

**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	107**	\$ 42,021,000**
MAR.	179	123**	\$ 44,404,700**
APR.	193	157**	\$ 61,960,800**
MAY	275	170**	\$ 68,772,900**
JUNE	210	186**	\$ 80,358,100**
JULY	203	145	\$ 57,346,000
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	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		
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	94	104	136	153	169	129					

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					

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	\$ 382,000	\$359,000	\$379,500	\$386,000	\$400,000	\$378,000					

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	\$535,880	\$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	\$460,508	\$430,528					

MULTIPLE LISTING STATISTICS FOR JULY 2008

		CLOSED '07	CLOSED '08	AVERAGE 2007	PRICE 2008
RESIDENTIAL/COMMON INT.	RES	160	129	\$ 537,893	\$ 430,528
MOBILE HOME-IN PARK	MOB	10	9	\$ 72,890	\$ 87,278
RESIDENTIAL INCOME	RIN	1	0	\$ 1,500,000	\$ -
LAND	LND	22	6	\$ 316,818	\$ 232,500
COMMERCIAL/INDUSTRIAL	COM	2	0	\$ 506,500	\$ -
BUSINESS OPPORTUNITY	BOP	1	1	\$ 3,000,000	\$ 16,000

RESIDENTIAL SALES - BY AREA - JULY 2008					
		2007	2007	2008	2008
AREA	ZONE	# OF SALES	AVG. PRICE	# OF SALES	AVG. PRICE
GREATER CAMERON PARK	12601	17	\$ 477,553	17	\$ 365,412
EL DORADO HILLS	12602	58	\$ 696,917	42	\$ 595,071
SHINGLE SPRINGS	12603	5	\$ 815,200	5	\$ 745,000
RESCUE/LUNEMAN	12604	5	\$ 534,600	2	\$ 402,500
LATROBE/SOUTH AREA	12605	0	\$ -	0	\$ -
GREATER PLACERVILLE	12701	12	\$ 358,167	17	\$ 337,635
DIAMOND SPRGS/EL DORADO	12702	9	\$ 596,778	13	\$ 292,462
PLEASANTVALLEY/PLV SOUTH	12703	2	\$ 484,000	2	\$ 437,500
SOMERSET/SOUTH COUNTY	12704	8	\$ 4,116,250	7	\$ 262,500
COLOMA, LOTUS	12705	0	\$ -	0	\$ -
GREENSTONE/GOLDHILLWEST	12706	2	\$ 937,500	0	\$ -
MOSQUITO, SWANSBORO	12707	4	\$ 341,750	1	\$ 439,000
CAMINO, CEDAR GROVE	12801	1	\$ 263,000	5	\$ 503,200
POLLOCK PINES, SLY PARK	12802	20	\$ 322,095	10	\$ 220,840
AMERICAN RIVER CANYON	12803	2	\$ 314,250	2	\$ 250,000
GEORGETOWN, GARDENVALLEY	12901	10	\$ 433,395	3	\$ 336,000
PILOT HILL, COOL	12902	4	\$ 477,000	3	\$ 292,500
NORTH COUNTY	12903	1	\$ 500,000	0	\$ -

TRANSACTION SUMMARY

	2007	2007	2008	2008
	MONTH	YTD	MONTH	YTD
PENDING SALES-TOTAL	238	1816	203	1375
PENDING SALES - RESIDENTIAL	201	1468	185	1227
CLOSED SALES - TOTAL	196	1333	145	975
CLOSED SALES - RESIDENTIAL	160	1104	129	861
CLOSED SALES -RES.MEDIAN PRICE	\$ 489,414	\$ 475,000	\$ 378,000	\$ 385,000
LISTING INVENTORY - TOTAL	2575		2163	
LISTING INVENTORY - RESIDENTIAL	1777		1515	

Market Statistics Report

Listings as of 08/05/08 at 3:45pm

JULY 2008

Residential	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
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	17	58	38	16	129
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	17	58	38	16	129
Dollar Value	\$3,757,800	\$21,630,500	\$20,317,675	\$9,832,195	\$55,538,170
Average List Price	\$231,541	\$386,705	\$558,800	\$634,621	\$447,701
Average Sold Price	\$221,047	\$372,940	\$534,676	\$614,512	\$430,528
Average Market Time	70	78	66	96	76
Average Square Feet	1158	1895	2721	3612	2254
% of List Price	95.47	96.44	95.68	96.83	96.16
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 08/05/08 at 3:44pm

Sold	Quantity	Average DOM	Summary Price Information			
Selling Price Range			Minimum		Maximum	
\$50,000 thru \$59,999	1	219	\$50,000		\$1,350,000	
\$100,000 thru \$119,999	1	150	Average	\$430,528	Median	\$378,000
\$160,000 thru \$179,999	3	34				
\$180,000 thru \$199,999	4	61				
\$200,000 thru \$249,999	16	69				
\$250,000 thru \$299,999	16	63				
\$300,000 thru \$349,999	13	77				
\$350,000 thru \$399,999	17	65				
\$400,000 thru \$449,999	11	108				
\$450,000 thru \$499,999	7	29				
\$500,000 thru \$549,999	11	89				
\$550,000 thru \$599,999	6	62				
\$600,000 thru \$649,999	6	108				
\$650,000 thru \$699,999	5	112				
\$700,000 thru \$749,999	4	29				
\$750,000 thru \$799,999	1	190				
\$800,000 thru \$849,999	1	111				
\$850,000 thru \$899,999	1	14				
\$1,000,000 thru \$1,249,999	2	86				
\$1,250,000 thru \$1,499,999	3	94				
	129	76				

All information deemed reliable, but not guaranteed.

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Area Market Survey

Listings as of 08/05/08 at 3:47pm

YEAR TO DATE 1/1/08 - 7/31/08

Sold

Selling Price Range	Quantity	Average DOM	Summary Price Information			
			Minimum	Average	Maximum	Median
\$50,000 thru \$59,999	1	219	\$50,000		\$3,100,000	
\$100,000 thru \$119,999	2	244	\$434,721		\$385,000	
\$120,000 thru \$139,999	12	64				
\$140,000 thru \$159,999	10	57				
\$160,000 thru \$179,999	21	58				
\$180,000 thru \$199,999	30	74				
\$200,000 thru \$249,999	71	78				
\$250,000 thru \$299,999	101	93				
\$300,000 thru \$349,999	94	84				
\$350,000 thru \$399,999	110	75				
\$400,000 thru \$449,999	84	79				
\$450,000 thru \$499,999	81	85				
\$500,000 thru \$549,999	68	76				
\$550,000 thru \$599,999	42	75				
\$600,000 thru \$649,999	35	86				
\$650,000 thru \$699,999	17	79				
\$700,000 thru \$749,999	21	115				
\$750,000 thru \$799,999	9	91				
\$800,000 thru \$849,999	10	128				
\$850,000 thru \$899,999	10	98				
\$900,000 thru \$949,999	3	32				
\$950,000 thru \$999,999	5	108				
\$1,000,000 thru \$1,249,999	11	114				
\$1,250,000 thru \$1,499,999	8	130				
\$1,500,000 thru \$1,749,999	1	177				
\$1,750,000 thru \$1,999,999	1	142				
\$2,000,000 thru \$2,249,999	1	83				
\$2,250,000 thru \$2,499,999	1	0				
\$3,000,000 thru \$3,249,999	1	18				
	861	83				

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

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Market Statistics Report

Listings as of 08/05/08 at 3:48pm

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	128	405	248	80	861
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	128	405	248	80	861
Dollar Value	\$31,772,685	\$148,342,253	\$138,760,280	\$55,419,920	\$374,295,138
Average List Price	\$260,010	\$381,186	\$587,587	\$734,024	\$455,407
Average Sold Price	\$248,224	\$366,277	\$559,517	\$692,749	\$434,721
Average Market Time	89	84	80	79	83
Average Square Feet	1287	1838	2841	3858	2233
% of List Price	95.47	96.09	95.22	94.38	95.46
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