

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

YEAR: 2004

YEAR: 2005

MONTH	PENDING SALES	FINAL SALES	\$VOLUME FINAL SALES
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**

MONTH	PENDING SALES	FINAL SALES	\$VOLUME FINAL SALES
JAN.	475	228	\$100,280,400
FEB.			
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

MONTH	YEAR 2000		YEAR 2001		YEAR 2002		YEAR 2003		YEAR 2004		YEAR 2005	
	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		
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	172											

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	259											

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	\$439,500											

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	\$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	\$521,096											

2005	2005	2004	2004		
	MONTH	YTD	MONTH		
475	475	333	333	PENDING SALES-TOTAL	
340	340	229	229	PENDING SALES-RESIDENTIAL	
228	228	197	197	CLOSED SALES-TOTAL	
172	172	140	140	CLOSED SALES-RESIDENTIAL	
\$ 439,500	\$ 439,500	\$ 323,250	\$ 323,250	CLOSED SALES-RES, MEDIAN PRICE	
1,386	1,386	1,263	1,263	LISTING INVENTORY-TOTAL	
784	784	547	547	LISTING INVENTORY-RESIDENTIAL	

TRANSACTION SUMMARY

ZONE	AREA	# OF SALES	AVG. PRICE	# OF SALES	AVG. PRICE	# OF SALES	AVG. PRICE
	GREATER CAMERON PARK	21	\$ 332,781	24	\$ 443,342		
12601							
12602	EL DORADO HILLS	36	\$ 495,990	49	\$ 796,754		
12603	SHINGLE SPRINGS	8	\$ 478,320	7	\$ 470,357		
12604	RESCUE/LUNEMAN	3	\$ 626,667	3	\$ 578,167		
12605	LATROBE/SOUTH AREA	0	\$ -	1	\$ 585,000		
12701	GREATER PLACERVILLE	22	\$ 324,927	19	\$ 391,050		
12702	DIAMOND SPRINGS/EL DORADO	5	\$ 276,900	13	\$ 379,169		
12703	PLEASANT VALLEY/PLV SOUTH	7	\$ 308,000	8	\$ 422,063		
12704	SOMERSET/SOUTH COUNTY	10	\$ 278,670	5	\$ 199,488		
12705	COLOMA, LOTUS	0	\$ -	0	\$ -		
12706	GREENSTONE/GOLDHILLWEST	0	\$ -	3	\$ 882,667		
12707	MOSQUITO, SWANSBORO	1	\$ 190,000	1	\$ 240,000		
12801	CAMINO, CEDAR GROVE	6	\$ 387,750	5	\$ 369,880		
12802	POLLOCK PINES, SLY PARK	12	\$ 250,458	16	\$ 369,316		
12803	AMERICAN RIVER CANYON	0	\$ -	1	\$ 1,000,000		
12901	GEORGETOWN, GARDENVALLEY	3	\$ 253,667	12	\$ 337,117		
12902	PILOT HILL, COOL	6	\$ 328,483	5	\$ 382,080		
12903	NORTH COUNTY	0	\$ -	0	\$ -		

RESIDENTIAL SALES -- BY AREA -- JANUARY 2005

	CLOSED '04	CLOSED '05	2004	2005	PRICE
RESIDENTIAL/COMMON INT.	RES	140	\$ 373,429	172	\$ 521,096
MOBILE HOME-IN PARK	MOB	5	\$ 55,100	1	\$ 15,000
RESIDENTIAL INCOME	RIN	2	\$ 277,500	0	\$ -
LAND	LND	50	\$ 118,442	54	\$ 194,943
COMMERCIAL/INDUSTRIAL	COM	0	\$ -	0	\$ -
BUSINESS OPPORTUNITY	BOP	0	\$ 1	1	\$ 110,000
AVERAGE					

MULTIPLE LISTING STATISTICS FOR JANUARY 2005

Listings as of 02/07/05 at 2:26pm

Market Statistics Report JANUARY 2005

Residential	All Off Market					Pending	Sold
	2-Bedrooms	3-Bedrooms	4-Bedrooms	5+ Bedrooms	All Bedrooms		
#Units	0	0	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Average Market Time	0	0	0	0	0	0	0
Average Square Feet	0	0	0	0	0	0	0
#Units	25	88	45	14	172		
Dollar Value	\$8,011,990	\$37,129,809	\$31,222,674	\$13,263,988	\$89,628,461		
Average List Price	\$323,132	\$428,478	\$699,654	\$997,089	\$530,396		
Average Sold Price	\$320,480	\$421,930	\$693,837	\$947,428	\$521,096		
Average Market Time	47	52	79	86	61		
Average Square Feet	1245	1823	3063	4171	2255		
% of List Price	99.18	98.47	99.17	95.02	98.25		
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		

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

Area Market Survey Summary

Listings as of 02/07/05 at 1:59pm

Sold	Selling Price Range		Quantity	Average DOM	Summary Price Information		
	Minimum	Maximum			Average		
1	\$50,000 - \$59,999	\$140,000 - \$159,999	1	6	\$50,000	\$1,776,000	\$439,500
1	\$160,000 - \$179,999	\$180,000 - \$199,999	1	1	\$160,000		
1	\$200,000 - \$249,999	\$250,000 - \$299,999	9	65	\$200,000		
18	\$250,000 - \$299,999	\$300,000 - \$349,999	12	24	\$250,000		
12	\$300,000 - \$349,999	\$350,000 - \$399,999	18	55	\$300,000		
32	\$350,000 - \$399,999	\$400,000 - \$449,999	32	60	\$350,000		
17	\$400,000 - \$449,999	\$450,000 - \$499,999	17	68	\$400,000		
14	\$450,000 - \$499,999	\$500,000 - \$549,999	14	65	\$450,000		
3	\$500,000 - \$549,999	\$550,000 - \$599,999	3	86	\$500,000		
13	\$550,000 - \$599,999	\$600,000 - \$649,999	13	57	\$550,000		
8	\$600,000 - \$649,999	\$650,000 - \$699,999	8	92	\$600,000		
10	\$650,000 - \$699,999	\$700,000 - \$749,999	10	56	\$650,000		
6	\$700,000 - \$749,999	\$750,000 - \$799,999	6	44	\$700,000		
5	\$750,000 - \$799,999	\$800,000 - \$849,999	5	37	\$750,000		
3	\$800,000 - \$849,999	\$850,000 - \$899,999	3	92	\$800,000		
3	\$850,000 - \$899,999	\$900,000 - \$949,999	3	144	\$850,000		
12	\$950,000 - \$999,999	\$1,000,000 and over	12	79	\$950,000		
61			61				

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

Listings as of 02/07/05 at 2:26pm

Market Statistics Report YEAR TO DATE 1/1/05 - 1/31/05

Residential	YEAR TO DATE 1/1/05 - 1/31/05				
	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	25	88	45	14	172
#Units	25	88	45	14	172
Dollar Value	\$8,011,990	\$37,129,809	\$31,222,674	\$13,263,988	\$89,628,461
Average List Price	\$323,132	\$428,478	\$699,654	\$947,089	\$530,396
Average Sold Price	\$320,480	\$421,930	\$693,837	\$947,428	\$521,096
Average Market Time	47	52	79	86	61
Average Square Feet	1245	1823	3063	4171	2255
% of List Price	99.18	98.47	99.17	95.02	98.25
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

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Area Market Survey Summary

Listings as of 02/07/05 at 1:59pm

Sold	Quantity	Average DOM	Summary Price Information
\$50,000 - \$59,999	1	6	Minimum
\$140,000 - \$159,999	1	39	Maximum
\$160,000 - \$179,999	1	71	Average
\$180,000 - \$199,999	1	24	Median
\$200,000 - \$249,999	9	65	
\$250,000 - \$299,999	18	24	
\$300,000 - \$349,999	12	55	
\$350,000 - \$399,999	32	60	
\$400,000 - \$449,999	17	68	
\$450,000 - \$499,999	14	65	
\$500,000 - \$549,999	3	86	
\$550,000 - \$599,999	13	57	
\$600,000 - \$649,999	8	92	
\$650,000 - \$699,999	10	56	
\$700,000 - \$749,999	6	44	
\$750,000 - \$799,999	5	37	
\$800,000 - \$849,999	3	92	
\$850,000 - \$899,999	3	144	
\$950,000 - \$999,999	3	100	
\$1,000,000 and over	12	79	
	172	61	

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

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

ZONE	AREA	2003 # OF SALES	2003 AVG. PRICE	2004 # OF SALES	2004 AVG. PRICE
12601	CAMERON PARK	436	\$ 329,036	503	\$ 402,753
12602	EL DORADO HILLS	697	\$ 500,415	839	\$ 585,796
12603	SHINGLE SPRINGS	139	\$ 435,913	157	\$ 563,299
12604	RESCUE/NORTH AREA	60	\$ 486,716	93	\$ 495,313
12605	LATROBE/SOUTH AREA	12	\$ 607,074	5	\$ 755,980
12701	PLACERVILLE	249	\$ 294,147	350	\$ 354,080
12702	DIAMOND SPRINGS/EL DORADO	144	\$ 295,332	180	\$ 351,252
12703	PLEASANT VALLEY	71	\$ 319,340	95	\$ 419,087
12704	SOMERSET/SOUTH COUNTY	113	\$ 254,954	143	\$ 330,651
12705	LOTUS/COLOMA	11	\$ 512,524	12	\$ 440,458
12706	GREENSTONE,GOLD HILL WEST	12	\$ 460,417	21	\$ 603,567
12707	SWANSBORO	26	\$ 247,887	27	\$ 266,286
12801	CAMINO/CEDAR GROVE	85	\$ 328,623	101	\$ 369,506
12802	POLLOCK PINES/SLY PARK	256	\$ 251,479	311	\$ 292,176
12803	AMERICAN RIVER CANYON	16	\$ 173,588	23	\$ 219,885
12901	GEORGETOWN DIVIDE	126	\$ 242,747	141	\$ 323,777
12902	PILOT HILL/COOL	120	\$ 343,050	142	\$ 378,321