

**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	97	\$ 38,211,200
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	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		
APR.	1176	484	1835	387	1572	365	2274	537	2363	719		
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	85										

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	336	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										

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	\$ 370,000										

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	\$445,364	\$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	\$ 417,000										

MULTIPLE LISTING STATISTICS FOR FEBRUARY 2008

		CLOSED '07	CLOSED '08	AVERAGE 2007	PRICE 2008
RESIDENTIAL/COMMON INT.	RES	120	85	\$ 557,090	\$ 417,362
MOBILE HOME-IN PARK	MOB	8	3	\$ 97,228	\$ 44,167
RESIDENTIAL INCOME	RIN	1	1	\$ 280,000	\$ 402,000
LAND	LND	20	7	\$ 256,400	\$ 244,500
COMMERCIAL/INDUSTRIAL	COM	0	1	\$ -	\$ 489,500
BUSINESS OPPORTUNITY	BOP	0	0	\$ -	

RESIDENTIAL SALES - BY AREA - FEBRUARY 2008					
		2007	2007	2008	2008
AREA	ZONE	# OF SALES	AVG. PRICE	# OF SALES	AVG. PRICE
GREATER CAMERON PARK	12601	15	\$ 530,700	14	\$ 391,779
EL DORADO HILLS	12602	50	\$ 693,518	24	\$ 631,313
SHINGLE SPRINGS	12603	4	\$ 505,418	3	\$ 495,000
RESCUE/LUNEMAN	12604	3	\$ 697,667	0	\$ -
LATROBE/SOUTH AREA	12605	0	\$ -	0	\$ -
GREATER PLACERVILLE	12701	11	\$ 346,000	2	\$ 212,500
DIAMOND SPRGS/EL DORADO	12702	8	\$ 635,000	1	\$ 270,500
PLEASANTVALLEY/PLV SOUTH	12703	2	\$ 387,500	3	\$ 391,333
SOMERSET/SOUTH COUNTY	12704	2	\$ 256,250	6	\$ 252,975
COLOMA, LOTUS	12705	2	\$ 810,000	0	\$ -
GREENSTONE/GOLDHILLWEST	12706	0	\$ -	0	\$ -
MOSQUITO, SWANSBORO	12707	0	\$ -	1	\$ 522,000
CAMINO, CEDAR GROVE	12801	4	\$ 513,500	3	\$ 355,000
POLLOCK PINES, SLY PARK	12802	9	\$ 343,617	12	\$ 278,417
AMERICAN RIVER CANYON	12803	2	\$ 178,000	1	\$ 385,000
GEORGETOWN, GARDENVALLEY	12901	6	\$ 329,612	11	\$ 282,818
PILOT HILL, COOL	12902	2	\$ 438,000	3	\$ 422,667
NORTH COUNTY	12903	0	\$ -	1	\$ 275,000

TRANSACTION SUMMARY

	2007	2007	2008	2008
	MONTH	YTD	MONTH	YTD
PENDING SALES-TOTAL	265	479	177	315
PENDING SALES - RESIDENTIAL	236	418	162	275
CLOSED SALES - TOTAL	149	310	97	184
CLOSED SALES - RESIDENTIAL	120	257	85	161
CLOSED SALES -RES.MEDIAN PRICE	\$ 502,500	\$ 463,000	\$ 370,000	\$ 395,000
LISTING INVENTORY - TOTAL	1640		1773	
LISTING INVENTORY - RESIDENTIAL	1343		1246	

Market Statistics Report

Listings as of 03/04/08 at 3:14pm

FEBRUARY 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	15	44	23	3	85
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	15	44	23	3	85
Dollar Value	\$4,173,500	\$15,307,750	\$12,920,500	\$3,074,000	\$35,475,750
Average List Price	\$294,853	\$360,672	\$588,978	\$1,195,967	\$440,315
Average Sold Price	\$278,233	\$347,903	\$561,761	\$1,024,667	\$417,362
Average Market Time	123	101	82	93	99
Average Square Feet	1443	1763	2780	4135	2066
% of List Price	94.36	96.46	95.38	85.68	94.79
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 Interested Persons should independently verify accuracy of above information. Copyright 2007, MetroList Services, Inc. Copyright ©2008 Rapattoni Corporation. All rights reserved.

Area Market Survey

Listings as of 03/04/08 at 3:11pm

Sold							
<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>				
\$140,000 thru \$159,999	2	92	Minimum	\$150,000	Maximum	\$1,425,000	
\$160,000 thru \$179,999	5	99	Average	\$417,362	Median	\$370,000	
\$180,000 thru \$199,999	6	135					
\$200,000 thru \$249,999	4	124					
\$250,000 thru \$299,999	11	120					
\$300,000 thru \$349,999	10	116					
\$350,000 thru \$399,999	10	121					
\$400,000 thru \$449,999	10	63					
\$450,000 thru \$499,999	8	87					
\$500,000 thru \$549,999	4	52					
\$550,000 thru \$599,999	5	57					
\$600,000 thru \$649,999	3	98					
\$650,000 thru \$699,999	1	133					
\$700,000 thru \$749,999	1	0					
\$800,000 thru \$849,999	1	1					
\$1,000,000 thru \$1,249,999	1	56					
\$1,250,000 thru \$1,499,999	3	163					
	85	99					

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 Persons should independently verify accuracy of above information. Copyright 2007, MetroList Services, Inc. Copyright ©2008 Rapattoni Corporation. All rights reserved.

Market Statistics Report

Listings as of 03/04/08 at 3:17pm

YEAR TO DATE 1/1/08 - 2/29/08

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	29	77	43	12	161
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	29	77	43	12	161
Dollar Value	\$8,673,400	\$28,379,435	\$24,453,000	\$9,444,450	\$70,950,285
Average List Price	\$313,748	\$384,972	\$599,917	\$861,225	\$465,048
Average Sold Price	\$299,083	\$368,564	\$568,674	\$787,038	\$440,685
Average Market Time	104	96	94	115	98
Average Square Feet	1456	1826	2834	3933	2186
% of List Price	95.33	95.74	94.79	91.39	94.76
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 Interested Persons should independently verify accuracy of above information. Copyright 2007, MetroList Services, Inc.

Area Market Survey Summary

Listings as of 03/04/08 at 3:15pm

Sold	Quantity	Average DOM	Summary Price Information			
Selling Price Range			Minimum	\$123,000	Maximum	\$1,850,000
\$120,000 thru \$139,999	1	175	Average	\$440,685	Median	\$395,000
\$140,000 thru \$159,999	2	92				
\$160,000 thru \$179,999	6	88				
\$180,000 thru \$199,999	7	117				
\$200,000 thru \$249,999	10	82				
\$250,000 thru \$299,999	19	107				
\$300,000 thru \$349,999	15	131				
\$350,000 thru \$399,999	22	92				
\$400,000 thru \$449,999	20	72				
\$450,000 thru \$499,999	15	89				
\$500,000 thru \$549,999	13	70				
\$550,000 thru \$599,999	8	74				
\$600,000 thru \$649,999	8	122				
\$650,000 thru \$699,999	1	133				
\$700,000 thru \$749,999	2	211				
\$750,000 thru \$799,999	1	63				
\$800,000 thru \$849,999	2	62				
\$950,000 thru \$999,999	2	125				
\$1,000,000 thru \$1,249,999	3	138				
\$1,250,000 thru \$1,499,999	3	163				
\$1,750,000 thru \$1,999,999	1	142				
	161	98				

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 Persons should independently verify accuracy of above information. Copyright 2007, MetroList Services, Inc.

Copyright ©2008 Ranattoni Corporation. All rights reserved.