

MLS STATISTICS

December 2007 – Placer County

RESIDENTIAL ONLY (Single Family Homes)

Preliminary Report

	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published.....	409	543	-24.7%	369	10.8%
Listing Inventory.....	2,308	2,528	-8.7%	2,107	9.5%
Number of New Escrows.....	159	185	-14.1%	241	-34.0%
Number of Closed Escrows.....	226	232	-2.6%	302	-25.2%
Dollar Volume of Closed Escrows...	\$104,072,537	\$100,009,648	4.1%	\$148,299,642	-29.8%
Median ¹	\$356,928	\$366,087	-2.5%	\$439,700	-18.8%
Mean ²	\$460,498	\$431,076	6.8%	\$491,058	-6.2%
Mode ³	\$300,000 to \$349,999	\$349,999 to \$399,999	NA	\$500,000 to \$749,999	NA

YEAR-TO-DATE STATISTICS

	1/1/07 to 12/31/07	1/1/07 to 11/30/07	1/1/06 to 12/31/06	% Change
New Listings Published.....	9,757	9,348	10,263	-4.9%
Number of New Escrows Opened...	2,740	2,581	3,113	-12.0%
Number of Closed Escrows.....	3,388	3,156	3,958	-14.4%
Dollar Volume of Closed Escrows...	\$1,708,376,111	\$1,604,303,574	\$2,115,599,053	-19.2%
Median.....	\$404,824	\$410,000	\$439,700	-7.9%
Mean.....	\$507,154	\$510,433	\$491,058	3.3%

PRICE BRACKET OF SALES BASED ON FINAL SALES

Selling Price	Single-family Residential	Percent of Total	Condos	Resid. Income	Resid. Lots/Land
UNDER \$69,999.....	0	0.0%	0	0	0
\$70,000-\$79,999...	0	0.0%	0	0	1
\$80,000-\$89,999...	0	0.0%	0	0	0
\$90,000-\$99,999...	0	0.0%	0	0	0
\$100,000-\$119,999...	0	0.0%	0	0	0
\$120,000-\$139,999...	1	0.4%	1	0	0
\$140,000-\$159,999...	1	0.4%	2	0	1
\$160,000-\$179,999...	3	1.3%	1	0	0
\$180,000-\$199,999...	1	0.4%	2	0	0
\$200,000-\$249,999...	11	4.9%	3	0	0
\$250,000-\$299,999...	29	12.8%	1	0	0
\$300,000-\$349,999...	47	20.8%	0	1	2
\$350,000-\$399,999...	42	18.6%	0	0	1
\$400,000-\$449,999...	15	6.6%	0	0	2
\$450,000-\$499,999...	23	10.2%	0	0	0
\$500,000-\$749,999...	38	16.8%	0	0	0
\$750,000-\$999,999...	7	3.1%	0	0	0
OVER \$1,000,000.....	8	3.5%	0	1	0
TOTAL.....	226		10	2	7

Selling Price of Classes Listed Above

\$89,999 or less.....	0.4%
\$90,000-\$139,999.....	0.8%
\$140,000-\$179,999.....	3.3%
\$180,000-\$299,999..	19.2%
\$300,000-\$399,999..	38.0%
\$400,000-\$749,999..	31.8%
\$750,000 and over....	6.5%



TYPE OF FINANCING OF UNITS SOLD

Financing	# of units
Cash.....	1
Conventional.....	187
FHA.....	1
VA.....	3
Other.....	34

LENGTH OF TIME ON MARKET

Days on Market	# of units	% of total
1-30 Days.....	77	34.07%
31-60 Days.....	42	18.58%
61-90 Days.....	42	18.58%
91-120 Days.....	30	13.27%
121+ Days.....	35	15.49%

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¹ Median: The midpoint at which an equal number of homes sold above and below this value.

² Mean: The arithmetic average of the total number of residential sales divided into total residential sales dollar volume.

³ Mode: The price range within which the most number of homes were sold.



HOME SALES REPORT : DEC. 2007

Number of New Listings:	409	Total Sales Reported Last Month:	232
Number of New Listings Last Month:	543	Sales Volume:	\$104,072,537
Total Sales Reported:	226	Average Sales Price:	\$460,498

These figures are based on MetroList™ Multiple Listing Service Data. Compiled monthly by PCAR, (916) 624-8271.

ALL AREAS

	#Sold	Avg. Sale Price	Last Month	Last Year
Total Sales:	226			
Pending Sales:	159			
Total Number of Listings:	2308			
Median Sales Price:	\$356,928			
Average Sales Price:	\$460,498			
Condos:	10	\$ 192,050	\$ 204,482	\$228,684
Houses:	226	\$ 460,498	\$ 431,076	\$491,058
2 Bedrooms:	26	\$367,019	\$ 357,041	\$ 391,594
3 Bedrooms:	86	\$356,352	\$ 373,468	\$434,400
4 Bedrooms:	114	\$560,384	\$ 536,516	\$ 569,302

Breakdown By Areas

Area 12747,12661,12668,12678 Roseville

	Last Year	
Total Sales:	82	116
Pending Sales:	57	41
Total Number of Listings:	714	625
Median Sales Price:	\$ 320,000	\$ 402,995
Average Sale Price:	\$ 377,245	\$ 435,918
	<u>#Sold</u> <u>Avg. Sale Price</u>	<u>Last Month</u> <u>Last Year</u>
Condos:	7 \$ 209,500	\$ 210,178 \$ 243,512
Houses:	82 \$377,245	\$ 401,252 \$ 435,918
2 Bedrooms:	8 \$301,750	\$ 279,581 \$ 347,890
3 Bedrooms:	36 \$ 335,208	\$ 372,825 \$ 388,523
4+ Bedrooms:	38 \$432,964	\$ 467,940 \$514,143

Area 12650,12663 Loomis, Penryn

	Last Year	
Total Sales:	5	11
Pending Sales:	8	2
Total Number of Listings:	91	114
Median Sales Price:	\$ 499,000	\$ 637,500
Average Sales Price:	\$ 665,600	\$ 686,773
	<u>#Sold</u> <u>Avg. Sale Price</u>	<u>Last Month</u> <u>Last Year</u>
Condos:	0 \$.00	\$.00 \$.00
Houses:	5 \$665,600	\$ 508,450 \$686,773
2 Bedrooms:	0 \$.00	\$ 320,000 \$.00
3 Bedrooms:	3 \$392,667	\$ 541,750 \$ 663,000
4+ Bedrooms:	2 \$1,075,000	\$ 430,501 \$ 728,375

Area 12746 Granite Bay

	Last Year	
Total Sales:	8	14
Pending Sales:	6	25
Total Number of Listings:	159	139
Median Sales Price:	\$776,000	\$ 785,950
Average Sale Price:	\$1,495,125	\$906,128
	<u>#Sold</u> <u>Avg. Sale Price</u>	<u>Last Month</u> <u>Last Year</u>
Condos:	0 \$.00	\$.00 \$.00
Houses:	8 \$1,495,125	\$724,000 \$906,128
2 Bedrooms:	0 \$.00	\$265,000 \$.00
3 Bedrooms:	2 \$590,000	\$435,750 \$748,500
4+ Bedrooms:	6 \$1,796,833	\$ 853,438 \$ 969,179

Area 12201-12208 Lincoln

	Last Year	
Total Sales:	49	61
Pending Sales:	40	33
Total Number of Listings:	506	556
Median Sales Price:	\$ 335,000	\$ 443,500
Average Sales Price:	\$ 376,694	\$ 507,900
	<u>#Sold</u> <u>Avg. Sale Price</u>	<u>Last Month</u> <u>Last Year</u>
Condos:	0 \$.00	\$.00 \$229,495
Houses:	49 \$376,694	\$ 420,897 \$507,900
2 Bedrooms:	13 \$ 445,268	\$ 424,934 \$ 498,768
3 Bedrooms:	14 \$ 287,489	\$ 325,766 \$ 499,155
4+ Bedrooms:	22 \$ 392,941	\$ 533,580 \$ 516,855

Area 12301, 12306, 12307,12658, Auburn, Newcastle

	Last Year	
Total Sales:	16	34
Pending Sales:	15	16
Total Number of Listings:	238	221
Median Sales Price:	\$ 404,750	\$ 452,000
Average Sales Price:	\$ 620,891	\$ 497,992
	<u>#Sold</u> <u>Avg. Sale Price</u>	<u>Last Month</u> <u>Last Year</u>
Condos:	1 \$120,000	\$ 176,000 \$161,288
Houses:	16 \$ 620,891	\$411,093 \$497,992
2 Bedrooms:	1 \$ 172,500	\$331,983 \$ 372,500
3 Bedrooms:	10 \$ 489,225	\$412,500 \$466,574
4+Bedrooms:	5 \$ 973,900	\$874,500 \$597,893

Area 12302, 12303, 12305 MV, CV, Cx, Apt, Wei, BC, Nrdn

	Last Year	
Total Sales:	13	10
Pending Sales:	5	7
Total Number of Listings:	153	173
Median Sales Price:	\$350,000	\$ 480,000
Average Sales Price:	\$ 361,308	\$ 509,765
	<u>#Sold</u> <u>Avg. Sale Price</u>	<u>Last Month</u> <u>Last Year</u>
Condos:	0 \$.00	\$.00 \$.00
Houses:	13 \$ 361,308	\$ 384,906 \$ 509,765
2 Bedrooms:	0 \$.00	\$ 358,000 \$ 309,883
3 Bedrooms:	8 \$ 381,063	\$ 319,500 \$545,000
4 Bedrooms:	5 \$ 329,700	\$1,175,000 \$ 662,667

Area 12677, 12765 Rocklin

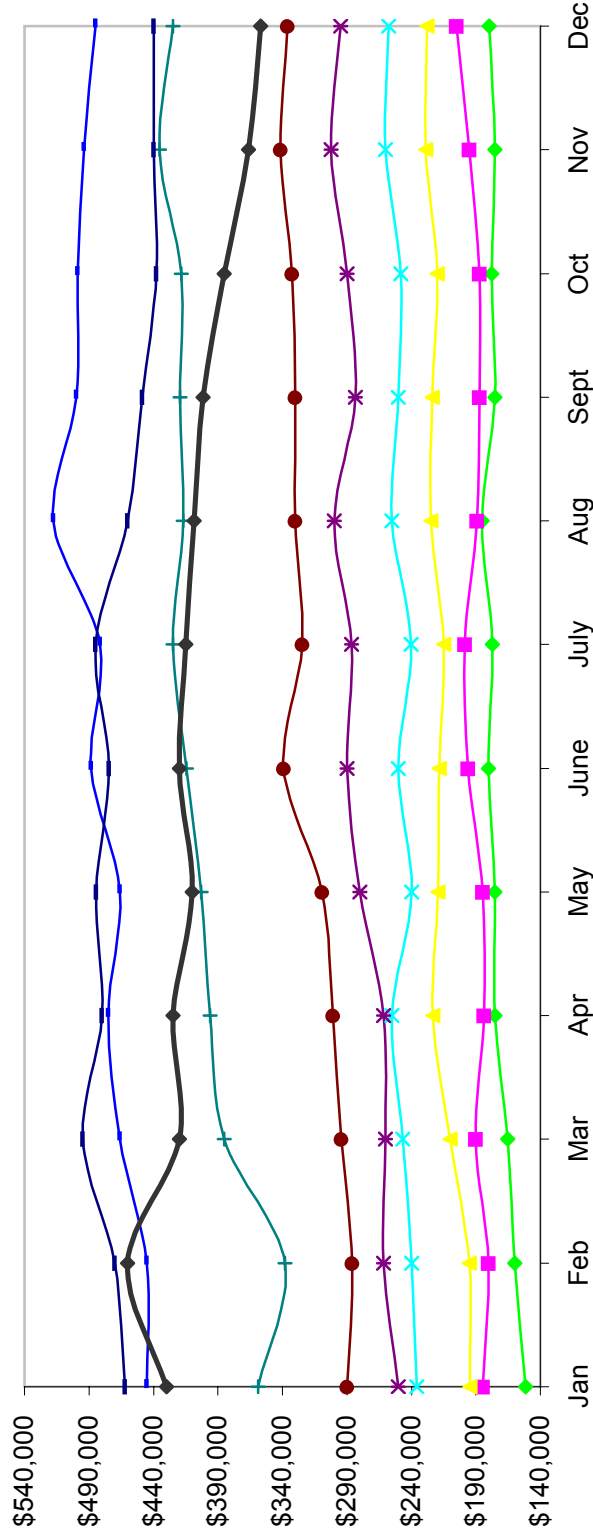
	Last Year	
Total Sales:	48	64
Pending Sales:	22	24
Total Number of Listings:	368	326
Median Sales Price:	\$ 430,000	\$ 435,500
Average Sales Price:	\$470,284	\$ 484,035
	<u>Sold</u> <u>Avg. Sale Price</u>	<u>Last Month</u> <u>Last Year</u>
Condos:	1 \$175,000	\$.00 \$240,000
Houses:	48 \$ 470,284	\$443,262 \$435,500
2 Bedrooms:	2 \$ 350,000	\$273,333 \$ 286,500
3 Bedrooms:	11 \$ 291,927	\$383,436 \$ 406,009
4+ Bedrooms:	35 \$ 533,212	\$ 513,727 \$ 558,001

Area 12304 Foresthill

	Last Year	
Total Sales:	6	3
Pending Sales:	3	3
Total Number of Listings:	52	48
Median Sales Price:	\$ 447,500	\$ 382,000
Average Sales Price:	\$ 417,750	\$ 404,833
	<u>#Sold</u> <u>Avg. Sale Price</u>	<u>Last Month</u> <u>Last Year</u>
Condos:	0 \$.00	\$.00 \$.00
Houses:	6 \$ 417,750	\$405,500 \$ 404,833
2 Bedrooms:	2 \$233,750	\$320,000 \$.00
3 Bedrooms:	3 \$454,667	\$.00 \$404,833
4+ Bedrooms:	1 \$675,000	\$491,000 \$.00

Placer County Association of REALTORS® (PCAR) Median Price for Single-Family Detached Homes (1998-2007) (Placer County Resale Homes)

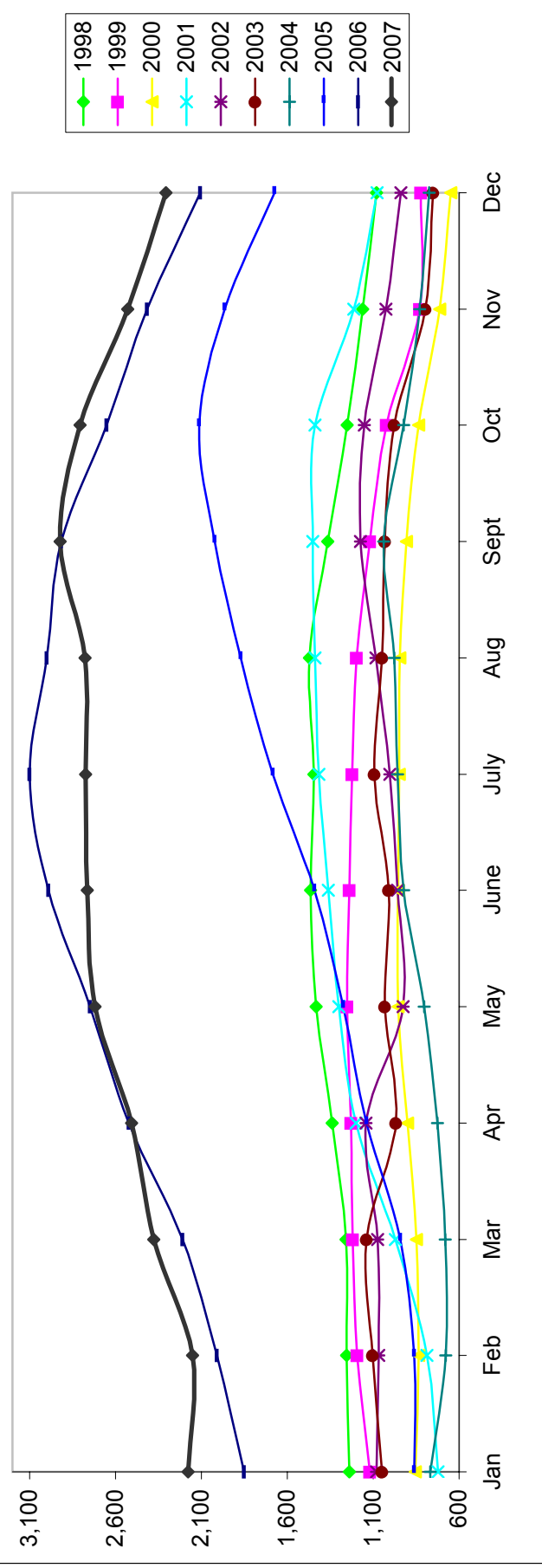
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1998	\$151,500	\$159,850	\$165,250	\$175,000	\$175,000	\$180,000	\$177,250	\$185,000	\$175,000	\$177,500	\$175,000	\$179,500
1999	\$184,900	\$180,000	\$190,000	\$183,500	\$184,900	\$195,950	\$198,500	\$189,000	\$187,000	\$187,250	\$195,000	\$204,950
2000	\$194,500	\$195,000	\$210,000	\$223,500	\$219,250	\$218,500	\$215,000	\$225,000	\$224,000	\$220,000	\$228,750	\$227,750
2001	\$236,000	\$240,000	\$246,500	\$255,000	\$239,900	\$250,000	\$240,250	\$255,000	\$250,000	\$248,000	\$260,000	\$257,750
2002	\$250,000	\$261,500	\$259,900	\$261,500	\$279,950	\$290,000	\$286,600	\$300,000	\$283,500	\$290,000	\$302,500	\$295,000
2003	\$290,000	\$285,750	\$294,250	\$301,000	\$309,000	\$339,000	\$324,500	\$330,000	\$330,000	\$332,500	\$341,410	\$335,900
2004	\$359,100	\$338,000	\$385,000	\$396,000	\$403,000	\$414,500	\$425,000	\$417,000	\$419,350	\$418,500	\$435,500	\$424,975
2005	\$445,000	\$445,000	\$466,000	\$475,000	\$466,000	\$488,250	\$481,500	\$517,500	\$500,000	\$499,000	\$493,750	\$485,000
2006	\$462,000	\$469,900	\$495,000	\$479,800	\$484,500	\$474,500	\$485,000	\$460,000	\$448,500	\$438,000	\$439,974	\$439,700
2007	\$430,000	\$459,900	\$419,950	\$425,000	\$410,000	\$420,000	\$415,000	\$408,500	\$401,500	\$385,000	\$366,087	\$356,928



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Placer County Association of REALTORS® (PCAR) Total Listing Inventory by Month (1998-2007) (Placer County Resale Homes)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1998	1,238	1,255	1,257	1,340	1,433	1,464	1,445	1,471	1,366	1,252	1,162	1,080
1999	1,120	1,192	1,218	1,229	1,251	1,239	1,223	1,197	1,119	1,022	829	821
2000	855	836	847	900	954	954	950	946	906	834	712	650
2001	723	787	972	1,200	1,301	1,362	1,417	1,440	1,452	1,438	1,213	1,077
2002	1,082	1,069	1,075	1,143	926	958	1,002	1,083	1,174	1,152	1,025	940
2003	1,047	1,103	1,138	967	1,033	1,009	1,093	1,048	1,032	976	797	752
2004	769	679	681	725	804	923	959	976	1,039	923	828	775
2005	861	862	941	1,139	1,273	1,441	1,684	1,871	2,023	2,113	1,966	1,674
2006	1,853	2,010	2,210	2,523	2,747	2,989	3,101	3,000	2,915	2,653	2,417	2,107
2007	2,178	2,152	2,376	2,507	2,720	2,764	2,773	2,777	2,923	2,806	2,528	2,308



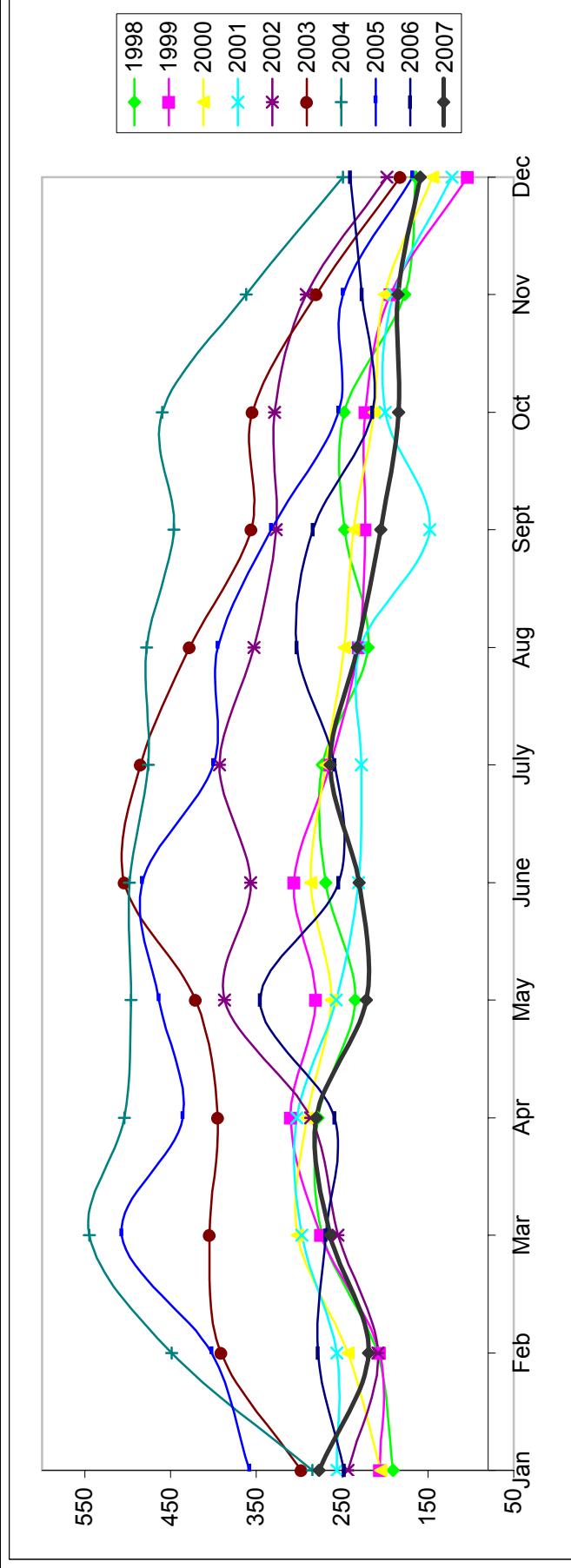
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Placer County Association of REALTORS® (PCAR)

Monthly New Sales Opened (1998-2007)

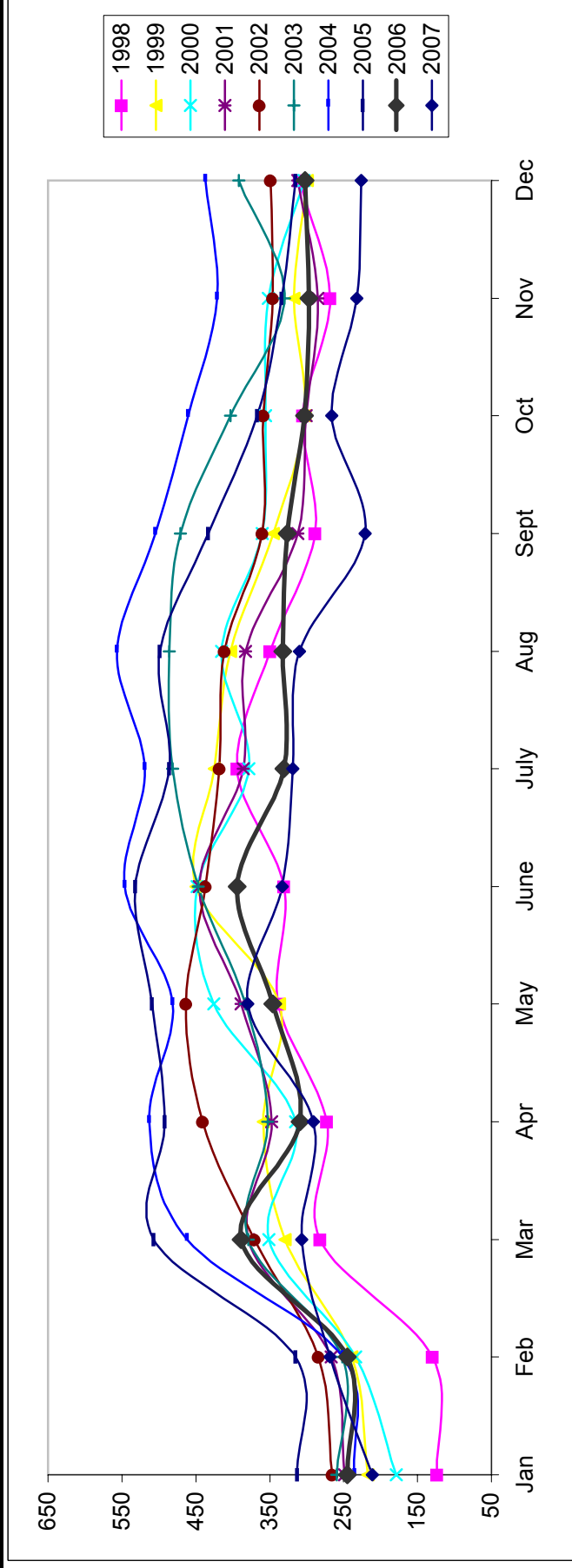
(Placer County Resale Homes)

Year	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1998	191	209	273	278	235	269	273	220	247	248	177	164
1999	206	206	275	310	281	306	264	231	223	223	194	104
2000	205	243	302	291	263	287	269	248	237	213	201	145
2001	256	256	297	303	257	231	228	229	148	200	190	122
2002	243	208	255	287	387	357	393	353	327	329	292	198
2003	298	391	405	395	421	504	485	428	356	355	280	182
2004	285	449	545	504	496	498	476	478	446	460	362	249
2005	358	402	507	436	464	483	400	395	333	254	249	168
2006	248	278	269	259	346	254	259	303	284	215	227	241
2007	277	219	264	280	222	230	264	232	205	184	185	159



Placer County Association of REALTORS® (PCAR) Monthly Closed Escrows (1998-2007) (Placer County Resale Homes)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1998	124	130	282	273	338	331	394	350	289	305	268	310
1999	217	239	329	359	337	450	425	403	345	302	317	299
2000	179	234	351	315	426	448	378	415	360	356	352	304
2001	249	267	379	347	389	445	386	383	312	301	285	312
2002	265	284	371	441	463	437	418	411	360	359	346	349
2003	259	252	379	353	383	447	481	486	471	403	330	392
2004	235	251	462	513	481	546	519	557	505	460	421	437
2005	313	315	507	492	509	532	486	499	433	367	334	315
2006	245	245	389	309	346	394	331	332	326	303	297	302
2007	211	268	307	291	380	333	319	310	221	266	232	226



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