

**EL DORADO COUNTY ASSOCIATION OF REALTORS®  
ALL SALES TRANSACTIONS**

YEAR: 2007

MONTH	PENDING SALES	FINAL SALES	\$VOLUME
JAN.	214	161**	\$ 70,761,600**
FEB.	265	149**	\$ 73,036,600**
MAR.	271	215**	\$106,870,300**
APR.	250	207**	\$100,961,000**
MAY	338	189**	\$ 90,814,200**
JUNE	240	216**	\$104,900,800**
JULY	238	196**	\$ 99,274,600**
AUG.	184	200**	\$ 94,277,000**
SEPT.	168	141**	\$ 62,018,000**
OCT.	163	149**	\$ 63,526,500**
NOV.	126	123**	\$ 55,280,300**
DEC.	113	129**	\$ 57,992,200**

YEAR: 2008

MONTH	PENDING SALES	FINAL SALES	\$VOLUME
JAN.	138	87**	\$ 37,537,500**
FEB.	162	106**	\$ 41,501,000**
MAR.	179	122**	\$ 45,889,700**
APR.	193	150	\$ 58,975,400
MAY			
JUNE			
JULY			
AUG.			
SEPT.			
OCT.			
NOV.			
DEC.			

\*\*Final Sales & Dollar Volume figures have been revised to reflect late reporting of sales into the MLS computer system.

EL DORADO COUNTY LISTING SUMMARY

	YEAR	2003	YEAR	2004	YEAR	2005	YEAR	2006	YEAR	2007	YEAR	2008
	TOTAL	NEW	TOTAL	NEW	TOTAL	NEW	TOTAL	NEW	TOTAL	NEW	TOTAL	NEW
MONTH	LISTINGS	LISTINGS	LISTINGS	LISTINGS	LISTINGS	LISTINGS	LISTINGS	LISTINGS	LISTINGS	LISTINGS	LISTINGS	LISTINGS
JAN.	1394	439	1263	237	1386	259	2207	462	1858	575	1672	487
FEB.	1442	432	1226	279	1489	254	2224	457	1640	512	1773	450
MAR.	825	568	1623	368	1500	324	2212	458	1794	599	1750	494
APR.	1176	484	1835	387	1572	365	2274	537	2363	719	1810	437
MAY	967	474	1627	354	1765	445	1917	742	2609	606		
JUNE	1037	519	1752	390	1990	494	2434	729	2629	558		
JULY	903	507	1393	348	2073	460	2567	622	2515	508		
AUG.	840	451	1747	317	2298	547	2525	625	2490	538		
SEPT.	821	479	1664	304	2434	536	2552	544	2290	436		
OCT.	680	382	1738	280	2612	498	2359	455	2119	411		
NOV.	591	188	1491	240	2477	346	2140	361	1901	339		
DEC.	401	102	1407	189	2156	250	1759	254	1627	288		

**EL DORADO COUNTY-CLOSED ESCROW-HOMES (RESIDENTIAL) MONTHLY**

	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
1997	109	87	102	142	143	161	114	161	114	172	131	148
1998	124	118	175	173	190	208	202	187	173	181	151	209
1999	129	128	184	201	196	265	237	230	243	206	200	220
2000	141	168	211	216	233	299	225	274	228	243	214	185
2001	150	153	240	211	221	226	192	239	179	203	153	167
2002	128	146	200	213	233	268	247	214	192	244	161	210
2003	146	133	197	209	227	242	242	270	251	236	213	207
2004	140	171	300	290	299	337	316	319	288	231	235	241
2005	185	195	320	286	255	276	260	269	249	187	179	171
2006	121	126	211	180	197	225	176	175	143	144	133	164
2007	137	120	187	175	151	174	160	167	118	127	110	111
2008	76	93	103	129								

**NEW LISTINGS BY MONTH (RESIDENTIAL)**

	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
1997	251	245	313	301	295	263	293	242	247	234	148	115
1998	238	211	329	302	311	293	320	289	253	207	141	147
1999	253	255	327	417	412	369	351	277	268	255	197	141
2000	272	229	336	347	350	335	298	313	249	266	184	145
2001	267	284	370	404	380	332	350	317	262	282	202	141
2002	258	277	309	338	365	339	366	378	360	298	220	149
2003	311	300	386	323	368	407	364	311	318	274	200	77
2004	152	179	245	281	224	246	235	226	228	202	182	138
2005	183	202	229	262	346	363	334	408	421	386	259	168
2006	355	345	333	427	584	518	494	443	420	342	259	180
2007	419	360	458	508	449	423	379	405	325	309	253	206
2008	334	330	316	303								

**EL DORADO COUNTY-MEDIAN PRICE FOR SINGLE FAMILY HOMES-MONTHLY**

	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
1998	\$ 170,000	\$ 163,000	\$ 176,250	\$162,500	\$165,250	\$174,500	\$176,500	\$166,500	\$ 160,000	\$168,000	\$174,000	\$167,750
1999	\$ 185,000	\$ 163,950	\$178,950	\$179,990	\$182,500	\$189,000	\$185,000	\$180,000	\$ 183,500	\$183,625	\$166,700	\$174,250
2000	\$ 185,000	\$ 187,725	\$180,000	\$192,750	\$212,000	\$212,500	\$193,000	\$207,400	\$ 225,500	\$192,500	\$224,500	\$227,000
2001	\$ 219,950	\$ 235,000	\$240,440	\$249,500	\$250,000	\$240,000	\$235,000	\$239,500	\$ 249,100	\$215,000	\$241,000	\$254,000
2002	\$ 270,000	\$ 249,200	\$266,500	\$268,500	\$289,250	\$277,750	\$285,250	\$300,000	\$ 295,000	\$291,525	\$275,000	\$291,375
2003	\$ 275,500	\$ 295,000	\$315,000	\$318,000	\$319,900	\$349,500	\$338,500	\$340,000	\$ 333,000	\$310,500	\$355,000	\$347,000
2004	\$ 323,250	\$ 375,000	\$369,250	\$382,000	\$397,900	\$408,000	\$392,950	\$399,000	\$ 416,250	\$410,000	\$414,500	\$415,000
2005	\$ 442,500	\$ 445,000	\$439,000	\$459,250	\$487,000	\$479,705	\$475,000	\$485,000	\$ 504,000	\$465,000	\$472,000	\$492,500
2006	\$ 487,000	\$ 437,350	\$515,000	\$521,225	\$499,900	\$519,000	\$499,475	\$502,000	\$ 484,250	\$457,500	\$450,000	\$456,950
2007	\$ 447,000	\$ 502,500	\$479,000	\$450,000	\$488,000	\$495,000	\$489,419	\$430,000	\$ 424,500	\$390,000	\$383,750	\$417,000
2008	\$ 420,000	\$ 379,000	\$357,000	\$380,000								

**EL DORADO COUNTY-AVERAGE PRICE-SINGLE FAMILY HOMES MONTHLY**

	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
1998	\$ 181,963	\$ 188,391	\$196,265	\$189,822	\$193,122	\$195,193	\$191,898	\$190,604	\$ 189,763	\$189,607	\$195,137	\$192,903
1999	\$ 217,250	\$ 190,411	\$215,813	\$209,962	\$203,148	\$215,987	\$206,659	\$216,241	\$ 210,646	\$202,199	\$200,808	\$204,314
2000	\$ 219,943	\$ 219,134	\$215,144	\$233,703	\$252,997	\$244,697	\$226,827	\$243,046	\$ 251,200	\$234,068	\$264,518	\$251,078
2001	\$ 248,974	\$ 282,576	\$285,666	\$293,913	\$289,600	\$275,651	\$288,347	\$263,729	\$ 293,521	\$267,426	\$279,119	\$282,976
2002	\$ 297,549	\$ 278,354	\$296,392	\$330,153	\$330,661	\$312,912	\$318,516	\$341,199	\$ 336,877	\$319,228	\$320,496	\$328,176
2003	\$ 317,971	\$ 340,126	\$342,980	\$349,253	\$364,443	\$389,210	\$373,169	\$378,281	\$ 377,337	\$351,868	\$398,457	\$371,137
2004	\$ 373,429	\$ 389,013	\$411,164	\$409,311	\$442,606	\$455,364	\$441,934	\$439,397	\$ 443,106	\$445,283	\$458,073	\$458,818
2005	\$ 522,287	\$ 483,586	\$493,306	\$520,139	\$535,880	\$539,350	\$545,768	\$524,711	\$ 544,110	\$503,921	\$527,848	\$528,242
2006	\$ 570,391	\$ 500,207	\$541,910	\$559,820	\$549,878	\$547,701	\$578,118	\$572,647	\$ 557,866	\$539,861	\$482,987	\$516,202
2007	\$ 474,378	\$ 557,090	\$529,618	\$525,941	\$538,590	\$544,786	\$537,893	\$524,673	\$ 485,485	\$473,560	\$457,326	\$466,714
2008	\$ 463,547	\$ 415,759	\$413,980	\$426,298								

**MULTIPLE LISTING STATISTICS FOR APRIL 2008**

		CLOSED '07	CLOSED '08	AVERAGE 2007	PRICE 2008
RESIDENTIAL/COMMON INT.	RES	175	129	\$ 525,941	\$ 426,298
MOBILE HOME-IN PARK	MOB	4	7	\$ 159,250	\$ 70,929
RESIDENTIAL INCOME	RIN	0	1	\$ -	\$ 380,000
LAND	LND	24	12	\$ 231,413	\$ 213,542
COMMERCIAL/INDUSTRIAL	COM	2	1	\$ 1,100,000	\$ 544,000
BUSINESS OPPORTUNITY	BOP	2	0	\$ 265,250	\$ -

<b>RESIDENTIAL SALES - BY AREA - APRIL 2008</b>					
AREA	ZONE	2007 # OF SALES	2007 AVG. PRICE	2008 # OF SALES	2008 AVG. PRICE
GREATER CAMERON PARK	12601	25	\$ 500,461	22	\$ 372,214
EL DORADO HILLS	12602	43	\$ 757,008	45	\$ 576,538
SHINGLE SPRINGS	12603	9	\$ 623,600	6	\$ 433,167
RESCUE/LUNEMAN	12604	7	\$ 618,446	4	\$ 431,250
LATROBE/SOUTH AREA	12605	0	\$ -	0	\$ -
GREATER PLACERVILLE	12701	22	\$ 359,291	12	\$ 354,417
DIAMOND SPRGS/EL DORADO	12702	10	\$ 444,748	5	\$ 317,372
PLEASANTVALLEY/PLV SOUTH	12703	8	\$ 483,875	4	\$ 411,250
SOMERSET/SOUTH COUNTY	12704	11	\$ 356,073	2	\$ 296,250
COLOMA, LOTUS	12705	1	\$ 600,000	0	\$ -
GREENSTONE/GOLDHILLWEST	12706	3	\$ 569,617	0	\$ -
MOSQUITO, SWANSBORO	12707	2	\$ 396,750	0	\$ -
CAMINO, CEDAR GROVE	12801	7	\$ 602,000	4	\$ 418,725
POLLOCK PINES, SLY PARK	12802	12	\$ 308,396	15	\$ 281,760
AMERICAN RIVER CANYON	12803	1	\$ 147,500	1	\$ 259,000
GEORGETOWN, GARDENVALLEY	12901	8	\$ 390,125	6	\$ 248,400
PILOT HILL, COOL	12902	6	\$ 435,000	3	\$ 269,167
NORTH COUNTY	12903	0	\$ -	0	\$ -

**TRANSACTION SUMMARY**

	2007 MONTH	2007 YTD	2008 MONTH	2008 YTD
PENDING SALES-TOTAL	250	1000	193	687
PENDING SALES - RESIDENTIAL	204	850	174	609
CLOSED SALES - TOTAL	207	732	150	465
CLOSED SALES - RESIDENTIAL	175	619	129	401
CLOSED SALES -RES.MEDIAN PRICE	\$ 450,000	\$ 462,000	\$ 380,000	\$ 385,000
LISTING INVENTORY - TOTAL	2363		1810	
LISTING INVENTORY - RESIDENTIAL	1671		1175	

## Market Statistics Report

Listings as of 05/08/08 at 3:24pm

APRIL 2008

Residential	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
<b>Active</b>					
#Units	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0
Average Market Time	0	0	0	0	0
Average Square Feet	0	0	0	0	0
<b>All Off Market</b>					
#Units	22	65	33	9	129
<b>Pending</b>					
#Units	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0
Average Market Time	0	0	0	0	0
Average Square Feet	0	0	0	0	0
<b>Sold</b>					
#Units	22	65	33	9	129
Dollar Value	\$5,796,800	\$24,444,660	\$16,933,510	\$7,817,499	\$54,992,469
Average List Price	\$275,064	\$392,075	\$536,764	\$951,866	\$448,188
Average Sold Price	\$263,491	\$376,072	\$513,137	\$868,611	\$426,298
Average Market Time	85	74	85	56	77
Average Square Feet	1293	1828	2775	4301	2152
% of List Price	95.79	95.92	95.60	91.25	95.12
<b>Not Pending or Sold</b>					
#Units	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0
Average Square Feet	0	0	0	0	0

## Area Market Survey

Listings as of 05/08/08 at 3:10pm

Selling Price Range	Quantity	Average DOM	Summary Price Information			
\$120,000 thru \$139,999	2	46	Minimum	\$134,900	Maximum	\$2,300,000
\$160,000 thru \$179,999	2	10	Average	\$426,298	Median	\$380,000
\$180,000 thru \$199,999	8	38				
\$200,000 thru \$249,999	8	74				
\$250,000 thru \$299,999	16	69				
\$300,000 thru \$349,999	19	97				
\$350,000 thru \$399,999	13	108				
\$400,000 thru \$449,999	17	71				
\$450,000 thru \$499,999	8	68				
\$500,000 thru \$549,999	9	109				
\$550,000 thru \$599,999	10	52				
\$600,000 thru \$649,999	4	85				
\$650,000 thru \$699,999	1	35				
\$700,000 thru \$749,999	3	58				
\$750,000 thru \$799,999	2	9				
\$800,000 thru \$849,999	3	190				
\$850,000 thru \$899,999	2	90				
\$950,000 thru \$999,999	1	25				
\$2,250,000 thru \$2,499,999	1	0				
	129	77				

Equal Opportunity Housing \* All information deemed reliable, but not guaranteed.

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## Market Statistics Report

Listings as of 05/08/08 at 3:27pm

**YEAR TO DATE 1/1/08 - 4/30/08**

Residential	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
<b>Active</b>					
#Units	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0
Average Market Time	0	0	0	0	0
Average Square Feet	0	0	0	0	0
<b>All Off Market</b>					
#Units	67	201	99	34	401
<b>Pending</b>					
#Units	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0
Average Market Time	0	0	0	0	0
Average Square Feet	0	0	0	0	0
<b>Sold</b>					
#Units	67	201	99	34	401
Dollar Value	\$18,093,800	\$73,645,845	\$54,388,105	\$25,644,799	\$171,772,549
Average List Price	\$283,694	\$383,548	\$581,148	\$814,418	\$452,181
Average Sold Price	\$270,057	\$366,397	\$549,375	\$754,259	\$428,360
Average Market Time	100	88	95	71	90
Average Square Feet	1371	1808	2791	4031	2166
% of List Price	95.19	95.53	94.53	92.61	94.73
<b>Not Pending or Sold</b>					
#Units	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0
Average Square Feet	0	0	0	0	0

## Area Market Survey Summary

Listings as of 05/08/08 at 3:27pm

Sold	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>		
<u>Selling Price Range</u>			<u>Minimum</u>	\$123,000	<u>Maximum</u>
\$120,000 thru \$139,999	4	97	<u>Average</u>	\$428,360	\$2,300,000
\$140,000 thru \$159,999	4	73			<u>Median</u>
\$160,000 thru \$179,999	13	60			\$385,000
\$180,000 thru \$199,999	18	81			
\$200,000 thru \$249,999	27	94			
\$250,000 thru \$299,999	48	102			
\$300,000 thru \$349,999	49	102			
\$350,000 thru \$399,999	49	89			
\$400,000 thru \$449,999	50	74			
\$450,000 thru \$499,999	36	88			
\$500,000 thru \$549,999	24	87			
\$550,000 thru \$599,999	24	58			
\$600,000 thru \$649,999	18	99			
\$650,000 thru \$699,999	4	76			
\$700,000 thru \$749,999	6	128			
\$750,000 thru \$799,999	5	92			
\$800,000 thru \$849,999	5	139			
\$850,000 thru \$899,999	3	67			
\$950,000 thru \$999,999	3	91			
\$1,000,000 thru \$1,249,999	5	167			
\$1,250,000 thru \$1,499,999	4	160			
\$1,750,000 thru \$1,999,999	1	142			
\$2,250,000 thru \$2,499,999	1	0			
	401	90			

All information deemed reliable, but not guaranteed.

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