

**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	475**	\$180,052,100**
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	247**	\$111,576,800**
FEB.	555	274**	\$109,775,800**
MAR.	548	429	\$181,120,400
APR.			
MAY			
JUNE			
JULY			
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	2000		2001		2002		2003		2004		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		
MAY	2,319	522	2,036	526	1,536	481	967	474	1,627	354		
JUNE	2,289	487	2,049	490	1,521	447	1,037	519	1,752	390		
JULY	2,283	463	2,020	493	1,581	539	903	507	1,393	348		
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	184	191	308									

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									

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	\$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	\$413,500	\$415,000
2005	\$441,250	\$445,000	\$440,000									

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	\$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	\$445,262	\$466,069	\$459,608
2005	\$522,218	\$484,883	\$495,844									

Market Statistics Report

MARCH 2005

Listings as of 04/07/05 at 2:32pm

Residential	2- Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
Active	0	0	0	0	0
#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	59	158	78	13	308
#Units	59	158	78	13	308
Dollar Value	\$18,946,070	\$71,371,828	\$52,845,988	\$9,556,000	\$152,719,886
Average List Price	\$327,126	\$458,530	\$684,331	\$751,992	\$502,928
Average Sold Price	\$321,120	\$451,720	\$677,513	\$735,077	\$495,844
Average Market Time	32	46	50	38	44
Average Square Feet	1326	1964	2820	3345	2117
% of List Price	98.16	98.51	99.00	97.75	98.59
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

All measurements and calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker. All interested Equal Opportunity Housing * All information deemed reliable, but not guaranteed.

Area Market Survey

Listings as of 04/07/05 at 2:26pm

Sold	Selling Price Range	Quantity	Average DOM	Summary Price Information
1	\$100,000 - \$119,999	1	26	Minimum \$118,000
1	\$140,000 - \$159,999	1	3	Average \$495,844
2	\$160,000 - \$179,999	2	18	Maximum \$1,696,000
1	\$180,000 - \$199,999	1	36	
15	\$200,000 - \$249,999	15	29	
30	\$250,000 - \$299,999	30	31	
39	\$300,000 - \$349,999	39	40	
38	\$350,000 - \$399,999	38	37	
32	\$400,000 - \$449,999	32	45	
31	\$450,000 - \$499,999	31	57	
19	\$500,000 - \$549,999	19	56	
18	\$550,000 - \$599,999	18	41	
15	\$600,000 - \$649,999	15	59	
21	\$650,000 - \$699,999	21	47	
10	\$700,000 - \$749,999	10	37	
12	\$750,000 - \$799,999	12	40	
4	\$800,000 - \$849,999	4	28	
4	\$850,000 - \$899,999	4	65	
2	\$900,000 - \$949,999	2	147	
2	\$950,000 - \$999,999	2	12	
11	\$1,000,000 and over	11	68	

All measurements and calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker. All interested Equal Opportunity Housing * All information deemed reliable, but not guaranteed.

Market Statistics Report

YEAR TO DATE 1/1/05 - 3/31/05

Residential		2- Bedrooms		3 Bedrooms		4 Bedrooms		5+ Bedrooms		All Bedrooms	
Active	#Units	0	0	0	0	0	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Average Market Time	0	0	0	0	0	0	0	0	0	0	0
Average Square Feet	0	0	0	0	0	0	0	0	0	0	0
All Off Market	#Units	113	361	161	48	683					
Pending	#Units	0	0	0	0	0					
Average List Price	\$0	\$0	\$0	\$0	\$0	\$0					
Average Market Time	0	0	0	0	0	0					
Average Square Feet	0	0	0	0	0	0					
Sold	#Units	113	361	161	48	683					
Dollar Value	\$36,058,760	\$158,829,360	\$106,252,632	\$40,279,893	\$341,420,645						
Average List Price	\$322,668	\$447,613	\$666,408	\$864,298	\$507,748						
Average Sold Price	\$319,104	\$439,971	\$659,954	\$839,164	\$499,884						
Average Market Time	37	47	58	60	49						
Average Square Feet	1302	1899	2885	3692	2159						
% of List Price	98.90	98.31	99.03	97.09	98.45						
Not Pending or Sold	#Units	0	0	0	0	0					
Average List Price	\$0	\$0	\$0	\$0	\$0	\$0					
Average Square Feet	0	0	0	0	0	0					

All measurements and calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker. All interested Equal Opportunity Housing * All information deemed reliable, but not guaranteed.

Area Market Survey Summary

Sold	Selling Price Range	Quantity	Average DOM	Summary Price Information
1	\$50,000 - \$59,999	1	6	Minimum \$50,000
3	\$100,000 - \$119,999	3	26	Average \$499,884
3	\$159,999 - \$179,999	3	25	Maximum \$1,776,000
3	\$179,999 - \$199,999	3	36	Median \$442,500
3	\$199,999 - \$200,000	3	25	
33	\$200,000 - \$249,999	33	43	
67	\$250,000 - \$299,999	67	32	
72	\$300,000 - \$349,999	72	38	
97	\$350,000 - \$399,999	97	44	
77	\$400,000 - \$449,999	77	53	
72	\$450,000 - \$499,999	72	54	
36	\$500,000 - \$549,999	36	53	
46	\$550,000 - \$599,999	46	53	
32	\$600,000 - \$649,999	32	61	
40	\$650,000 - \$699,999	40	54	
20	\$700,000 - \$749,999	20	48	
21	\$750,000 - \$799,999	21	37	
10	\$800,000 - \$849,999	10	53	
10	\$850,000 - \$899,999	10	71	
3	\$900,000 - \$949,999	3	99	
6	\$950,000 - \$999,999	6	56	
31	\$1,000,000 and over	31	88	
683		683		
49		49		

All measurements and calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker. All interested Equal Opportunity Housing * All information deemed reliable, but not guaranteed.