

**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	475**	\$180,052,100**
JULY	438	429**	\$159,033,700**
AUG.	433	454**	\$167,787,000**
SEPT.	331	413**	\$146,663,100**
OCT.	299	332**	\$125,655,500**
NOV.	274	320**	\$127,237,900**
DEC.	358	321**	\$128,462,700**

YEAR: 2005

MONTH	PENDING SALES	FINAL SALES	\$VOLUME
JAN.	475	245**	\$110,642,600**
FEB.	555	256	\$102,826,900
MAR.			
APR.			
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 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		
APR.	2,383	536	1,920	600	1,614	463	1,176	484	1,835	387		
MAY	2,319	522	2,036	526	1,536	481	967	474	1,627	354		
JUNE	2,289	487	2,049	490	1,521	447	1,037	519	1,752	390		
JULY	2,283	463	2,020	493	1,581	539	903	507	1,393	348		
AUG.	2,227	477	1,979	413	1,585	494	840	451	1,747	317		
SEPT.	2,118	381	1,920	359	1,653	507	821	479	1,664	304		
OCT.	2,021	455	1,865	409	1,639	451	680	382	1,738	280		
NOV.	1,893	266	1,782	296	1,509	314	591	188	1,491	240		
DEC.	1,753	225	1,602	213	1,349	204	401	102	1,407	189		

**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	230	234	237
2005	183	179										

**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	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										

**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	\$413,500	\$415,000
2005	\$440,000	\$444,000										

**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	\$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	\$445,262	\$466,069	\$459,608
2005	\$522,153	\$486,233										



# Market Statistics Report FEBRUARY 2005

Residential	2- Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
<b>Active</b>	#Units 0	#Units 0	#Units 0	#Units 0	#Units 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 24	#Units 104	#Units 33	#Units 18	#Units 179
<b>Pending</b>	#Units 0	#Units 0	#Units 0	#Units 0	#Units 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 24	#Units 104	#Units 33	#Units 18	#Units 179
Dollar Value	\$7,745,200	\$44,958,623	\$19,451,970	\$14,879,905	\$87,035,698
Average List Price	\$324,658	\$441,837	\$594,519	\$840,341	\$494,347
Average Sold Price	\$322,717	\$432,294	\$589,454	\$826,661	\$486,233
Average Market Time	31	44	49	56	45
Average Square Feet	1313	1833	2841	3581	2125
% of List Price	99.40	97.84	99.15	98.37	98.36
<b>Not Pending or Sold</b>	#Units 0	#Units 0	#Units 0	#Units 0	#Units 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 interested

## Area Market Survey Summary

Listings as of 03/03/05 at 11:25am

Sold	Selling Price Range	Quantity	Average DOM	Summary Price Information
\$140,000 - \$159,999	1	32	Minimum	\$145,000
\$200,000 - \$249,999	8	18	Maximum	\$1,710,000
\$250,000 - \$299,999	18	42	Average	\$486,233
\$300,000 - \$349,999	18	24		
\$350,000 - \$399,999	26	36		
\$400,000 - \$449,999	26	55		
\$450,000 - \$499,999	21	41		
\$500,000 - \$549,999	11	43		
\$550,000 - \$599,999	14	60		
\$600,000 - \$649,999	7	21		
\$650,000 - \$699,999	9	69		
\$700,000 - \$749,999	3	53		
\$750,000 - \$799,999	3	15		
\$800,000 - \$849,999	3	48		
\$850,000 - \$899,999	3	8		
\$900,000 - \$949,999	1	4		
\$1,000,000 and over	7	135		
	179	45		

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# Market Statistics Report

YEAR TO DATE 1/1/05 - 2/28/05

## Residential

Active	2- Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
#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	51	197	80	34	362
#Units	51	197	80	34	362
Dollar Value	\$16,298,690	\$84,484,432	\$52,042,644	\$29,763,893	\$182,589,659
Average List Price	\$320,688	\$437,011	\$656,875	\$903,835	\$513,057
Average Sold Price	\$319,582	\$428,855	\$650,533	\$875,409	\$504,391
Average Market Time	45	49	68	70	64
Average Square Feet	1279	1838	2970	3824	2156
% of List Price	99.66	98.13	99.03	96.85	98.31
Not Pending or Sold	0	0	0	0	0
#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 interested

## Area Market Survey Summary

Listings as of 03/03/05 at 11:27am

Sold	Quantity	Average DOM	Summary Price Information
\$50,000 - \$59,999	1	5	Minimum \$50,000
\$140,000 - \$159,999	2	36	Average \$504,391
\$160,000 - \$179,999	1	71	Maximum \$1,776,000
\$180,000 - \$199,999	1	24	Median \$441,250
\$200,000 - \$249,999	18	56	
\$250,000 - \$299,999	37	33	
\$300,000 - \$349,999	31	39	
\$350,000 - \$399,999	58	50	
\$400,000 - \$449,999	44	60	
\$450,000 - \$499,999	37	51	
\$500,000 - \$549,999	14	52	
\$550,000 - \$599,999	28	61	
\$600,000 - \$649,999	16	61	
\$650,000 - \$699,999	19	62	
\$700,000 - \$749,999	10	60	
\$750,000 - \$799,999	9	33	
\$800,000 - \$849,999	6	70	
\$850,000 - \$899,999	6	76	
\$900,000 - \$949,999	1	4	
\$950,000 - \$999,999	3	100	
\$1,000,000 and over	20	99	
	362	54	

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 interested