

**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	188**	\$ 80,950,100**
JULY	203	151**	\$ 60,078,100**
AUG.	236	177**	\$ 66,886,000**
SEPT.	182	191**	\$ 68,864,200**
OCT.	178	185**	\$ 71,554,800**
NOV.	147	130	\$ 45,986,800
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	2127	397
SEPT.	821	479	1664	304	2434	536	2552	544	2290	436	1873	397
OCT.	680	382	1738	280	2612	498	2359	455	2119	411	1796	327
NOV.	591	188	1491	240	2477	346	2140	361	1901	339	1679	282
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	171	133	160	171	162	120	

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	303	288	256	210	

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	\$ 399,000	\$ 378,000	\$ 354,950	\$ 356,000	\$ 382,500	\$ 347,450	

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	\$458,584	\$431,955	\$ 397,935	\$ 381,487	\$ 417,639	\$ 371,665	

MULTIPLE LISTING STATISTICS FOR NOVEMBER 2008

		CLOSED '07	CLOSED '08	AVERAGE 2007	PRICE 2008
RESIDENTIAL/COMMON INT.	RES	110	120	\$ 457,326	\$ 371,665
MOBILE HOME-IN PARK	MOB	2	4	\$ 31,250	\$ 59,500
RESIDENTIAL INCOME	RIN	2	1	\$ 802,500	\$ 264,000
LAND	LND	8	3	\$ 267,750	\$ 126,667
COMMERCIAL/INDUSTRIAL	COM	1	1	\$ 1,165,000	\$ 470,000
BUSINESS OPPORTUNITY	BOP	0	1	\$ -	\$ 35,000

RESIDENTIAL SALES - BY AREA - NOVEMBER 2008					
		2007	2007	2008	2008
AREA	ZONE	# OF SALES	AVG. PRICE	# OF SALES	AVG. PRICE
GREATER CAMERON PARK	12601	21	\$ 341,388	18	\$ 353,044
EL DORADO HILLS	12602	33	\$ 665,917	45	\$ 494,309
SHINGLE SPRINGS	12603	3	\$ 543,000	6	\$ 399,383
RESCUE/LUNEMAN	12604	1	\$ 355,000	2	\$ 369,500
LATROBE/SOUTH AREA	12605	0	\$ -	0	\$ -
GREATER PLACERVILLE	12701	14	\$ 330,029	5	\$ 252,280
DIAMOND SPRGS/EL DORADO	12702	3	\$ 286,667	8	\$ 322,125
PLEASANTVALLEY/PLV SOUTH	12703	2	\$ 358,450	2	\$ 391,000
SOMERSET/SOUTH COUNTY	12704	2	\$ 198,950	6	\$ 182,361
COLOMA, LOTUS	12705	0	\$ -	0	\$ -
GREENSTONE/GOLDHILLWEST	12706	2	\$ 809,500	2	\$ 285,609
MOSQUITO, SWANSBORO	12707	2	\$ 290,950	2	\$ 199,750
CAMINO, CEDAR GROVE	12801	5	\$ 504,000	3	\$ 182,167
POLLOCK PINES, SLY PARK	12802	7	\$ 383,271	12	\$ 229,167
AMERICAN RIVER CANYON	12803	2	\$ 347,500	2	\$ 313,750
GEORGETOWN, GARDENVALLEY	12901	6	\$ 281,817	3	\$ 265,500
PILOT HILL, COOL	12902	7	\$ 398,929	4	\$ 365,000
NORTH COUNTY	12903	0	\$ -	0	\$ -

TRANSACTION SUMMARY

	2007	2007	2008	2008
	MONTH	YTD	MONTH	YTD
PENDING SALES-TOTAL	126	2457	147	2118
PENDING SALES - RESIDENTIAL	103	2002	142	1925
CLOSED SALES - TOTAL	123	1946	130	1666
CLOSED SALES - RESIDENTIAL	110	1626	120	1480
CLOSED SALES - RES.MEDIAN PRICE	\$ 383,750	\$ 460,000	\$ 347,450	\$ 375,000
LISTING INVENTORY - TOTAL	1901		1679	
LISTING INVENTORY - RESIDENTIAL	1336		1208	

Market Statistics Report

Listings as of 12/03/08 at 2:18pm

NOVEMBER 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	19	53	39	9	120
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	19	53	39	9	120
Dollar Value	\$4,176,256	\$16,494,025	\$19,316,930	\$4,612,555	\$44,599,766
Average List Price	\$229,011	\$324,257	\$511,789	\$528,867	\$385,470
Average Sold Price	\$219,803	\$311,208	\$495,306	\$512,506	\$371,665
Average Market Time	71	102	89	41	88
Average Square Feet	1234	1773	2842	3650	2176
% of List Price	95.98	95.98	96.78	96.91	96.42
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 12/03/08 at 2:15pm

Sold	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
<u>Selling Price Range</u>			<u>Minimum</u>	\$69,138	<u>Maximum</u>	\$1,175,000
\$60,000 thru \$69,999	1	41	<u>Average</u>	\$371,665	<u>Median</u>	\$347,450
\$90,000 thru \$99,999	1	1				
\$100,000 thru \$119,999	2	62				
\$120,000 thru \$139,999	2	117				
\$140,000 thru \$159,999	4	17				
\$160,000 thru \$179,999	2	82				
\$180,000 thru \$199,999	2	22				
\$200,000 thru \$249,999	18	59				
\$250,000 thru \$299,999	13	98				
\$300,000 thru \$349,999	15	88				
\$350,000 thru \$399,999	13	129				
\$400,000 thru \$449,999	11	116				
\$450,000 thru \$499,999	15	54				
\$500,000 thru \$549,999	6	6				
\$550,000 thru \$599,999	1	446				
\$600,000 thru \$649,999	7	151				
\$650,000 thru \$699,999	4	194				
\$900,000 thru \$949,999	2	46				
\$1,000,000 thru \$1,249,999	1	74				
	120	88				

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

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Area Market Survey Summary

Listings as of 12/03/08 at 2:21pm

YEAR TO DATE 1/1/08 - 11/30/08

Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>		
\$40,000 thru \$49,999	1	41	Minimum	\$45,000	Maximum \$3,500,000
\$50,000 thru \$59,999	1	219	Average	\$417,541	Median \$375,000
\$60,000 thru \$69,999	1	41			
\$80,000 thru \$89,999	1	115			
\$90,000 thru \$99,999	4	94			
\$100,000 thru \$119,999	11	139			
\$120,000 thru \$139,999	21	73			
\$140,000 thru \$159,999	25	59			
\$160,000 thru \$179,999	38	47			
\$180,000 thru \$199,999	53	76			
\$200,000 thru \$249,999	158	82			
\$250,000 thru \$299,999	157	88			
\$300,000 thru \$349,999	168	82			
\$350,000 thru \$399,999	171	80			
\$400,000 thru \$449,999	148	83			
\$450,000 thru \$499,999	132	80			
\$500,000 thru \$549,999	105	76			
\$550,000 thru \$599,999	74	88			
\$600,000 thru \$649,999	64	90			
\$650,000 thru \$699,999	34	81			
\$700,000 thru \$749,999	32	96			
\$750,000 thru \$799,999	12	76			
\$800,000 thru \$849,999	12	162			
\$850,000 thru \$899,999	13	99			
\$900,000 thru \$949,999	5	38			
\$950,000 thru \$999,999	5	108			
\$1,000,000 thru \$1,249,999	15	104			
\$1,250,000 thru \$1,499,999	11	109			
\$1,500,000 thru \$1,749,999	2	90			
\$1,750,000 thru \$1,999,999	1	142			
\$2,000,000 thru \$2,249,999	2	47			
\$2,250,000 thru \$2,499,999	1	0			
\$3,000,000 thru \$3,249,999	1	18			
\$3,500,000 thru \$3,749,999	1	116			
	1480	83			

Market Statistics Report

Listings as of 12/03/08 at 2:22pm

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	234	693	414	139	1480
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	234	693	414	139	1480
Dollar Value	\$56,733,491	\$244,004,237	\$223,852,066	\$93,370,338	\$617,960,132
Average List Price	\$252,358	\$366,225	\$564,073	\$705,450	\$435,425
Average Sold Price	\$242,451	\$352,098	\$540,705	\$671,729	\$417,541
Average Market Time	87	86	80	70	83
Average Square Feet	1295	1836	2660	3851	2226
% of List Price	95.07	95.14	95.86	95.22	95.89
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.
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