

**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	187**	\$ 72,479,800**
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	194**	\$ 69,278,400**
JULY	238	220**	\$ 72,833,900**
AUG.	273	173**	\$ 53,285,100**
SEPT.	265	195**	\$ 58,368,300**
OCT.	239	209**	\$ 61,651,600**
NOV.	192	171	\$ 53,813,400
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	1857	343
SEPT.	1664	304	2434	536	2552	544	2290	436	1873	397	1718	284
OCT.	1738	280	2612	498	2359	455	2119	411	1796	327	1665	347
NOV.	1491	240	2477	346	2140	361	1901	339	1679	282	1591	267
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	164	128	118
2009	94	106	125	131	158	180	197	152	170	193	149	

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	242	206	238	203	

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	\$ 385,000	\$ 350,000	\$ 329,500
2009	\$ 328,000	\$ 337,250	\$ 335,000	\$320,000	\$335,000	\$344,000	\$337,750	\$287,500	\$ 295,000	\$281,000	\$319,000	

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	\$418,186	\$380,649	\$362,228
2009	\$ 362,713	\$ 346,392	\$ 381,476	\$335,233	\$376,340	\$379,745	\$357,571	\$340,964	\$ 326,678	\$312,272	\$340,932	

MULTIPLE LISTING STATISTICS FOR NOVEMBER 2009

		CLOSED '08	CLOSED '09	AVERAGE 2008	PRICE 2009
RESIDENTIAL/COMMON INT.	RES	128	149	\$ 378,901	\$ 340,932
MOBILE HOME-IN PARK	MOB	4	5	\$ 59,500	\$ 20,400
RESIDENTIAL INCOME	RIN	1	2	\$ 264,000	\$ 117,100
LAND	LND	4	13	\$ 217,500	\$ 159,423
COMMERCIAL/INDUSTRIAL	COM	1	1	\$ 470,000	\$ 263,000
BUSINESS OPPORTUNITY	BOP	1	1	\$ 35,000	\$ 353,000

RESIDENTIAL SALES - BY AREA - NOVEMBER 2009					
AREA	ZONE	2008 # OF SALES	2008 AVG. PRICE	2009 # OF SALES	2009 AVG. PRICE
GREATER CAMERON PARK	12601	20	\$ 343,865	18	\$ 281,766
EL DORADO HILLS	12602	49	\$ 492,875	46	\$ 468,170
SHINGLE SPRINGS	12603	6	\$ 399,383	9	\$ 342,289
RESCUE/LUNEMAN	12604	2	\$ 369,500	4	\$ 533,500
LATROBE/SOUTH AREA	12605	0	\$ -	1	\$ 535,000
GREATER PLACERVILLE	12701	5	\$ 252,280	11	\$ 281,764
DIAMOND SPRGS/EL DORADO	12702	8	\$ 322,125	10	\$ 220,979
PLEASANTVALLEY/PLV SOUTH	12703	2	\$ 391,000	8	\$ 274,875
SOMERSET/SOUTH COUNTY	12704	7	\$ 250,595	7	\$ 186,000
COLOMA, LOTUS	12705	0	\$ -	2	\$ 453,000
GREENSTONE/GOLDHILLWEST	12706	3	\$ 460,406	4	\$ 475,000
MOSQUITO, SWANSBORO	12707	2	\$ 199,750	3	\$ 153,142
CAMINO, CEDAR GROVE	12801	3	\$ 182,167	2	\$ 264,000
POLLOCK PINES, SLY PARK	12802	12	\$ 229,167	12	\$ 193,983
AMERICAN RIVER CANYON	12803	2	\$ 313,750	1	\$ 195,000
GEORGETOWN, GARDENVALLEY	12901	3	\$ 265,500	8	\$ 297,975
PILOT HILL, COOL	12902	4	\$ 365,000	3	\$ 310,467
NORTH COUNTY	12903	0	\$ -	0	\$ -

TRANSACTION SUMMARY

	2008 MONTH	2008 YTD	2009 MONTH	2009 YTD
PENDING SALES-TOTAL	147	2118	192	2430
PENDING SALES - RESIDENTIAL	142	1925	177	2253
CLOSED SALES - TOTAL	139	1683	171	1835
CLOSED SALES - RESIDENTIAL	128	1492	149	1656
CLOSED SALES -RES.MEDIAN PRICE	\$ 350,000	\$ 377,750	\$ 319,000	\$ 320,000
LISTING INVENTORY - TOTAL	1679		1591	
LISTING INVENTORY - RESIDENTIAL	1208		1031	

Market Statistics Report

Listings as of 12/03/09 at 2:54pm

NOVEMBER 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	26	59	47	17	149
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	26	59	47	17	149
Dollar Value	\$4,874,410	\$15,862,342	\$21,165,050	\$8,897,000	\$50,798,802
Average List Price	\$194,319	\$277,823	\$461,850	\$543,568	\$351,620
Average Sold Price	\$187,477	\$268,853	\$450,320	\$523,353	\$340,932
Average Market Time	58	62	79	104	72
Average Square Feet	1236	1755	2947	3580	2248
% of List Price	96.48	96.77	97.50	96.28	96.96
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 12/03/09 at 2:51pm

Sold	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
<u>Selling Price Range</u>			<u>Minimum</u>	\$75,000	<u>Maximum</u>	\$1,020,000
\$70,000 thru \$79,999	1	10	<u>Average</u>	\$340,932	<u>Median</u>	\$319,000
\$80,000 thru \$89,999	2	24				
\$100,000 thru \$119,999	3	85				
\$120,000 thru \$139,999	7	43				
\$140,000 thru \$159,999	9	45				
\$160,000 thru \$179,999	8	53				
\$180,000 thru \$199,999	6	66				
\$200,000 thru \$249,999	15	79				
\$250,000 thru \$299,999	18	59				
\$300,000 thru \$349,999	20	85				
\$350,000 thru \$399,999	14	61				
\$400,000 thru \$449,999	9	37				
\$450,000 thru \$499,999	9	50				
\$500,000 thru \$549,999	6	168				
\$550,000 thru \$599,999	10	78				
\$600,000 thru \$649,999	3	120				
\$650,000 thru \$699,999	5	151				
\$700,000 thru \$749,999	2	129				
\$800,000 thru \$849,999	1	8				
\$1,000,000 thru \$1,249,999	1	84				
	149	72				

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

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Market Statistics Report

Listings as of 12/03/09 at 3:07pm

YEAR TO DATE 1/1/09 – 11/30/09

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	278	721	455	202	1656
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	278	721	455	202	1656
Dollar Value	\$55,261,953	\$207,293,626	\$201,816,040	\$115,200,332	\$579,571,951
Average List Price	\$209,096	\$297,926	\$458,329	\$587,651	\$362,427
Average Sold Price	\$198,784	\$287,508	\$443,552	\$570,299	\$349,983
Average Market Time	87	78	81	84	81
Average Square Feet	1270	1851	2830	3869	2269
% of List Price	95.07	96.50	96.78	97.05	96.57
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 12/03/09 at 3:05pm

<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	4	55	Average	\$349,983	Median	\$320,000
\$60,000 thru \$69,999	4	31				
\$70,000 thru \$79,999	3	48				
\$80,000 thru \$89,999	10	74				
\$90,000 thru \$99,999	12	81				
\$100,000 thru \$119,999	43	109				
\$120,000 thru \$139,999	60	67				
\$140,000 thru \$159,999	71	81				
\$160,000 thru \$179,999	67	78				
\$180,000 thru \$199,999	88	82				
\$200,000 thru \$249,999	214	81				
\$250,000 thru \$299,999	169	76				
\$300,000 thru \$349,999	194	78				
\$350,000 thru \$399,999	170	75				
\$400,000 thru \$449,999	155	71				
\$450,000 thru \$499,999	101	86				
\$500,000 thru \$549,999	82	72				
\$550,000 thru \$599,999	61	94				
\$600,000 thru \$649,999	38	83				
\$650,000 thru \$699,999	34	115				
\$700,000 thru \$749,999	20	113				
\$750,000 thru \$799,999	12	85				
\$800,000 thru \$849,999	9	45				
\$850,000 thru \$899,999	3	110				
\$900,000 thru \$949,999	3	29				
\$950,000 thru \$999,999	5	63				
\$1,000,000 thru \$1,249,999	17	170				
\$1,250,000 thru \$1,499,999	2	118				
\$1,500,000 thru \$1,749,999	3	70				
\$1,750,000 thru \$1,999,999	1	55				
	1656	81				