

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

YEAR: 2006

MONTH	PENDING SALES	FINAL SALES	\$VOLUME
JAN.	262	156**	\$ 80,539,800**
FEB.	319	170**	\$ 75,360,600**
MAR.	331	264**	\$132,097,300**
APR.	319	222**	\$113,827,600**
MAY	307	242**	\$119,401,000**
JUNE	261	275**	\$136,820,200**
JULY	232	204**	\$109,279,300**
AUG.	240	214**	\$108,696,300**
SEPT.	240	181*	\$ 93,494,600**
OCT.	220	168**	\$ 84,555,200**
NOV.	219	164**	\$ 73,012,400**
DEC.	185	193**	\$ 91,231,900**

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	148**	\$ 62,536,400**
NOV.	126	123**	\$ 55,280,300**
DEC.	113	125	\$ 56,180,600

**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	2002	YEAR	2003	YEAR	2004	YEAR	2005	YEAR	2006	YEAR	2007
	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.	1,641	407	1394	439	1263	237	1386	259	2207	462	1858	575
FEB.	1,633	411	1442	432	1226	279	1489	254	2224	457	1640	512
MAR.	1,648	489	825	568	1623	368	1500	324	2212	458	1794	599
APR.	1,614	463	1176	484	1835	387	1572	365	2274	537	2363	719
MAY	1,536	481	967	474	1627	354	1765	445	1917	742	2609	606
JUNE	1,521	447	1037	519	1752	390	1990	494	2434	729	2629	558
JULY	1,581	539	903	507	1393	348	2073	460	2567	622	2515	508
AUG.	1,585	494	840	451	1747	317	2298	547	2525	625	2490	538
SEPT.	1,653	507	821	479	1664	304	2434	536	2552	544	2290	436
OCT.	1,639	451	680	382	1738	280	2612	498	2359	455	2119	411
NOV.	1,509	314	591	188	1491	240	2477	346	2140	361	1901	339
DEC.	1,349	204	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.
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	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	126	110	108

NEW LISTINGS BY MONTH (RESIDENTIAL)

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

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	\$ 224,000	\$ 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	\$ 389,500	\$ 383,750	\$ 418,500

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	\$ 469,461	\$ 457,326	\$ 470,683

MULTIPLE LISTING STATISTICS FOR DECEMBER 2007

				AVERAGE	PRICE
		CLOSED '06	CLOSED '07	2006	2007
RESIDENTIAL/COMMON INT.	RES	164	108	\$ 516,202	\$ 470,683
MOBILE HOME-IN PARK	MOB	8	2	\$ 60,050	\$ 72,500
RESIDENTIAL INCOME	RIN	1	1	\$ 220,000	\$ 852,000
LAND	LND	18	13	\$ 178,444	\$ 327,692
COMMERCIAL/INDUSTRIAL	COM	2	0	\$ 1,331,250	\$ -
BUSINESS OPPORTUNITY	BOP	0	1	\$ -	\$ 90,000

RESIDENTIAL SALES - BY AREA - DECEMBER 2007					
		2006	2006	2007	2007
AREA	ZONE	# OF SALES	AVG. PRICE	# OF SALES	AVG. PRICE
GREATER CAMERON PARK	12601	30	\$ 468,127	16	\$ 438,903
EL DORADO HILLS	12602	52	\$ 675,279	36	\$ 633,478
SHINGLE SPRINGS	12603	9	\$ 675,722	3	\$ 543,333
RESCUE/LUNEMAN	12604	3	\$ 895,000	1	\$ 638,317
LATROBE/SOUTH AREA	12605	0	\$ -	0	\$ -
GREATER PLACERVILLE	12701	21	\$ 366,900	8	\$ 343,738
DIAMOND SPRGS/EL DORADO	12702	8	\$ 411,813	8	\$ 411,744
PLEASANTVALLEY/PLV SOUTH	12703	2	\$ 315,000	2	\$ 313,700
SOMERSET/SOUTH COUNTY	12704	6	\$ 351,167	4	\$ 356,875
COLOMA, LOTUS	12705	1	\$ 225,000	0	\$ -
GREENSTONE/GOLDHILLWEST	12706	2	\$ 490,000	0	\$ -
MOSQUITO, SWANSBORO	12707	0	\$ -	0	\$ -
CAMINO, CEDAR GROVE	12801	8	\$ 479,000	1	\$ 205,000
POLLOCK PINES, SLY PARK	12802	13	\$ 347,077	13	\$ 313,577
AMERICAN RIVER CANYON	12803	0	\$ -	1	\$ 149,000
GEORGETOWN, GARDENVALLEY	12901	4	\$ 297,500	8	\$ 329,501
PILOT HILL, COOL	12902	5	\$ 457,400	4	\$ 388,975
NORTH COUNTY	12903	0	\$ -	1	\$ 740,000

TRANSACTION SUMMARY

	2006	2006	2007	2007
	MONTH	YTD	MONTH	YTD
PENDING SALES-TOTAL	185	3135	113	2570
PENDING SALES - RESIDENTIAL	153	2445	93	2095
CLOSED SALES - TOTAL	193	2453	125	2070
CLOSED SALES - RESIDENTIAL	164	2002	108	1733
CLOSED SALES -RES.MEDIAN PRICE	\$ 456,950	\$ 492,745	\$ 418,500	\$ 454,000
LISTING INVENTORY - TOTAL	1759		1627	
LISTING INVENTORY - RESIDENTIAL	1223		1135	

Market Statistics Report

Listings as of 01/04/08 at 4:04pm

DECEMBER 2007

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	13	52	31	12	108
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	13	52	31	12	108
Dollar Value	\$3,191,450	\$20,308,261	\$18,883,302	\$8,450,765	\$50,833,778
Average List Price	\$261,431	\$407,492	\$641,844	\$731,883	\$493,222
Average Sold Price	\$245,496	\$390,543	\$609,139	\$704,230	\$470,683
Average Market Time	112	92	79	53	86
Average Square Feet	1329	1895	2905	3643	2311
% of List Price	93.90	95.84	94.90	96.22	95.43
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 01/04/08 at 3:52pm

Sold	Quantity	Average DOM	Summary Price Information			
<u>Selling Price Range</u>			Minimum	\$149,000	Maximum	\$1,590,000
\$140,000 thru \$159,999	2	22	Average	\$470,683	Median	\$418,500
\$160,000 thru \$179,999	2	130				
\$180,000 thru \$199,999	3	68				
\$200,000 thru \$249,999	5	101				
\$250,000 thru \$299,999	15	131				
\$300,000 thru \$349,999	10	113				
\$350,000 thru \$399,999	12	79				
\$400,000 thru \$449,999	11	82				
\$450,000 thru \$499,999	11	93				
\$500,000 thru \$549,999	7	78				
\$550,000 thru \$599,999	5	97				
\$600,000 thru \$649,999	2	83				
\$650,000 thru \$699,999	5	47				
\$700,000 thru \$749,999	8	40				
\$750,000 thru \$799,999	2	13				
\$800,000 thru \$849,999	2	83				
\$900,000 thru \$949,999	3	33				
\$1,000,000 thru \$1,249,999	1	154				
\$1,250,000 thru \$1,499,999	1	138				
\$1,500,000 thru \$1,749,999	1	3				
	108	86				

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

All measurements and calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker. All Interested Persons should independently verify accuracy of above information. Copyright 2007, MetroList Services, Inc.

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Market Statistics Report

Listings as of 01/04/08 at 4:03pm

YEAR TO DATE 1/1/07 - 12/31/07

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	262	810	517	144	1733
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	262	810	517	144	1733
Dollar Value	\$83,252,101	\$349,435,246	\$334,605,940	\$123,010,926	\$890,304,213
Average List Price	\$332,249	\$449,212	\$674,475	\$900,340	\$536,217
Average Sold Price	\$317,756	\$431,402	\$647,207	\$854,243	\$513,736
Average Market Time	78	78	81	84	80
Average Square Feet	1296	1865	2845	3803	2232
% of List Price	95.64	96.04	95.96	94.88	95.81
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 01/04/08 at 4:02pm

Sold	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
<u>Selling Price Range</u>			<u>Minimum</u>	\$87,500	<u>Maximum</u>	\$2,434,801
\$80,000 thru \$89,999	1	0	<u>Average</u>	\$513,736	<u>Median</u>	\$454,000
\$90,000 thru \$99,999	5	112				
\$120,000 thru \$139,999	6	73				
\$140,000 thru \$159,999	10	37				
\$160,000 thru \$179,999	10	110				
\$180,000 thru \$199,999	21	77				
\$200,000 thru \$249,999	75	72				
\$250,000 thru \$299,999	148	86				
\$300,000 thru \$349,999	196	83				
\$350,000 thru \$399,999	206	79				
\$400,000 thru \$449,999	167	74				
\$450,000 thru \$499,999	147	85				
\$500,000 thru \$549,999	169	75				
\$550,000 thru \$599,999	112	80				
\$600,000 thru \$649,999	92	62				
\$650,000 thru \$699,999	74	82				
\$700,000 thru \$749,999	68	57				
\$750,000 thru \$799,999	49	85				
\$800,000 thru \$849,999	30	67				
\$850,000 thru \$899,999	25	113				
\$900,000 thru \$949,999	19	98				
\$950,000 thru \$999,999	19	52				
\$1,000,000 thru \$1,249,999	33	112				
\$1,250,000 thru \$1,499,999	31	115				
\$1,500,000 thru \$1,749,999	10	87				
\$1,750,000 thru \$1,999,999	6	128				
\$2,000,000 thru \$2,249,999	2	112				
\$2,250,000 thru \$2,499,999	2	68				
	1733	80				

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

ZONE	AREA	2006 # OF SALES	2006 AVG. PRICE	2007 # OF SALES	2007 AVG. PRICE
12601	CAMERON PARK	282	\$492,339	234	\$442,080
12602	EL DORADO HILLS	597	\$722,097	556	\$684,167
12603	SHINGLE SPRINGS	85	\$676,275	71	\$649,169
12604	RESCUE/NORTH AREA	59	\$646,808	52	\$606,163
12605	LATROBE/SOUTH AREA	6	\$1,056,917	2	\$470,000
12701	PLACERVILLE	212	\$435,308	184	\$397,617
12702	DIAMOND SPRINGS/EL DORADO	123	\$424,000	98	\$440,833
12703	PLEASANT VALLEY	51	\$530,430	48	\$451,010
12704	SOMERSET/SOUTH COUNTY	105	\$407,708	74	\$369,832
12705	LOTUS/COLOMA	10	\$607,145	9	\$716,444
12706	GREENSTONE, GOLD HILL WEST	16	\$861,469	21	\$713,721
12707	SWANSBORO	31	\$391,594	21	\$332,090
12801	CAMINO/CEDAR GROVE	59	\$454,939	51	\$491,768
12802	POLLOCK PINES/SLY PARK	169	\$371,575	143	\$340,463
12803	AMERICAN RIVER CANYON	20	\$210,465	29	\$219,407
12901	GEORGETOWN DIVIDE	77	\$375,534	77	\$355,882
12902	PILOT HILL/COOL	92	\$495,167	57	\$421,909
12903	NORTH COUNTY	8	\$334,531	6	\$319,833