

EL DORADO COUNTY ASSOCIATION OF REALTORS®

ALL SALES TRANSACTIONS

YEAR: 2004

MONTH	PENDING SALES	FINAL SALES	\$VOLUME
JAN.	333	197**	\$ 59,032,600**
FEB.	415	236**	\$ 75,333,400**
MAR.	503	427**	\$139,615,800**
APR.	478	421**	\$139,356,200**
MAY	396	411**	\$151,635,900**
JUNE	450	474**	\$179,882,200**
JULY	438	429**	\$159,033,700**
AUG.	433	454**	\$167,787,000**
SEPT.	331	413**	\$146,663,100**
OCT.	299	333**	\$126,105,600**
NOV.	274	322**	\$125,872,000**
DEC.	358	325**	\$130,110,800**

YEAR: 2005

MONTH	PENDING SALES	FINAL SALES	\$VOLUME
JAN.	475	248**	\$112,111,700**
FEB.	555	277**	\$110,332,400**
MAR.	548	451**	\$188,084,100**
APR.	529	403**	\$171,490,700**
MAY	513	348**	\$161,137,500**
JUNE	512	360**	\$166,628,800**
JULY	457	324**	\$156,215,500**
AUG.	403	362**	\$167,483,200**
SEPT.	357	308**	\$149,436,100**
OCT.	345	234**	\$109,950,900**
NOV.	273	227**	\$108,609,200**
DEC.	198	198	\$ 96,975,900

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

EL DORADO COUNTY LISTING SUMMARY

MONTH	YEAR 2000		YEAR 2001		YEAR 2002		YEAR 2003		YEAR 2004		YEAR	YEAR
	TOTAL LISTINGS	NEW LISTINGS	TOTAL LISTINGS	NEW LISTINGS	TOTAL LISTINGS	NEW LISTINGS	TOTAL LISTINGS	NEW LISTINGS	TOTAL LISTINGS	NEW LISTINGS	TOTAL LISTINGS	NEW LISTINGS
JAN.	2,314	426	1,713	425	1,641	407	1,394	439	1,263	237	1,386	259
FEB.	2,294	373	1,679	403	1,633	411	1,442	432	1,226	279	1,489	254
MAR.	2,305	535	1,813	527	1,648	489	825	568	1,623	368	1,500	324
APR.	2,383	536	1,920	600	1,614	463	1,176	484	1,835	387	1,572	365
MAY	2,319	522	2,036	526	1,536	481	967	474	1,627	354	1,765	445
JUNE	2,289	487	2,049	490	1,521	447	1,037	519	1,752	390	1,990	494
JULY	2,283	463	2,020	493	1,581	539	903	507	1,393	348	2,073	460
AUG.	2,227	477	1,979	413	1,585	494	840	451	1,747	317	2,298	547
SEPT.	2,118	381	1,920	359	1,653	507	821	479	1,664	304	2,434	536
OCT.	2,021	455	1,865	409	1,639	451	680	382	1,738	280	2,612	498
NOV.	1,893	266	1,782	296	1,509	314	591	188	1,491	240	2,477	346
DEC.	1,753	225	1,602	213	1,349	204	401	102	1,407	189	2,156	250

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

	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
1994	93	109	135	150	136	143	108	136	112	99	84	100
1995	76	72	111	92	106	126	116	126	105	93	110	91
1996	71	93	132	122	155	151	130	125	109	131	102	106
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	285	253	275	259	269	243	185	176	168

NEW LISTINGS BY MONTH (RESIDENTIAL)

	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
1994	294	273	369	368	347	318	303	323	267	267	175	142
1995	299	285	277	221	189	221	203	174	187	169	173	196
1996	258	239	300	317	309	270	300	293	234	225	181	113
1997	251	245	313	301	295	263	293	242	247	234	148	115
1998	238	211	329	302	311	293	320	289	253	234	141	147
1999	253	255	327	417	412	369	351	277	268	207	141	147
2000	272	229	336	347	350	335	298	313	249	255	197	141
2001	267	284	370	404	380	332	350	317	262	266	184	145
2002	258	277	309	338	365	339	366	317	262	282	202	141
2003	311	300	386	323	368	407	364	378	360	298	220	149
2004	152	179	245	281	224	246	364	311	318	274	200	77
2005	183	202	229	262	346	363	334	408	421	202	182	138
												168

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

	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
1996	\$156,750	\$172,000	\$155,000	\$163,000	\$160,000	\$165,000	\$162,500	\$159,000	\$154,300	\$151,800	\$146,375	\$149,700
1997	\$163,000	\$157,500	\$151,000	\$161,800	\$169,000	\$171,000	\$168,750	\$161,000	\$169,950	\$166,500	\$166,500	\$175,500
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	\$444,500	\$487,000	\$479,909	\$475,000	\$485,000	\$505,000	\$465,000	\$473,500	\$497,500

EL DORADO COUNTY-AVERAGE PRICE-SINGLE FAMILY HOMES MONTHLY

	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
1996	\$162,007	\$180,949	\$175,444	\$172,214	\$180,696	\$191,539	\$184,656	\$185,567	\$185,179	\$175,219	\$169,284	\$183,133
1997	\$185,145	\$187,209	\$179,131	\$183,158	\$189,608	\$195,612	\$204,178	\$185,018	\$188,075	\$189,314	\$189,314	\$190,813
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	\$241,199	\$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	\$351,888	\$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	\$480,254	\$493,306	\$519,455	\$534,006	\$539,849	\$545,768	\$524,711	\$546,279	\$505,450	\$529,096	\$531,247

MULTIPLE LISTING STATISTICS FOR DECEMBER 2005

		CLOSED '04	CLOSED '05	AVERAGE 2004	PRICE 2005
RESIDENTIAL/COMMON INT.	RES	241	168	\$ 458,818	\$ 531,247
MOBILE HOME-IN PARK	MOB	6	6	\$ 68,917	\$ 68,167
RESIDENTIAL INCOME	RIN	7	1	\$ 360,978	\$ 600,000
LAND	LND	68	24	\$ 220,536	\$ 279,896
COMMERCIAL/INDUSTRIAL	COM	3	0	\$ 533,000	\$ -
BUSINESS OPPORTUNITY	BOP	0	0	\$ -	\$ -

RESIDENTIAL SALES - BY AREA - DECEMBER 2005

AREA	ZONE	2004 # OF SALES	2004 AVG. PRICE	2005 # OF SALES	2005 AVG. PRICE
GREATER CAMERON PARK	12601	33	\$ 485,271	30	\$ 440,643
EL DORADO HILLS	12602	56	\$ 584,883	58	\$ 681,858
SHINGLE SPRINGS	12603	13	\$ 605,423	5	\$ 653,900
RESCUE/LUNEMAN	12604	10	\$ 545,650	4	\$ 488,000
LATROBE/SOUTH AREA	12605	1	\$ 800,000	1	\$ 659,000
GREATER PLACERVILLE	12701	35	\$ 388,771	21	\$ 415,588
DIAMOND SPRGS/EL DORADO	12702	14	\$ 393,357	9	\$ 454,322
PLEASANTVALLEY/PLV SOUTH	12703	6	\$ 489,617	4	\$ 587,375
SOMERSET/SOUTH COUNTY	12704	7	\$ 286,114	7	\$ 363,600
COLOMA, LOTUS	12705	1	\$ 285,000	0	\$ -
GREENSTONE/GOLDHILLWEST	12706	1	\$ 465,000	0	\$ -
MOSQUITO, SWANSBORO	12707	4	\$ 311,250	4	\$ 332,000
CAMINO, CEDAR GROVE	12801	12	\$ 423,207	3	\$ 713,833
POLLOCK PINES, SLY PARK	12802	20	\$ 353,145	10	\$ 437,350
AMERICAN RIVER CANYON	12803	1	\$ 237,000	0	\$ -
GEORGETOWN, GARDENVALLEY	12901	16	\$ 317,240	5	\$ 303,500
PILOT HILL, COOL	12902	11	\$ 379,721	7	\$ 504,346
NORTH COUNTY	12903	0	\$ -	0	\$ -

TRANSACTION SUMMARY

	2004 MONTH	2004 YTD	2005 MONTH	2005 YTD
PENDING SALES-TOTAL	358	4708	198	5165
PENDING SALES - RESIDENTIAL	267	3334	140	3857
CLOSED SALES - TOTAL	325	4442	198	3740
CLOSED SALES - RESIDENTIAL	241	3135	168	2814
CLOSED SALES -RES.MEDIAN PRICE	\$ 415,000	\$ 395,000	\$ 497,500	\$ 470,000
LISTING INVENTORY - TOTAL	1407		2156	
LISTING INVENTORY - RESIDENTIAL	738		1056	

Market Statistics Report

Listings as of 01/09/06 at 2:45pm

DECEMBER 2005

Residential

	2- Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
Active					
#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
All Off Market					
#Units	20	83	53	12	168
Pending					
#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
Sold					
#Units	20	83	53	12	168
Dollar Value	\$7,097,900	\$37,909,296	\$35,397,769	\$8,844,500	\$89,249,465
Average List Price	\$369,215	\$470,409	\$680,587	\$760,558	\$545,393
Average Sold Price	\$354,895	\$456,739	\$667,882	\$737,042	\$531,247
Average Market Time	57	61	66	57	62
Average Square Feet	1221	1894	2819	3304	2207
% of List Price	96.12	97.09	98.13	96.91	97.41
Not Pending or Sold					
#Units	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0
Average Square Feet	0	0	0	0	0

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.
All measurements and calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker. All Interestec

Area Market Survey

Listings as of 01/09/06 at 2:30pm

Selling Price Range	Quantity	Average DOM	Summary Price Information	
			Minimum	Maximum
\$200,000 - \$249,999	4	83	\$210,000	\$1,250,000
\$250,000 - \$299,999	7	63	Average \$531,247	Median \$497,500
\$300,000 - \$349,999	21	36		
\$350,000 - \$399,999	23	52		
\$400,000 - \$449,999	17	65		
\$450,000 - \$499,999	12	66		
\$500,000 - \$549,999	13	56		
\$550,000 - \$599,999	16	109		
\$600,000 - \$649,999	10	54		
\$650,000 - \$699,999	17	72		
\$700,000 - \$749,999	8	51		
\$750,000 - \$799,999	4	73		
\$800,000 - \$849,999	4	29		
\$850,000 - \$899,999	4	59		
\$900,000 - \$949,999	3	85		
\$950,000 - \$999,999	2	62		
\$1,000,000 and over	3	42		
=====		168	62	

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

Market Statistics Report

Listings as of 01/09/06 at 2:44pm

YEAR TO DATE 1/1/05 - 12/31/05

Residential	2- Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
Active					
#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
All Off Market					
#Units	482	1386	743	203	2814
Pending					
#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
Sold					
#Units	482	1386	743	203	2814
Dollar Value	\$162,805,103	\$639,866,466	\$495,027,739	\$173,653,983	\$1,471,353,291
Average List Price	\$342,876	\$468,928	\$674,465	\$876,957	\$531,041
Average Sold Price	\$337,770	\$461,664	\$666,255	\$855,438	\$522,869
Average Market Time	41	44	47	56	45
Average Square Feet	1280	1857	2760	3663	2127
% of List Price	98.51	98.45	98.78	97.55	98.46
Not Pending or Sold					
#Units	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0
Average Square Feet	0	0	0	0	0

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.
All measurements and calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker. All Interestec

Area Market Survey Summary

Listings as of 01/09/06 at 2:42pm

Sold	Quantity	Average DOM	Summary Price Information			
Selling Price Range			Minimum	\$50,000	Maximum	\$2,085,000
\$50,000 - \$59,999	1	6	Average	\$522,869	Median	\$470,000
\$90,000 - \$99,999	1	66				
\$100,000 - \$119,999	1	26				
\$120,000 - \$139,999	1	18				
\$140,000 - \$159,999	5	36				
\$160,000 - \$179,999	7	40				
\$180,000 - \$199,999	9	85				
\$200,000 - \$249,999	91	42				
\$250,000 - \$299,999	188	35				
\$300,000 - \$349,999	314	36				
\$350,000 - \$399,999	360	41				
\$400,000 - \$449,999	319	44				
\$450,000 - \$499,999	282	45				
\$500,000 - \$549,999	205	41				
\$550,000 - \$599,999	222	52				
\$600,000 - \$649,999	166	47				
\$650,000 - \$699,999	167	46				
\$700,000 - \$749,999	111	45				
\$750,000 - \$799,999	91	47				
\$800,000 - \$849,999	48	41				
\$850,000 - \$899,999	51	48				
\$900,000 - \$949,999	34	74				
\$950,000 - \$999,999	33	58				
\$1,000,000 and over	107	78				
=====						
	2814	45				

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.
All measurements and calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker. All Interestec

RESIDENTIAL SALES BY AREA --- YEAR-TO-DATE (1/1 - 12/31)

ZONE	AREA	2004 # OF SALES	2004 AVG. PRICE	20045 # OF SALES	2005 AVG. PRICE
12601	CAMERON PARK	507	\$ 402,591	413	\$ 474,944
12602	EL DORADO HILLS	837	\$ 586,598	800	\$ 711,039
12603	SINGLE SPRINGS	156	\$ 560,740	127	\$ 638,238
12604	RESCUE/NORTH AREA	94	\$ 495,970	55	\$ 603,280
12605	LATROBE/SOUTH AREA	5	\$ 755,980	8	\$ 814,688
12701	PLACERVILLE	343	\$ 356,779	313	\$ 428,020
12702	DIAMOND SPRINGS/EL DORADO	179	\$ 352,387	162	\$ 411,795
12703	PLEASANT VALLEY	93	\$ 420,208	79	\$ 491,785
12704	SOMERSET/SOUTH COUNTY	139	\$ 332,617	157	\$ 384,794
12705	LOTUS/COLOMA	12	\$ 440,458	10	\$ 412,050
12706	GREENSTONE, GOLD HILL WEST	21	\$ 603,567	14	\$ 833,357
12707	SWANSBORO	28	\$ 266,669	29	\$ 364,786
12801	CAMINO/CEDAR GROVE	103	\$ 369,478	80	\$ 463,821
12802	POLLOCK PINES/SLY PARK	307	\$ 292,501	271	\$ 372,960
12803	AMERICAN RIVER CANYON	23	\$ 219,885	12	\$ 341,083
12901	GEORGETOWN DIVIDE	145	\$ 322,490	138	\$ 385,070
12902	PILOT HILL/COOL	143	\$ 378,053	146	\$ 437,633