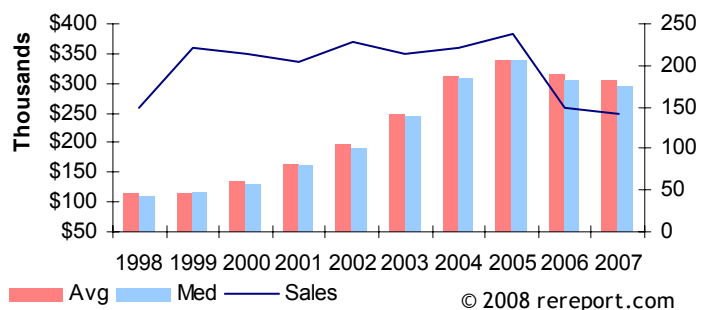
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La Mesa (Condominiums)								
	Prices		Other			Percent Change		
	Average	Median	Sold	DOM	SP/LP	Average	Median	Sold
1998	\$112,342	\$110,500	149	59	97.8%			
1999	\$113,431	\$116,100	221	42	98.3%	1.0%	5.1%	48.3%
2000	\$134,743	\$130,000	213	22	99.0%	18.8%	12.0%	-3.6%
2001	\$165,493	\$159,950	204	22	98.5%	22.8%	23.0%	-4.2%
2002	\$197,450	\$190,000	228	28	98.8%	19.3%	18.8%	11.8%
2003	\$249,035	\$245,000	214	25	98.4%	26.1%	28.9%	-6.1%
2004	\$314,169	\$310,000	222	26	98.4%	26.2%	26.5%	3.7%
2005	\$340,416	\$340,000	238	52	98.0%	8.4%	9.7%	7.2%
2006	\$317,457	\$305,000	148	72	97.2%	-6.7%	-10.3%	-37.8%
2007	\$305,608	\$296,500	143	79	96.4%	-3.7%	-2.8%	-3.4%

La Mesa Homes



La Mesa Condos



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Lakeside (Single Family Homes)								
	Prices		Other			Percent Change		
	Average	Median	Sold	DOM	SP/LP	Average	Median	Sold
1998	\$185,010	\$177,000	356	58	97.9%			
1999	\$206,906	\$197,172	320	44	97.9%	11.8%	11.4%	-10.1%
2000	\$240,842	\$227,000	292	38	98.1%	16.4%	15.1%	-8.8%
2001	\$269,724	\$254,750	340	48	97.5%	12.0%	12.2%	16.4%
2002	\$315,859	\$305,500	296	40	97.5%	17.1%	19.9%	-12.9%
2003	\$381,879	\$379,500	362	37	97.2%	20.9%	24.2%	22.3%
2004	\$483,885	\$468,500	350	41	97.4%	26.7%	23.5%	-3.3%
2005	\$531,570	\$507,500	314	52	97.0%	9.9%	8.3%	-10.3%
2006	\$509,316	\$487,000	242	68	95.9%	-4.2%	-4.0%	-22.9%
2007	\$477,273	\$460,153	184	74	95.5%	-6.3%	-5.5%	-24.0%

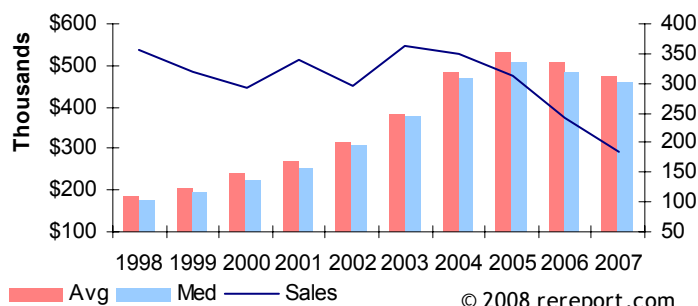
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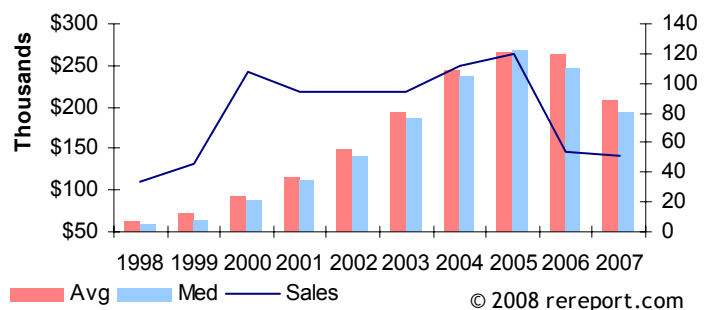
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Lakeside (Condominiums)								
	Prices		Other			Percent Change		
	Average	Median	Sold	DOM	SP/LP	Average	Median	Sold
1998	\$62,138	\$59,950	33	118	98.3%			
1999	\$72,077	\$65,250	46	27	99.2%	16.0%	8.8%	39.4%
2000	\$92,638	\$88,750	108	21	98.8%	28.5%	36.0%	134.8%
2001	\$114,659	\$112,250	94	28	98.1%	23.8%	26.5%	-13.0%
2002	\$148,259	\$141,000	94	31	99.1%	29.3%	25.6%	0.0%
2003	\$194,119	\$187,000	94	32	99.1%	30.9%	32.6%	0.0%
2004	\$245,130	\$237,500	112	25	99.0%	26.3%	27.0%	19.1%
2005	\$266,456	\$268,250	120	54	99.4%	8.7%	12.9%	7.1%
2006	\$264,426	\$248,000	54	58	96.4%	-0.8%	-7.5%	-55.0%
2007	\$209,096	\$195,000	51	71	98.0%	-20.9%	-21.4%	-5.6%

Lakeside Homes



Lakeside Condos



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Lemon Grove (Single Family Homes)								
	Prices		Other			Percent Change		
	Average	Median	Sold	DOM	SP/LP	Average	Median	Sold
1998	\$139,224	\$140,000	205	57	98.4%			
1999	\$155,090	\$156,000	233	41	98.9%	11.4%	11.4%	13.7%
2000	\$181,839	\$182,000	240	30	99.2%	17.2%	16.7%	3.0%
2001	\$214,575	\$215,000	199	31	98.4%	18.0%	18.1%	-17.1%
2002	\$257,796	\$255,000	197	30	98.5%	20.1%	18.6%	-1.0%
2003	\$317,799	\$318,000	199	27	97.9%	23.3%	24.7%	1.0%
2004	\$410,083	\$410,000	218	28	98.1%	29.0%	28.9%	9.5%
2005	\$458,401	\$450,000	224	41	98.4%	11.8%	9.8%	2.8%
2006	\$458,236	\$455,000	170	56	97.2%	0.0%	1.1%	-24.1%
2007	\$413,720	\$417,000	122	69	96.5%	-9.7%	-8.4%	-28.2%

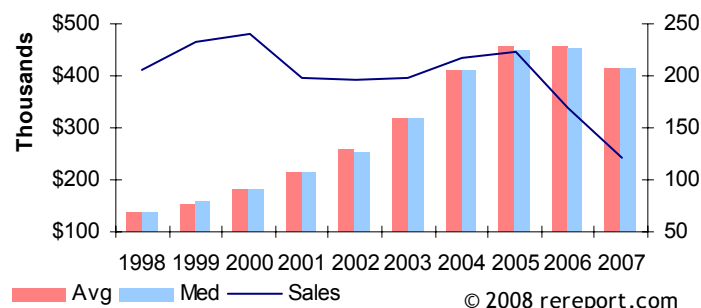
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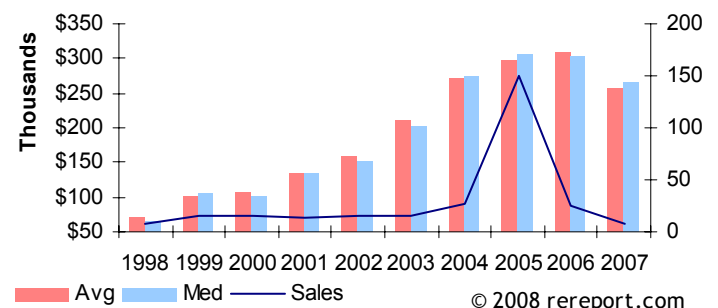
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Lemon Grove (Condominiums)								
	Prices		Other			Percent Change		
	Average	Median	Sold	DOM	SP/LP	Average	Median	Sold
1998	\$70,831	\$64,725	8	70	99.6%			
1999	\$102,956	\$106,200	16	60	99.8%	45.4%	64.1%	100.0%
2000	\$106,519	\$101,250	16	31	103.0%	3.5%	-4.7%	0.0%
2001	\$133,762	\$132,900	13	28	99.9%	25.6%	31.3%	-18.8%
2002	\$160,075	\$149,900	16	25	98.2%	19.7%	12.8%	23.1%
2003	\$210,433	\$203,000	15	34	96.6%	31.5%	35.4%	-6.3%
2004	\$272,656	\$275,000	27	17	99.7%	29.6%	35.5%	80.0%
2005	\$298,483	\$305,500	150	34	101.0%	9.5%	11.1%	455.6%
2006	\$310,781	\$303,900	25	58	98.9%	4.1%	-0.5%	-83.3%
2007	\$256,929	\$265,000	7	89	97.2%	-17.3%	-12.8%	-72.0%

Lemon Grove Homes



Lemon Grove Condos



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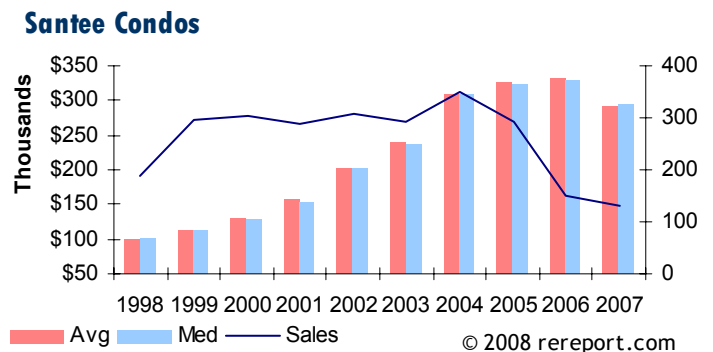
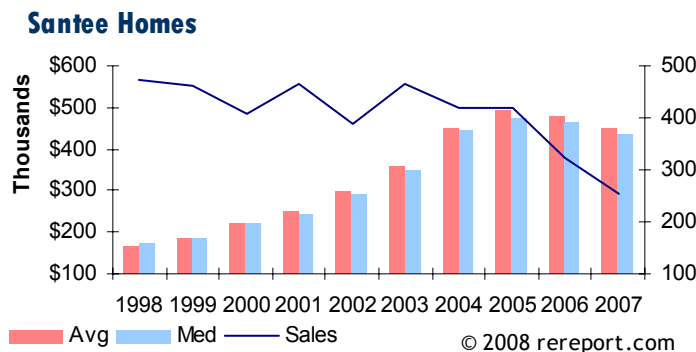
Santee (Single Family Homes)								
	Prices		Other			Percent Change		
	Average	Median	Sold	DOM	SP/LP	Average	Median	Sold
1998	\$168,152	\$169,900	472	37	98.7%			
1999	\$188,670	\$187,000	461	26	99.0%	12.2%	10.1%	-2.3%
2000	\$221,400	\$219,000	407	25	98.7%	17.3%	17.1%	-11.7%
2001	\$250,305	\$244,000	466	31	98.9%	13.1%	11.4%	14.5%
2002	\$295,069	\$292,500	389	26	98.5%	17.9%	19.9%	-16.5%
2003	\$357,523	\$347,950	466	30	98.2%	21.2%	19.0%	19.8%
2004	\$452,581	\$445,450	418	23	98.5%	26.6%	28.0%	-10.3%
2005	\$492,383	\$475,000	421	45	99.7%	8.8%	6.6%	0.7%
2006	\$481,190	\$467,750	324	60	97.3%	-2.3%	-1.5%	-23.0%
2007	\$449,781	\$436,000	254	60	96.9%	-6.5%	-6.8%	-21.6%

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Santee (Condominiums)								
	Prices		Other			Percent Change		
	Average	Median	Sold	DOM	SP/LP	Average	Median	Sold
1998	\$100,437	\$102,000	189	51	98.7%			
1999	\$112,151	\$113,000	296	30	99.2%	11.7%	10.8%	56.6%
2000	\$129,418	\$128,000	305	18	99.5%	15.4%	13.3%	3.0%
2001	\$156,746	\$153,550	288	17	99.4%	21.1%	20.0%	-5.6%
2002	\$203,152	\$202,000	309	17	99.5%	29.6%	31.6%	7.3%
2003	\$241,383	\$238,000	293	26	98.6%	18.8%	17.8%	-5.2%
2004	\$309,980	\$310,000	349	20	98.7%	28.4%	30.3%	19.1%
2005	\$327,555	\$325,000	292	48	98.4%	5.7%	4.8%	-16.3%
2006	\$331,836	\$330,000	151	64	97.5%	1.3%	1.5%	-48.3%
2007	\$293,087	\$295,000	130	58	97.1%	-11.7%	-10.6%	-13.9%



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Spring Valley (Single Family Homes)								
	Prices		Other			Percent Change		
	Average	Median	Sold	DOM	SP/LP	Average	Median	Sold
1998	\$155,007	\$154,000	554	64	97.7%			
1999	\$166,560	\$161,250	652	50	98.4%	7.5%	4.7%	17.7%
2000	\$195,393	\$185,000	565	38	98.8%	17.3%	14.7%	-13.3%
2001	\$233,608	\$225,000	576	42	98.3%	19.6%	21.6%	1.9%
2002	\$277,398	\$270,000	545	39	98.2%	18.7%	20.0%	-5.4%
2003	\$346,438	\$335,000	629	40	98.0%	24.9%	24.1%	15.4%
2004	\$453,908	\$435,500	722	29	98.1%	31.0%	30.0%	14.8%
2005	\$497,830	\$478,000	620	53	97.5%	9.7%	9.8%	-14.1%
2006	\$498,464	\$478,750	468	64	97.2%	0.1%	0.2%	-24.5%
2007	\$441,092	\$428,900	331	65	96.8%	-11.5%	-10.4%	-29.3%

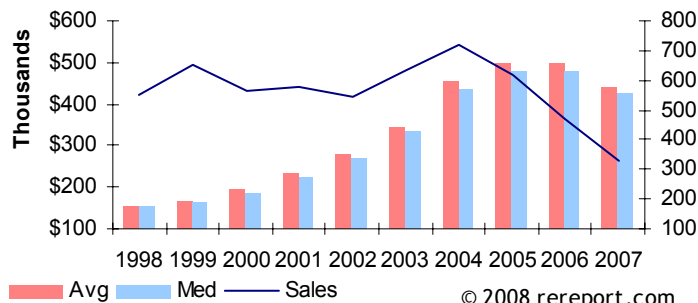
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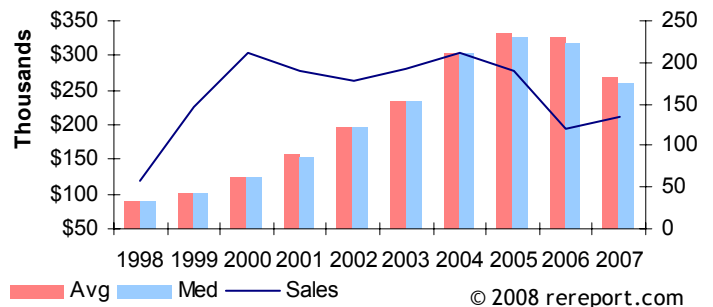
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Spring Valley (Condominiums)								
	Prices		Other			Percent Change		
	Average	Median	Sold	DOM	SP/LP	Average	Median	Sold
1998	\$89,928	\$89,900	57	68	97.6%			
1999	\$102,919	\$102,750	146	42	99.1%	14.4%	14.3%	156.1%
2000	\$124,185	\$124,000	211	27	99.3%	20.7%	20.7%	44.5%
2001	\$155,887	\$154,200	190	23	99.4%	25.5%	24.4%	-10.0%
2002	\$196,426	\$195,900	179	26	99.4%	26.0%	27.0%	-5.8%
2003	\$235,735	\$235,000	192	30	98.9%	20.0%	20.0%	7.3%
2004	\$302,662	\$305,000	212	21	99.7%	28.4%	29.8%	10.4%
2005	\$331,975	\$328,000	189	55	98.5%	9.7%	7.5%	-10.8%
2006	\$325,490	\$319,000	119	73	98.0%	-2.0%	-2.7%	-37.0%
2007	\$269,278	\$260,000	134	56	97.1%	-17.3%	-18.5%	12.6%

Spring Valley Homes



Spring Valley Condos



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THE REAL ESTATE REPORT

EAST SAN DIEGO COUNTY



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Property Sales

(Year-to-Date)

