

EL DORADO COUNTY ASSOCIATION OF REALTORS® ALL SALES TRANSACTIONS

YEAR: 2008

MONTH	PENDING SALES	FINAL SALES	\$VOLUME
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	152**	\$ 60,517,100**
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	129**	\$ 44,193,400**

YEAR: 2009

MONTH	PENDING SALES	FINAL SALES	\$VOLUME
JAN.	161	101**	\$ 34,849,000**
FEB.	159	117**	\$ 37,862,900**
MAR.	195	136**	\$ 48,388,000**
APR.	222	149**	\$ 45,769,700**
MAY	240	170**	\$ 60,375,700**
JUNE	245	193**	\$ 68,872,300**
JULY	238	284**	\$ 77,007,500**
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	1484	291
MAR.	1623	368	1500	324	2212	458	1794	599	1750	494	1508	362
APR.	1835	387	1572	365	2274	537	2363	719	1810	437	1619	396
MAY	1627	354	1765	445	1917	742	2609	606	2164	599	1763	435
JUNE	1752	390	1990	494	2434	729	2629	558	2147	479	1802	371
JULY	1393	348	2073	460	2567	622	2515	508	2163	445	1813	409
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	134	160	172	163	128	118
2009	94	106	125	131	158	179	190					

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	218	275	289	318	263	290					

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	\$380,000	\$354,950	\$ 358,000	\$382,500	\$350,000	\$329,500
2009	\$ 328,000	\$ 337,250	\$ 335,000	\$320,000	\$335,000	\$342,000	\$339,250					

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	\$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	\$458,584	\$432,000	\$397,935	\$ 385,955	\$417,639	\$380,649	\$362,228
2009	\$ 362,713	\$ 346,392	\$ 381,476	\$335,233	\$376,340	\$379,598	\$360,061					

MULTIPLE LISTING STATISTICS FOR JULY 2009

		CLOSED '08	CLOSED '09	AVERAGE 2008	PRICE 2009
RESIDENTIAL/COMMON INT.	RES	134	190	\$ 432,008	\$ 360,061
MOBILE HOME-IN PARK	MOB	9	46	\$ 87,278	\$ 28,950
RESIDENTIAL INCOME	RIN	0	3	\$ -	\$ 165,167
LAND	LND	8	45	\$ 228,328	\$ 139,342
COMMERCIAL/INDUSTRIAL	COM	0	0	\$ -	\$ -
BUSINESS OPPORTUNITY	BOP	1	0	\$ 16,000	\$ -

RESIDENTIAL SALES - BY AREA - JULY 2009					
		2008	2008	2009	2009
AREA	ZONE	# OF SALES	AVG. PRICE	# OF SALES	AVG. PRICE
GREATER CAMERON PARK	12601	17	\$ 365,412	23	\$ 312,217
EL DORADO HILLS	12602	46	\$ 588,715	72	\$ 498,585
SHINGLE SPRINGS	12603	5	\$ 745,000	5	\$ 382,955
RESCUE/LUNEMAN	12604	2	\$ 402,500	4	\$ 365,000
LATROBE/SOUTH AREA	12605	0	\$ -	1	\$ 449,000
GREATER PLACERVILLE	12701	18	\$ 333,489	20	\$ 245,378
DIAMOND SPRGS/EL DORADO	12702	13	\$ 292,462	5	\$ 320,300
PLEASANTVALLEY/PLV SOUTH	12703	2	\$ 437,500	9	\$ 326,222
SOMERSET/SOUTH COUNTY	12704	7	\$ 262,500	8	\$ 157,363
COLOMA, LOTUS	12705	0	\$ -	0	\$ -
GREENSTONE/GOLDHILLWEST	12706	0	\$ -	3	\$ 549,333
MOSQUITO, SWANSBORO	12707	1	\$ 439,000	0	\$ -
CAMINO, CEDAR GROVE	12801	5	\$ 503,200	4	\$ 328,750
POLLOCK PINES, SLY PARK	12802	10	\$ 220,840	17	\$ 177,335
AMERICAN RIVER CANYON	12803	2	\$ 250,000	5	\$ 182,000
GEORGETOWN, GARDENVALLEY	12901	3	\$ 336,000	4	\$ 245,000
PILOT HILL, COOL	12902	3	\$ 292,500	8	\$ 264,625
NORTH COUNTY	12903	0	\$ -	2	\$ 410,016

TRANSACTION SUMMARY

		2008	2008	2009	2009
		MONTH	YTD	MONTH	YTD
PENDING SALES-TOTAL		203	1375	238	1460
PENDING SALES - RESIDENTIAL		185	1227	214	1356
CLOSED SALES - TOTAL		152	988	284	1150
CLOSED SALES - RESIDENTIAL		134	868	190	983
CLOSED SALES -RES.MEDIAN PRICE		\$ 380,000	\$ 385,000	\$ 339,250	\$ 335,000
LISTING INVENTORY - TOTAL		2163		1813	
LISTING INVENTORY - RESIDENTIAL		1515		1266	

Market Statistics Report

Listings as of 08/06/09 at 11:06am

JULY 2009

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	30	72	54	34	190
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	30	72	54	34	190
Dollar Value	\$5,562,950	\$20,095,809	\$23,982,850	\$18,769,968	\$68,411,577
Average List Price	\$193,243	\$288,233	\$465,143	\$566,627	\$373,332
Average Sold Price	\$185,432	\$279,108	\$444,127	\$552,058	\$360,061
Average Market Time	77	78	66	64	72
Average Square Feet	1138	1836	2714	3875	2340
% of List Price	95.96	96.83	95.48	97.43	96.45
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

Listings as of 08/06/09 at 11:05am

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$40,000 thru \$49,999	1	128	Minimum	\$45,000	Maximum	\$1,100,000
\$90,000 thru \$99,999	3	129	Average	\$360,061	Median	\$339,250
\$100,000 thru \$119,999	3	138				
\$120,000 thru \$139,999	3	88				
\$140,000 thru \$159,999	12	67				
\$160,000 thru \$179,999	6	66				
\$180,000 thru \$199,999	8	46				
\$200,000 thru \$249,999	28	73				
\$250,000 thru \$299,999	16	70				
\$300,000 thru \$349,999	22	79				
\$350,000 thru \$399,999	17	60				
\$400,000 thru \$449,999	16	67				
\$450,000 thru \$499,999	13	86				
\$500,000 thru \$549,999	16	47				
\$550,000 thru \$599,999	6	104				
\$600,000 thru \$649,999	7	86				
\$650,000 thru \$699,999	2	16				
\$700,000 thru \$749,999	6	47				
\$750,000 thru \$799,999	3	113				
\$800,000 thru \$849,999	1	10				
\$1,000,000 thru \$1,249,999	1	159				
	190	72				

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

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Market Statistics Report

Listings as of 08/06/09 at 11:09am

YEAR TO DATE 1/1/09 - 7/31/09

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	152	418	278	135	983
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	152	418	278	135	983
Dollar Value	\$31,573,719	\$121,829,961	\$126,629,677	\$78,200,682	\$358,234,039
Average List Price	\$220,441	\$302,936	\$474,202	\$597,955	\$379,132
Average Sold Price	\$207,722	\$291,459	\$455,502	\$579,264	\$364,429
Average Market Time	102	82	86	80	86
Average Square Feet	1284	1853	2835	3903	2324
% of List Price	94.23	96.21	96.06	96.87	96.12
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 08/06/09 at 11:08am

Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$40,000 thru \$49,999	1	128	Minimum	\$45,000	Maximum	\$1,798,000
\$50,000 thru \$59,999	3	67	Average	\$364,429	Median	\$335,000
\$80,000 thru \$89,999	3	108				
\$90,000 thru \$99,999	10	96				
\$100,000 thru \$119,999	26	117				
\$120,000 thru \$139,999	28	92				
\$140,000 thru \$159,999	40	90				
\$160,000 thru \$179,999	36	96				
\$180,000 thru \$199,999	47	82				
\$200,000 thru \$249,999	119	89				
\$250,000 thru \$299,999	90	81				
\$300,000 thru \$349,999	121	77				
\$350,000 thru \$399,999	106	83				
\$400,000 thru \$449,999	103	76				
\$450,000 thru \$499,999	58	99				
\$500,000 thru \$549,999	55	61				
\$550,000 thru \$599,999	39	114				
\$600,000 thru \$649,999	24	91				
\$650,000 thru \$699,999	19	118				
\$700,000 thru \$749,999	14	76				
\$750,000 thru \$799,999	11	81				
\$800,000 thru \$849,999	7	52				
\$850,000 thru \$899,999	3	110				
\$900,000 thru \$949,999	2	41				
\$950,000 thru \$999,999	4	70				
\$1,000,000 thru \$1,249,999	9	131				
\$1,250,000 thru \$1,499,999	1	102				
\$1,500,000 thru \$1,749,999	3	70				
\$1,750,000 thru \$1,999,999	1	55				
	983	86				

All information deemed reliable, but not guaranteed.

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