

# EL DORADO COUNTY ASSOCIATION OF REALTORS® ALL SALES TRANSACTIONS

YEAR: 2008

MONTH	PENDING SALES	FINAL SALES	\$VOLUME FINAL SALES
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	186**	\$ 72,034,700**
NOV.	147	139**	\$ 50,376,300**
DEC.	144	127**	\$ 46,083,300**

YEAR: 2009

MONTH	PENDING SALES	FINAL SALES	\$VOLUME FINAL SALES
JAN.	161	91	\$ 31,609,200
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

	YEAR	2004	YEAR	2005	YEAR	2006	YEAR	2007	YEAR	2008	YEAR	2009
	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.	1263	237	1386	259	2207	462	1858	575	1672	487	1502	389
FEB.	1226	279	1489	254	2224	457	1640	512	1773	450		
MAR.	1623	368	1500	324	2212	458	1794	599	1750	494		
APR.	1835	387	1572	365	2274	537	2363	719	1810	437		
MAY	1627	354	1765	445	1917	742	2609	606	2164	599		
JUNE	1752	390	1990	494	2434	729	2629	558	2147	479		
JULY	1393	348	2073	460	2567	622	2515	508	2163	445		
AUG.	1747	317	2298	547	2525	625	2490	538	2127	397		
SEPT.	1664	304	2434	536	2552	544	2290	436	1873	397		
OCT.	1738	280	2612	498	2359	455	2119	411	1796	327		
NOV.	1491	240	2477	346	2140	361	1901	339	1679	282		
DEC.	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.
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	163	128	116
2009	87											

**NEW LISTINGS BY MONTH (RESIDENTIAL)**

	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
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
2009	262											

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

	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
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	\$ 382,000	\$ 359,000	\$ 379,500	\$ 386,000	\$ 399,000	\$ 378,000	\$ 354,950	\$ 358,000	\$ 382,500	\$ 350,000	\$ 340,000
2009	\$ 295,000											

**EL DORADO COUNTY-AVERAGE PRICE-SINGLE FAMILY HOMES MONTHLY**

	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
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	\$ 443,397	\$ 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	\$ 416,868	\$ 414,951	\$ 426,308	\$ 425,739	\$ 458,584	\$ 431,955	\$ 397,935	\$ 385,955	\$ 417,639	\$ 380,649	\$ 368,009
2009	\$ 359,669											

**MULTIPLE LISTING STATISTICS FOR JANUARY 2009**

				AVERAGE	PRICE
		CLOSED '08	CLOSED '09	2008	2009
RESIDENTIAL/COMMON INT.	RES	76	87	\$ 463,549	\$ 359,669
MOBILE HOME-IN PARK	MOB	6	2	\$ 93,500	\$ 84,000
RESIDENTIAL INCOME	RIN	0	0	\$ -	\$ -
LAND	LND	6	2	\$ 262,000	\$ 75,000
COMMERCIAL/INDUSTRIAL	COM	1	0	\$ 505,000	\$ -
BUSINESS OPPORTUNITY	BOP	0	0	\$ -	\$ -

<b>RESIDENTIAL SALES - BY AREA - JANUARY 2009</b>					
		2008	2008	2009	2009
AREA	ZONE	# OF SALES	AVG. PRICE	# OF SALES	AVG. PRICE
GREATER CAMERON PARK	12601	11	\$ 394,991	9	\$ 294,756
EL DORADO HILLS	12602	29	\$ 607,150	29	\$ 541,214
SHINGLE SPRINGS	12603	3	\$ 417,800	3	\$ 306,667
RESCUE/LUNEMAN	12604	1	\$ 505,000	0	\$ -
LATROBE/SOUTH AREA	12605	0	\$ -	0	\$ -
GREATER PLACERVILLE	12701	5	\$ 388,600	6	\$ 289,333
DIAMOND SPRGS/EL DORADO	12702	2	\$ 369,500	7	\$ 333,200
PLEASANTVALLEY/PLV SOUTH	12703	1	\$ 465,000	2	\$ 384,000
SOMERSET/SOUTH COUNTY	12704	6	\$ 383,500	6	\$ 172,833
COLOMA, LOTUS	12705	0	\$ -	0	\$ -
GREENSTONE/GOLDHILLWEST	12706	1	\$ 979,000	1	\$ 320,000
MOSQUITO, SWANSBORO	12707	0	\$ -	1	\$ 129,900
CAMINO, CEDAR GROVE	12801	3	\$ 266,362	3	\$ 234,667
POLLOCK PINES, SLY PARK	12802	5	\$ 253,180	12	\$ 187,833
AMERICAN RIVER CANYON	12803	0	\$ -	0	\$ -
GEORGETOWN, GARDENVALLEY	12901	3	\$ 400,667	5	\$ 256,080
PILOT HILL, COOL	12902	5	\$ 342,180	3	\$ 487,167
NORTH COUNTY	12903	1	\$ 359,000	0	\$ -

**TRANSACTION SUMMARY**

	2008	2008	2009	2009
	MONTH	YTD	MONTH	YTD
PENDING SALES-TOTAL	138	138	161	161
PENDING SALES - RESIDENTIAL	113	113	152	152
CLOSED SALES - TOTAL	89	89	91	91
CLOSED SALES - RESIDENTIAL	76	76	87	87
CLOSED SALES -RES.MEDIAN PRICE	\$ 420,000	\$ 420,000	\$ 295,000	\$ 295,000
LISTING INVENTORY - TOTAL	1672		1502	
LISTING INVENTORY - RESIDENTIAL	1161		1067	

## Market Statistics Report

Listings as of 02/05/09 at 11:42am

JANUARY 2009

Residential	2- Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
<b>Active</b>					
#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
<b>All Off Market</b>					
#Units	14	39	25	9	87
<b>Pending</b>					
#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
<b>Sold</b>					
#Units	14	39	25	9	87
Dollar Value	\$2,820,890	\$10,646,517	\$13,290,900	\$4,532,890	\$31,291,197
Average List Price	\$222,661	\$283,672	\$550,601	\$529,282	\$375,966
Average Sold Price	\$201,492	\$272,988	\$531,636	\$503,654	\$359,669
Average Market Time	103	66	96	93	83
Average Square Feet	1322	1717	2988	3782	2232
% of List Price	90.49	96.23	96.56	95.16	95.67
<b>Not Pending or Sold</b>					
#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

Listings as of 02/05/09 at 11:39am

Selling Price Range	Quantity	Average DOM	Summary Price Information			
\$80,000 thru \$89,999	1	108	Minimum	\$88,000	Maximum	\$1,215,000
\$90,000 thru \$99,999	3	32	Average	\$359,669	Median	\$295,000
\$120,000 thru \$139,999	3	76				
\$140,000 thru \$159,999	5	42				
\$160,000 thru \$179,999	3	98				
\$180,000 thru \$199,999	5	104				
\$200,000 thru \$249,999	14	82				
\$250,000 thru \$299,999	10	80				
\$300,000 thru \$349,999	4	109				
\$350,000 thru \$399,999	7	69				
\$400,000 thru \$449,999	11	65				
\$450,000 thru \$499,999	5	75				
\$500,000 thru \$549,999	3	86				
\$550,000 thru \$599,999	5	93				
\$600,000 thru \$649,999	2	139				
\$700,000 thru \$749,999	1	156				
\$850,000 thru \$899,999	1	154				
\$950,000 thru \$999,999	1	128				
\$1,000,000 thru \$1,249,999	3	127				
	87	83				

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

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## Market Statistics Report

Listings as of 02/05/09 at 11:42am

### YEAR TO DATE 1/1/09 - 1/31/09

Residential	2- Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
<b>Active</b>					
#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
<b>All Off Market</b>					
#Units	14	39	25	9	87
<b>Pending</b>					
#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
<b>Sold</b>					
#Units	14	39	25	9	87
Dollar Value	\$2,820,890	\$10,646,517	\$13,290,900	\$4,532,890	\$31,291,197
Average List Price	\$222,661	\$283,672	\$550,601	\$529,282	\$375,966
Average Sold Price	\$201,492	\$272,988	\$531,636	\$503,654	\$359,669
Average Market Time	103	66	96	93	83
Average Square Feet	1322	1717	2988	3782	2232
% of List Price	90.49	96.23	96.56	95.16	95.67
<b>Not Pending or Sold</b>					
#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

Listings as of 02/05/09 at 11:39am

Sold	Quantity	Average DOM	Summary Price Information			
<u>Selling Price Range</u>			<u>Minimum</u>		<u>Maximum</u>	
\$80,000 thru \$89,999	1	108	\$88,000		\$1,215,000	
\$90,000 thru \$99,999	3	32	<u>Average</u>	\$359,669	<u>Median</u>	\$295,000
\$120,000 thru \$139,999	3	76				
\$140,000 thru \$159,999	5	42				
\$160,000 thru \$179,999	3	98				
\$180,000 thru \$199,999	5	104				
\$200,000 thru \$249,999	14	82				
\$250,000 thru \$299,999	10	80				
\$300,000 thru \$349,999	4	109				
\$350,000 thru \$399,999	7	69				
\$400,000 thru \$449,999	11	65				
\$450,000 thru \$499,999	5	75				
\$500,000 thru \$549,999	3	86				
\$550,000 thru \$599,999	5	93				
\$600,000 thru \$649,999	2	139				
\$700,000 thru \$749,999	1	156				
\$850,000 thru \$899,999	1	154				
\$950,000 thru \$999,999	1	128				
\$1,000,000 thru \$1,249,999	3	127				
	87	83				

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

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