

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

YEAR: 2004

MONTH	PENDING SALES	FINAL SALES	\$VOLUME FINAL SALES
JAN.	333	197**	\$ 59,032,600**
FEB.	415	236**	\$ 75,333,400**
MAR.	503	427**	\$139,615,800**
APR.	478	421**	\$139,356,200**
MAY	396	411**	\$151,635,900**
JUNE	450	474**	\$179,882,200**
JULY	438	429**	\$159,033,700**
AUG.	433	454**	\$167,787,000**
SEPT.	331	413**	\$146,663,100**
OCT.	299	332**	\$125,655,500**
NOV.	274	320**	\$127,237,900**
DEC.	358	321**	\$128,462,700**

YEAR: 2005

MONTH	PENDING SALES	FINAL SALES	\$VOLUME FINAL SALES
JAN.	475	248**	\$112,111,700**
FEB.	555	278**	\$111,382,500**
MAR.	548	451**	\$188,084,100**
APR.	529	403**	\$171,490,700**
MAY	513	348**	\$161,137,500**
JUNE	512	356**	\$164,682,400**
JULY	457	316	\$150,446,200
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

MONTH	YEAR 2000		YEAR 2001		YEAR 2002		YEAR 2003		YEAR 2004		YEAR	2005
	TOTAL LISTINGS	NEW LISTINGS	TOTAL LISTINGS	NEW LISTINGS	TOTAL LISTINGS	NEW LISTINGS	TOTAL LISTINGS	NEW LISTINGS	TOTAL LISTINGS	NEW LISTINGS	TOTAL LISTINGS	NEW LISTINGS
JAN.	2,314	426	1,713	425	1,641	407	1,394	439	1,263	237	1,386	259
FEB.	2,294	373	1,679	403	1,633	411	1,442	432	1,226	279	1,489	254
MAR.	2,305	535	1,813	527	1,648	489	825	568	1,623	368	1,500	324
APR.	2,383	536	1,920	600	1,614	463	1,176	484	1,835	387	1,572	365
MAY	2,319	522	2,036	526	1,536	481	967	474	1,627	354	1,765	445
JUNE	2,289	487	2,049	490	1,521	447	1,037	519	1,752	390	1,990	494
JULY	2,283	463	2,020	493	1,581	539	903	507	1,393	348	2,073	460
AUG.	2,227	477	1,979	413	1,585	494	840	451	1,747	317		
SEPT.	2,118	381	1,920	359	1,653	507	821	479	1,664	304		
OCT.	2,021	455	1,865	409	1,639	451	680	382	1,738	280		
NOV.	1,893	266	1,782	296	1,509	314	591	188	1,491	240		
DEC.	1,753	225	1,602	213	1,349	204	401	102	1,407	189		

EL DORADO COUNTY-CLOSED ESCROW-HOMES (RESIDENTIAL) MONTHLY

	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
1994	93	109	135	150	136	143	108	136	112	99	84	100
1995	76	72	111	92	106	126	116	126	105	93	110	91
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	230	234	237
2005	185	195	320	285	253	271	251					

NEW LISTINGS BY MONTH (RESIDENTIAL)

	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
1994	294	273	369	368	347	318	303	323	267	267	175	142
1995	299	285	277	221	189	221	203	174	187	169	173	196
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					

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

	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
1996	\$156,750	\$172,000	\$155,000	\$163,000	\$160,000	\$165,000	\$162,500	\$159,000	\$154,300	\$151,800	\$146,375	\$149,700
1997	\$163,000	\$157,500	\$151,000	\$161,800	\$169,000	\$171,000	\$168,750	\$161,000	\$169,950	\$166,500	\$166,500	\$175,500
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	\$413,500	\$415,000
2005	\$442,500	\$445,000	\$439,000	\$458,500	\$487,000	\$479,950	\$475,000					

EL DORADO COUNTY-AVERAGE PRICE-SINGLE FAMILY HOMES MONTHLY

	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
1996	\$162,007	\$180,949	\$175,444	\$172,214	\$180,696	\$191,539	\$184,656	\$185,567	\$185,179	\$175,219	\$169,284	\$183,133
1997	\$185,145	\$187,209	\$179,131	\$183,158	\$189,608	\$195,612	\$204,178	\$185,018	\$188,075	\$189,314	\$189,314	\$190,813
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	\$283,913	\$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	\$445,262	\$466,069	\$459,608
2005	\$522,287	\$483,176	\$493,306	\$519,455	\$534,006	\$540,635	\$540,178					

MULTIPLE LISTING STATISTICS FOR JULY 2005

		CLOSED '04	CLOSED '05	AVERAGE	PRICE
RESIDENTIAL/COMMON INT.	RES	316	251	\$ 441,934	\$ 540,178
MOBILE HOME-IN PARK	MOB	12	7	\$ 71,200	\$ 81,357
RESIDENTIAL INCOME	RIN	1	3	\$ 1,050,000	\$ 546,667
LAND	LND	97	54	\$ 165,807	\$ 228,746
COMMERCIAL/INDUSTRIAL	COM	3	1	\$ 465,000	\$ 300,000
BUSINESS OPPORTUNITY	BOP	0	0	\$ -	\$ -

RESIDENTIAL SALES - BY AREA - JULY 2005

AREA	ZONE	# OF SALES	AVG. PRICE	# OF SALES	AVG. PRICE
		2004	2004	2005	2005
GREATER CAMERON PARK	12601	49	\$ 403,671	32	\$ 489,139
EL DORADO HILLS	12602	86	\$ 605,001	67	\$ 745,174
SINGLE SPRINGS	12603	17	\$ 530,865	12	\$ 723,292
RESCUE/LUNEMAN	12604	8	\$ 524,500	6	\$ 603,167
LATROBE/SOUTH AREA	12605	0	\$ -	1	\$ 1,250,000
GREATER PLACERVILLE	12701	35	\$ 407,771	33	\$ 420,497
DIAMOND SPRGS/EL DORADO	12702	13	\$ 361,454	14	\$ 412,457
PLEASANTVALEY/PLV SOUTH	12703	8	\$ 395,750	9	\$ 614,333
SOMERSET/SOUTH COUNTY	12704	11	\$ 289,627	5	\$ 431,400
COLOMA, LOTUS	12705	1	\$ 339,000	0	\$ -
GREENSTONE/GOLDHILLWEST	12706	3	\$ 684,333	0	\$ -
MOSQUITO, SWANSBORO	12707	2	\$ 283,359	2	\$ 322,450
CAMINO, CEDAR GROVE	12801	9	\$ 410,872	9	\$ 432,156
POLLOCK PINES, SLY PARK	12802	41	\$ 287,765	32	\$ 369,608
AMERICAN RIVER CANYON	12803	6	\$ 201,809	3	\$ 306,667
GEORGETOWN, GARDENVALEY	12901	13	\$ 330,500	14	\$ 410,157
PILOT HILL, COOL	12902	14	\$ 377,529	12	\$ 519,318
NORTH COUNTY	12903	0	\$ -	0	\$ -

TRANSACTION SUMMARY

	2004	2004	2005	2005
PENDING SALES-TOTAL	438	3013	457	3589
PENDING SALES - RESIDENTIAL	324	2123	348	2655
CLOSED SALES - TOTAL	429	2595	316	2400
CLOSED SALES - RESIDENTIAL	316	1853	251	1760
CLOSED SALES - RES. MEDIAN PRICE	\$ 391,450	\$ 384,500	\$ 475,000	\$ 460,000
LISTING INVENTORY - TOTAL	1393		2073	
LISTING INVENTORY - RESIDENTIAL	875		1151	

Market Statistics Report

JULY 2005

Residential	2-Bedrooms	3-Bedrooms	4-Bedrooms	5+ Bedrooms	All Bedrooms
Active	#Units 0	#Units 0	#Units 0	#Units 0	#Units 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 52	#Units 118	#Units 57	#Units 24	#Units 251
Pending	#Units 0	#Units 0	#Units 0	#Units 0	#Units 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 52	#Units 118	#Units 57	#Units 24	#Units 251
Dollar Value	\$18,663,810	\$56,330,787	\$38,871,149	\$21,854,400	\$135,720,146
Average List Price	\$363,125	\$483,505	\$686,810	\$938,821	\$548,271
Average Sold Price	\$358,919	\$477,380	\$681,950	\$910,600	\$540,718
Average Market Time	41	37	43	54	41
Average Square Feet	1411	1833	2674	3805	2125
% of List Price	98.84	98.73	99.29	96.99	98.62
Not Pending or Sold	#Units 0	#Units 0	#Units 0	#Units 0	#Units 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. All measurements and calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker. All interested

Area Market Survey Summary

Listings as of 08/12/05 at 3:24pm

Selling Price Range	Quantity	Average DOM	Summary Price Information
\$160,000 - \$179,999	1	5	Minimum \$165,000
\$200,000 - \$249,999	3	34	Average \$540,718
\$250,000 - \$299,999	20	50	Maximum \$475,000
\$300,000 - \$349,999	32	24	
\$350,000 - \$399,999	25	34	
\$400,000 - \$449,999	32	26	
\$450,000 - \$499,999	25	25	
\$500,000 - \$549,999	19	39	
\$550,000 - \$599,999	18	60	
\$600,000 - \$649,999	12	37	
\$650,000 - \$699,999	15	69	
\$700,000 - \$749,999	18	46	
\$750,000 - \$799,999	8	52	
\$800,000 - \$849,999	5	42	
\$850,000 - \$899,999	1	69	
\$900,000 - \$949,999	3	54	
\$950,000 - \$999,999	3	53	
\$1,000,000 and over	11	83	

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

Market Statistics Report

YEAR TO DATE 1/1/05 - 7/31/05

Residential	2-Bedrooms	3-Bedrooms	4-Bedrooms	5+ Bedrooms	All Bedrooms
#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	300	877	456	127	1760
#Units	300	877	456	127	1760
Dollar Value	\$101,054,325	\$403,391,320	\$302,955,252	\$106,679,943	\$914,080,840
Average List Price	\$340,471	\$466,257	\$670,684	\$859,816	\$526,180
Average Sold Price	\$336,848	\$459,967	\$664,376	\$840,000	\$519,364
Average Market Time	38	41	46	51	42
Average Square Feet	1331	1870	2784	3625	2142
% of List Price	98.94	98.65	99.06	97.70	98.70
Not Pending or Sold	0	0	0	0	0
#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. All measurements and calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker. All interested.

Area Market Survey Summary

Listings as of 08/12/05 at 3:28pm

Sold	Quantity	Average DOM	Summary Price Information
\$50,000 - \$59,999	1	6	Minimum \$50,000
\$100,000 - \$119,999	1	26	Maximum \$519,364
\$140,000 - \$159,999	3	25	Average \$519,364
\$160,000 - \$179,999	5	27	
\$180,000 - \$199,999	3	25	
\$200,000 - \$249,999	59	40	
\$250,000 - \$299,999	134	32	
\$300,000 - \$349,999	201	34	
\$350,000 - \$399,999	233	40	
\$400,000 - \$449,999	199	40	
\$450,000 - \$499,999	178	43	
\$500,000 - \$549,999	120	43	
\$550,000 - \$599,999	123	49	
\$600,000 - \$649,999	101	42	
\$650,000 - \$699,999	110	44	
\$700,000 - \$749,999	68	45	
\$750,000 - \$799,999	57	48	
\$800,000 - \$849,999	28	36	
\$850,000 - \$899,999	28	40	
\$900,000 - \$949,999	16	66	
\$950,000 - \$999,999	20	61	
\$1,000,000 and over	72	77	
	1760	42	

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.