

**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	128**	\$ 57,152,100**

YEAR: 2008

MONTH	PENDING SALES	FINAL SALES	\$VOLUME
JAN.	138	89**	\$ 37,867,500**
FEB.	162	107**	\$ 42,021,000**
MAR.	179	123**	\$ 44,404,700**
APR.	193	157**	\$ 61,960,800**
MAY	275	171**	\$ 68,780,900**
JUNE	210	189**	\$ 81,250,100**
JULY	203	151**	\$ 60,078,100**
AUG.	236	177**	\$ 66,886,000**
SEPT.	182	192**	\$ 70,014,200**
OCT.	178	185**	\$ 71,554,800**
NOV.	147	137**	\$ 49,838,700**
DEC.	144	121	\$ 41,931,400

**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	2164	599
JUNE	1037	519	1752	390	1990	494	2434	729	2629	558	2147	479
JULY	903	507	1393	348	2073	460	2567	622	2515	508	2163	445
AUG.	840	451	1747	317	2298	547	2525	625	2490	538	2127	397
SEPT.	821	479	1664	304	2434	536	2552	544	2290	436	1873	397
OCT.	680	382	1738	280	2612	498	2359	455	2119	411	1796	327
NOV.	591	188	1491	240	2477	346	2140	361	1901	339	1679	282
DEC.	401	102	1407	189	2156	250	1759	254	1627	288	1449	255

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	94	104	136	153	171	133	160	172	162	126	110

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	482	347	342	303	288	256	210	196

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	\$ 224,000	\$ 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	\$ 382,000	\$ 359,000	\$ 379,500	\$ 386,000	\$ 399,000	\$ 378,000	\$ 354,950	\$ 358,000	\$ 382,500	\$ 350,000	\$ 340,000

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	\$ 351,888	\$ 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	\$ 483,586	\$ 493,306	\$ 520,139	\$ 535,860	\$ 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	\$ 416,868	\$ 414,951	\$ 426,308	\$ 425,739	\$ 458,584	\$ 431,955	\$ 397,935	\$ 385,955	\$ 417,639	\$ 380,649	\$ 368,009

MULTIPLE LISTING STATISTICS FOR DECEMBER 2008

		CLOSED '07	CLOSED '08	AVERAGE 2007	PRICE 2008
RESIDENTIAL/COMMON INT.	RES	111	110	\$ 466,714	\$ 368,009
MOBILE HOME-IN PARK	MOB	2	2	\$ 72,500	\$ 50,000
RESIDENTIAL INCOME	RIN	1	0	\$ 852,000	\$ -
LAND	LND	13	9	\$ 327,692	\$ 150,056
COMMERCIAL/INDUSTRIAL	COM	0	0	\$ -	\$ -
BUSINESS OPPORTUNITY	BOP	1	0	\$ 90,000	\$ -

RESIDENTIAL SALES - BY AREA - DECEMBER 2008					
		2007	2007	2008	2008
AREA	ZONE	# OF SALES	AVG. PRICE	# OF SALES	AVG. PRICE
GREATER CAMERON PARK	12601	17	\$ 421,615	14	\$ 337,636
EL DORADO HILLS	12602	38	\$ 621,716	36	\$ 531,646
SHINGLE SPRINGS	12603	3	\$ 543,333	6	\$ 293,150
RESCUE/LUNEMAN	12604	3	\$ 638,317	4	\$ 471,500
LATROBE/SOUTH AREA	12605	0	\$ -	0	\$ -
GREATER PLACERVILLE	12701	8	\$ 344,550	8	\$ 266,000
DIAMOND SPRGS/EL DORADO	12702	8	\$ 411,744	7	\$ 207,700
PLEASANTVALLEY/PLV SOUTH	12703	2	\$ 313,700	2	\$ 355,750
SOMERSET/SOUTH COUNTY	12704	4	\$ 356,875	6	\$ 197,833
COLOMA, LOTUS	12705	0	\$ -	0	\$ -
GREENSTONE/GOLDHILLWEST	12706	0	\$ -	2	\$ 425,000
MOSQUITO, SWANSBORO	12707	0	\$ -	3	\$ 301,500
CAMINO, CEDAR GROVE	12801	1	\$ 205,000	3	\$ 219,333
POLLOCK PINES, SLY PARK	12802	13	\$ 313,577	10	\$ 246,577
AMERICAN RIVER CANYON	12803	1	\$ 149,000	0	\$ -
GEORGETOWN, GARDENVALLEY	12901	8	\$ 329,501	6	\$ 192,042
PILOT HILL, COOL	12902	4	\$ 388,975	2	\$ 359,000
NORTH COUNTY	12903	1	\$ 740,000	1	\$ 741,000

TRANSACTION SUMMARY

	2007	2007	2008	2008
	MONTH	YTD	MONTH	YTD
PENDING SALES-TOTAL	113	2570	144	2262
PENDING SALES - RESIDENTIAL	93	2095	140	2065
CLOSED SALES - TOTAL	128	2074	121	1799
CLOSED SALES - RESIDENTIAL	111	1737	110	1597
CLOSED SALES -RES.MEDIAN PRICE	\$ 417,000	\$ 454,000	\$ 340,000	\$ 375,000
LISTING INVENTORY - TOTAL	1627		1449	
LISTING INVENTORY - RESIDENTIAL	1135		1056	

Market Statistics Report

Listings as of 01/07/09 at 1:52pm

DECEMBER 2008

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	18	51	27	14	110
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	18	51	27	14	110
Dollar Value	\$3,410,900	\$15,311,422	\$13,332,360	\$8,426,311	\$40,480,993
Average List Price	\$201,617	\$317,386	\$505,424	\$623,042	\$383,499
Average Sold Price	\$189,494	\$300,224	\$493,791	\$601,879	\$368,009
Average Market Time	67	107	76	91	91
Average Square Feet	1229	1778	2917	3757	2220
% of List Price	93.99	94.59	97.70	96.60	95.96
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

Area Market Survey Summary

Listings as of 01/07/09 at 1:51pm

Sold	Quantity	Average DOM	Summary Price Information			
<u>Selling Price Range</u>			Minimum	\$74,000	Maximum	\$1,400,000
\$70,000 thru \$79,999	1	29	Average	\$368,009	Median	\$340,000
\$80,000 thru \$89,999	1	34				
\$90,000 thru \$99,999	1	17				
\$100,000 thru \$119,999	3	60				
\$120,000 thru \$139,999	3	99				
\$140,000 thru \$159,999	4	79				
\$160,000 thru \$179,999	2	53				
\$180,000 thru \$199,999	5	78				
\$200,000 thru \$249,999	13	126				
\$250,000 thru \$299,999	13	68				
\$300,000 thru \$349,999	14	134				
\$350,000 thru \$399,999	11	65				
\$400,000 thru \$449,999	10	53				
\$450,000 thru \$499,999	3	80				
\$500,000 thru \$549,999	9	94				
\$550,000 thru \$599,999	3	65				
\$600,000 thru \$649,999	6	74				
\$700,000 thru \$749,999	3	26				
\$750,000 thru \$799,999	3	222				
\$850,000 thru \$899,999	1	1				
\$1,250,000 thru \$1,499,999	1	516				
	110	91				

All information deemed reliable, but not guaranteed.

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Market Statistics Report

Listings as of 01/07/09 at 1:56pm

YEAR TO DATE 1/1/08 - 12/31/08

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	252	745	446	154	1597
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	252	745	446	154	1597
Dollar Value	\$60,144,391	\$259,715,659	\$240,146,426	\$102,946,644	\$662,953,120
Average List Price	\$248,733	\$362,980	\$560,997	\$701,169	\$432,865
Average Sold Price	\$238,668	\$348,612	\$538,445	\$668,485	\$415,124
Average Market Time	86	87	79	72	83
Average Square Feet	1290	1832	2865	3847	2229
% of List Price	95.95	96.04	95.98	95.34	95.90
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

Area Market Survey Summary

Listings as of 01/07/09 at 1:54pm

Sold	Quantity	Average DOM	Summary Price Information			
<u>Selling Price Range</u>			<u>Minimum</u>	\$45,000	<u>Maximum</u>	\$3,500,000
\$40,000 thru \$49,999	1	41	<u>Average</u>	\$415,124	<u>Median</u>	\$375,000
\$50,000 thru \$59,999	1	219				
\$60,000 thru \$69,999	1	41				
\$70,000 thru \$79,999	1	29				
\$80,000 thru \$89,999	2	75				
\$90,000 thru \$99,999	5	79				
\$100,000 thru \$119,999	14	122				
\$120,000 thru \$139,999	24	76				
\$140,000 thru \$159,999	29	62				
\$160,000 thru \$179,999	40	48				
\$180,000 thru \$199,999	58	77				
\$200,000 thru \$249,999	171	85				
\$250,000 thru \$299,999	170	87				
\$300,000 thru \$349,999	182	86				
\$350,000 thru \$399,999	182	79				
\$400,000 thru \$449,999	160	81				
\$450,000 thru \$499,999	136	79				
\$500,000 thru \$549,999	114	78				
\$550,000 thru \$599,999	77	87				
\$600,000 thru \$649,999	71	88				
\$650,000 thru \$699,999	35	85				
\$700,000 thru \$749,999	35	90				
\$750,000 thru \$799,999	15	105				
\$800,000 thru \$849,999	13	154				
\$850,000 thru \$899,999	14	92				
\$900,000 thru \$949,999	5	38				
\$950,000 thru \$999,999	5	108				
\$1,000,000 thru \$1,249,999	16	98				
\$1,250,000 thru \$1,499,999	12	143				
\$1,500,000 thru \$1,749,999	2	90				
\$1,750,000 thru \$1,999,999	1	142				
\$2,000,000 thru \$2,249,999	2	47				
\$2,250,000 thru \$2,499,999	1	0				
\$3,000,000 thru \$3,249,999	1	18				
\$3,500,000 thru \$3,749,999	1	116				
	1597	83				

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

ZONE	AREA	2007 # OF SALES	2007 AVG. PRICE	2008 # OF SALES	2008 AVG. PRICE
12601	CAMERON PARK	235	\$440,816	219	\$354,484
12602	EL DORADO HILLS	559	\$683,733	568	\$569,942
12603	SHINGLE SPRINGS	71	\$649,169	70	\$463,751
12604	RESCUE/NORTH AREA	52	\$606,163	39	\$431,701
12605	LATROBE/SOUTH AREA	1	\$525,000	0	\$0
12701	PLACERVILLE	185	\$397,746	141	\$327,990
12702	DIAMOND SPRINGS/EL DORADO	98	\$440,833	88	\$288,397
12703	PLEASANT VALLEY	48	\$451,000	36	\$351,915
12704	SOMERSET/SOUTH COUNTY	74	\$369,832	80	\$259,842
12705	LOTUS/COLOMA	9	\$716,444	2	\$347,500
12706	GREENSTONE, GOLD HILL WEST	21	\$713,721	18	\$550,623
12707	SWANSBORO	21	\$332,090	14	\$284,929
12801	CAMINO/CEDAR GROVE	51	\$491,768	47	\$304,343
12802	POLLOCK PINES/SLY PARK	143	\$340,463	133	\$255,375
12803	AMERICAN RIVER CANYON	29	\$219,407	16	\$219,688
12901	GEORGETOWN DIVIDE	77	\$355,882	69	\$277,243
12902	PILOT HILL/COOL	57	\$421,909	47	\$368,700
12903	NORTH COUNTY	6	\$319,833	10	\$258,192