

MLS STATISTICS

DECEMBER 2008 – Placer County

RESIDENTIAL ONLY (Single Family Homes)

Preliminary Report

	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published.....	448	442	1.4%	409	9.5%
Listing Inventory.....	2,145	2,297	-6.6%	2,308	-7.1%
Number of New Escrows.....	224	232	-3.4%	159	40.9%
Number of Closed Escrows.....	319	282	13.1%	226	41.2%
Dollar Volume of Closed Escrows...	\$107,304,555	\$97,658,008	9.9%	\$104,072,537	3.1%
Median ¹	\$295,000	\$296,217	-0.4%	\$356,928	-17.4%
Mean ²	\$336,378	\$346,305	-2.9%	\$460,498	-27.0%
Mode ³	\$300,000 to \$349,999	\$300,000 TO \$349,999	NA	\$300,000 TO \$349,999	NA

YEAR-TO-DATE STATISTICS

	1/1/08 to 12/31/08	1/1/07 to 11/30/07	1/1/07 TO 12/31/07	% Change
New Listings Published.....	7,246	6,798	9,757	-25.7%
Number of New Escrows Opened...	3,409	3,185	2,740	24.4%
Number of Closed Escrows.....	3,797	3,478	3,388	12.1%
Dollar Volume of Closed Escrows...	\$1,442,902,987	\$1,335,598,432	\$1,708,376,111	-15.5%
Median.....	\$323,000	\$325,000	\$404,824	-20.2%
Mean.....	\$388,272	\$392,787	\$507,154	-23.4%

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.....	2	0.6%	0	0	3
\$70,000-\$79,999...	1	0.3%	1	0	1
\$80,000-\$89,999...	2	0.6%	0	0	0
\$90,000-\$99,999...	2	0.6%	2	1	0
\$100,000-\$119,999...	2	0.6%	3	0	0
\$120,000-\$139,999...	6	1.9%	2	0	0
\$140,000-\$159,999...	7	2.2%	2	0	1
\$160,000-\$179,999...	11	3.4%	1	0	0
\$180,000-\$199,999...	8	2.5%	1	0	0
\$200,000-\$249,999...	42	13.2%	5	1	4
\$250,000-\$299,999...	57	17.9%	2	0	0
\$300,000-\$349,999...	59	18.5%	0	0	0
\$350,000-\$399,999...	46	14.4%	0	0	0
\$400,000-\$449,999...	27	8.5%	0	1	0
\$450,000-\$499,999...	14	4.4%	0	0	0
\$500,000-\$749,999...	26	8.2%	0	0	1
\$750,000-\$999,999...	5	1.6%	0	0	0
OVER \$1,000,000.....	2	0.6%	0	0	0
TOTAL.....	319		19	3	10

Selling Price of Classes Listed Above

\$89,999 or less.....	2.8%
\$90,000-\$139,999.....	5.1%
\$140,000-\$179,999.....	6.3%
\$180,000-\$299,999..	34.2%
\$300,000-\$399,999..	29.9%
\$400,000-\$749,999..	19.7%
\$750,000 and over....	2.0%



TYPE OF FINANCING OF UNITS SOLD

Financing	# of units
Cash.....	53
Conventional.....	189
FHA.....	60
VA.....	6
Other.....	11

LENGTH OF TIME ON MARKET

Days on Market	# of units	% of total
1-30 Days.....	148	46.39%
31-60 Days.....	66	20.69%
61-90 Days.....	31	9.72%
91-120 Days.....	28	8.78%
121+ Days.....	46	14.42%

This representation is based in whole or in part on data supplied by MetroList™. MetroList™ does not guarantee nor is it in any way responsible for its accuracy. Data maintained by MetroList™ may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.

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 DECEMBER 2008

Number of New Listings:	448	Total Sales Reported Last Month:	282
Number of New Listings Last Month:	442	Sales Volume:	\$107,304,555
Total Sales Reported:	319	Average Sales Price:	\$336,378

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

ALL AREAS

Total Sales:	319	Condos	#Sold 19	Avg. Sale Price	\$166,427	Last Month	\$174,891	Last Year	\$192,050
Pending Sales:	224	Houses:	319	\$336,378	\$346,305	\$460,498			
Total Number of Listings:	2,145	2 Bedrooms:	35	\$274,043	\$276,875	\$367,019			
Median Sales Price:	\$295,000	3 Bedrooms:	138	\$270,899	\$302,591	\$356,352			
Average Sales Price	\$336,378	4 Bedrooms	146	\$413,213	\$408,849	\$560,384			

Breakdown By Areas

Area 12747,12661,12668,12678 Roseville					Area 12650,12663 Loomis, Penryn				
Last Year					Last Year				
Total Sales:	128		82		Total Sales:	7		5	
Pending Sales:	87		57		Pending Sales:	4		8	
Total Number of Listings:	595		714		Total Number of Listings:	128		91	
Median Sales Price:	\$289,200		\$320,000		Median Sales Price:	\$390,000		\$499,000	
Average Sale Price:	\$327,329		\$377,245		Average Sales Price:	\$463,714		\$665,600	
	#Sold	Avg. Sale Price	Last Month	Last Year		#Sold	Avg. Sale Price	Last Month	Last Year
Condos:	12	\$163,795	\$180,869	\$209,500	Condos:	0	\$0	\$221,000	\$0
Houses:	128	\$327,329	\$313,765	\$377,245	Houses:	7	\$463,714	\$487,690	\$665,600
2 Bedrooms:	10	\$238,450	\$220,145	\$301,750	2 Bedrooms	1	\$72,000	\$0	\$0
3 Bedrooms:	57	\$268,552	\$282,994	\$335,208	3 Bedrooms	3	\$326,333	\$379,580	\$392,667
4+Bedrooms	61	\$396,822	\$377,849	\$432,964	4+ Bedrooms	3	\$731,667	\$595,800	\$1,075,000

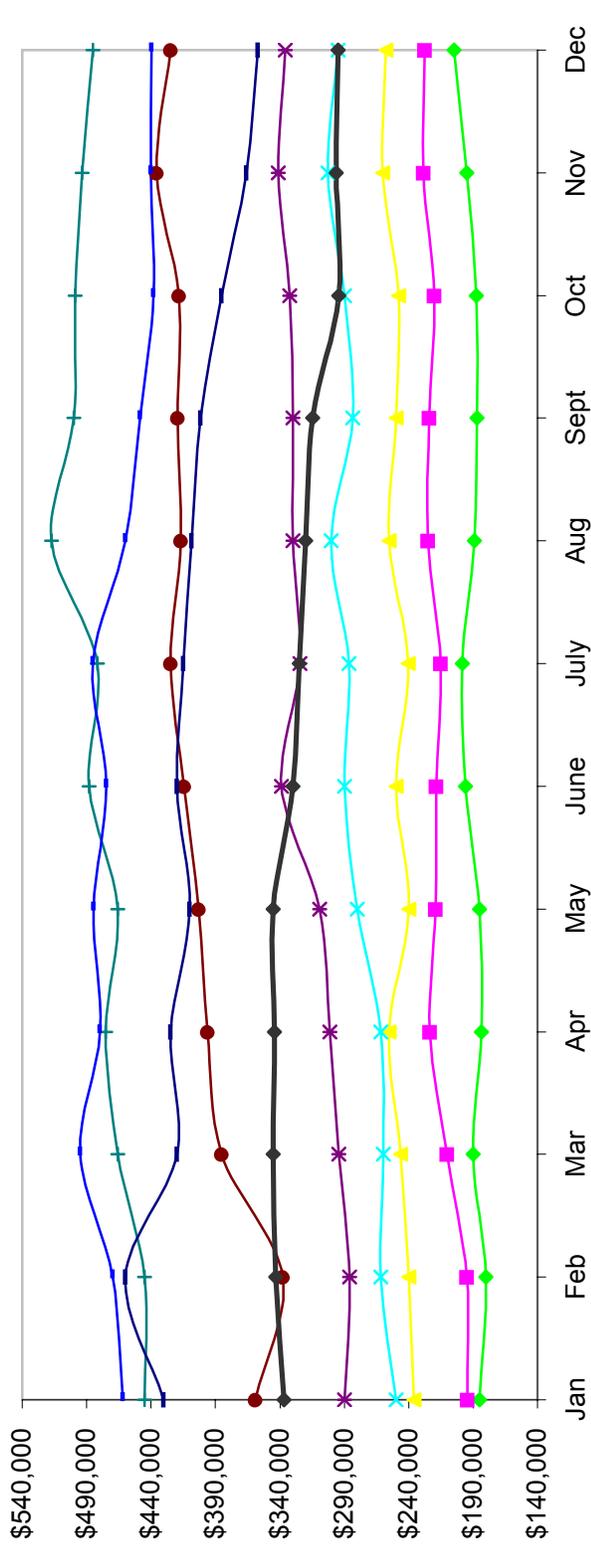
Area 12746 Granite Bay					Area 12201-12208 Lincoln				
Last Year					Last Year				
Total Sales:	6		8		Total Sales:	85		49	
Pending Sales:	4		6		Pending Sales:	54		40	
Total Number of Listings:	194		159		Total Number of Listings:	452		506	
Median Sales Price:	\$333,500		\$776,000		Median Sales Price:	\$295,000		\$335,000	
Average Sale Price:	\$448,500		\$1,495,125		Average Sales Price:	\$309,273		\$376,694	
	#Sold	Avg. Sale Price	Last Month	Last Year		#Sold	Avg. Sale Price	Last Month	Last Year
Condos:	0	\$0	\$0	\$0	Condos:	1	\$225,000	\$239,205	\$0
Houses:	6	\$448,500	\$752,233	\$1,495,125	Houses:	85	\$309,273	\$311,034	\$376,694
2 Bedrooms	0	\$0	\$0	\$0	2 Bedrooms	15	\$342,200	\$342,206	\$445,268
3 Bedrooms	2	\$270,000	\$582,000	\$590,000	3 Bedrooms	35	\$225,086	\$258,367	\$287,489
4+ Bedrooms	4	\$537,750	\$786,280	\$1,796,833	4+ Bedrooms	35	\$379,348	\$343,735	\$392,941

Area 12301, 12306, 12307,12658, Auburn, Newcastle					Area 12302, 12303, 12305 MV, CV, Cx, Apt, Wei, BC, Nrdn				
Last Year					Last Year				
Total Sales:	24		16		Total Sales:	16		13	
Pending Sales:	17		15		Pending Sales:	9		5	
Total Number of Listings:	257		238		Total Number of Listings:	172		153	
Median Sales Price:	\$286,500		\$404,750		Median Sales Price:	\$253,500		\$350,000	
Average Sales Price:	\$347,289		\$620,891		Average Sales Price:	\$311,533		\$361,308	
	#Sold	Avg. Sale Price	Last Month	Last Year		#Sold	Avg. Sale Price	Last Month	Last Year
Condos:	2	\$93,038	\$65,000	\$120,000	Condos:	0	\$0	\$0	\$0
Houses:	24	\$347,289	\$372,828	\$620,891	Houses:	16	\$311,533	\$389,266	\$361,308
2 Bedrooms	3	\$216,000	\$172,000	\$172,500	2 Bedrooms	4	\$182,750	\$243,900	\$0
3 Bedrooms	12	\$298,462	\$329,250	\$489,225	3 Bedrooms	9	\$368,778	\$455,000	\$381,063
4+Bedrooms	9	\$456,156	\$465,287	\$973,900	4+Bedrooms	3	\$311,509	\$456,250	\$329,700

Area 12677, 12765 Rocklin					Area 12304 Foresthill				
Last Year					Last Year				
Total Sales:	52		48		Total Sales:	3		6	
Pending Sales:	41		22		Pending Sales:	3		3	
Total Number of Listings:	273		368		Total Number of Listings:	58		52	
Median Sales Price:	\$306,500		\$430,000		Median Sales Price:	\$375,000		\$447,500	
Average Sales Price:	\$373,227		\$470,284		Average Sales Price:	\$349,667		\$417,750	
	#Sold	Avg. Sale Price	Last Month	Last Year		#Sold	Avg. Sale Price	Last Month	Last Year
Condos:	4	\$196,375	\$147,000	\$175,000	Condos:	0	\$0	\$0	\$0
Houses:	52	\$373,227	\$362,288	\$470,284	Houses:	3	\$349,667	\$385,000	\$417,750
2 Bedrooms	2	\$311,500	\$309,167	\$350,000	2 Bedrooms	0	\$0	\$460,000	\$233,750
3 Bedrooms	19	\$282,105	\$305,024	\$291,927	3 Bedrooms	2	\$337,000	\$310,000	\$454,667
4+Bedrooms	31	\$433,059	\$405,860	\$533,212	4+Bedrooms	1	\$375,000	\$0	\$675,000

Placer County Association of REALTORS® (PCAR) Median Price for Single-Family Detached Homes (1999-2008) (Placer County Resale Homes)

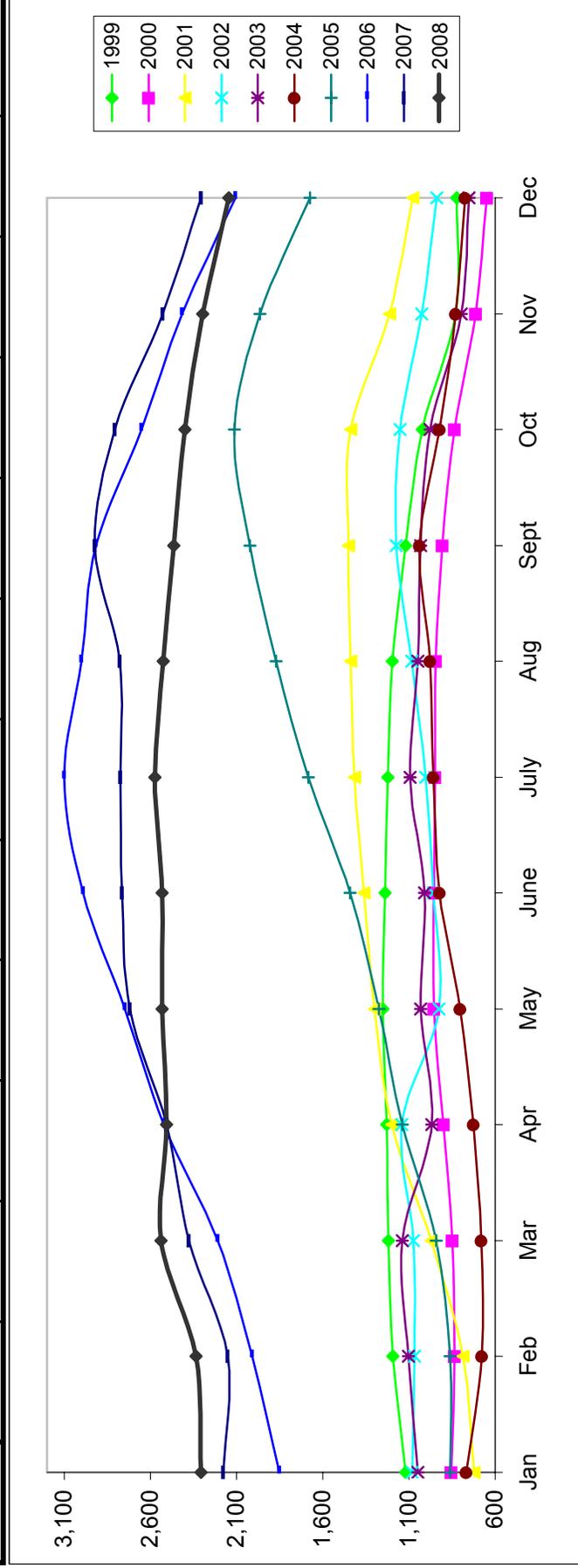
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1999	\$184,900	\$180,000	\$190,000	\$183,500	\$184,900	\$195,950	\$198,500	\$189,000	\$187,000	\$187,250	\$195,000	\$204,950
2000	\$194,500	\$195,000	\$210,000	\$223,500	\$219,250	\$218,500	\$215,000	\$225,000	\$224,000	\$220,000	\$228,750	\$227,750
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
2008	\$337,000	\$343,000	\$345,000	\$344,000	\$345,000	\$330,000	\$325,000	\$320,000	\$314,450	\$294,450	\$296,217	\$295,000



Based on MetroList™ Multiple Listing Service Data. Compiled monthly by PCAR, (916) 624-8271.

Placer County Association of REALTORS® (PCAR) Total Listing Inventory by Month (1999-2008) (Placer County Resale Homes)

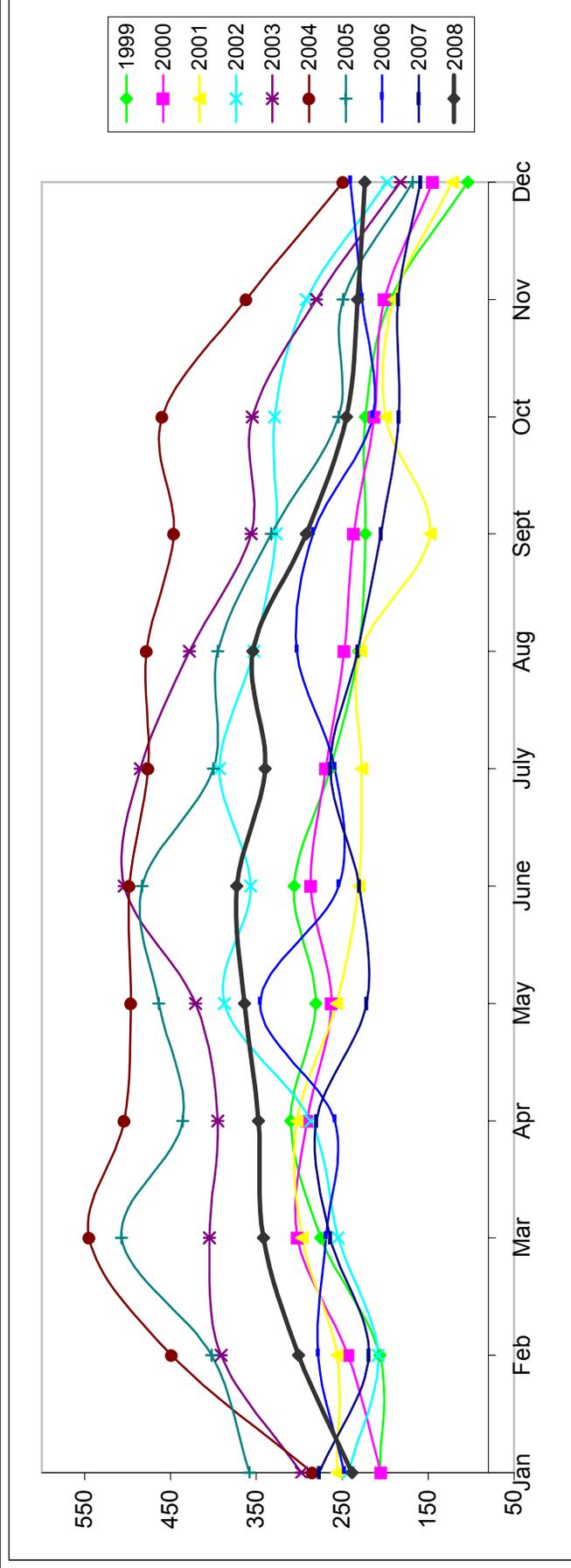
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1999	1,120	1,192	1,218	1,229	1,251	1,239	1,223	1,197	1,119	1,022	829	821
2000	855	836	847	900	954	954	950	946	906	834	712	650
2001	723	787	972	1,200	1,301	1,362	1,417	1,440	1,452	1,438	1,213	1,077
2002	1,082	1,069	1,075	1,143	926	958	1,002	1,083	1,174	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
2008	2,307	2,334	2,540	2,508	2,533	2,532	2,575	2,527	2,466	2,401	2,297	2,145



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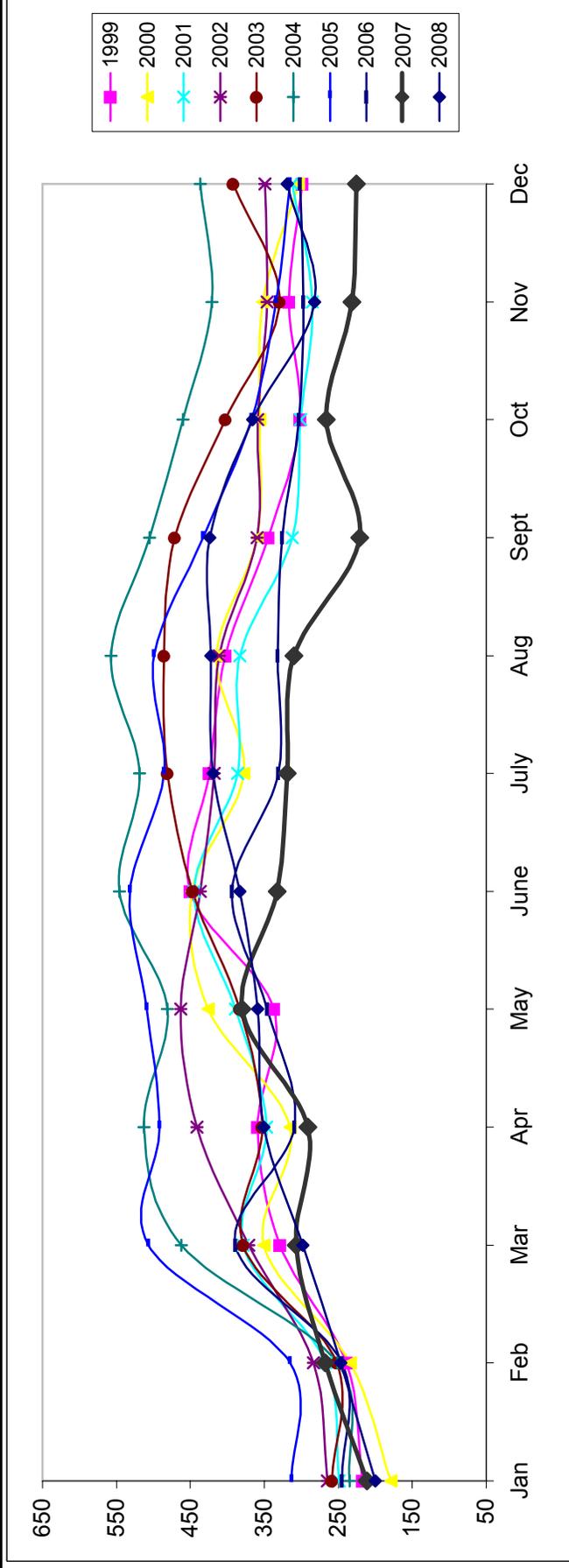
Placer County Association of REALTORS® (PCAR) Monthly New Sales Opened (1999-2008) (Placer County Resale Homes)

Year	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
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
2008	239	301	342	348	364	373	340	354	292	245	232	224



Placer County Association of REALTORS® (PCAR) Monthly Closed Escrows (1999-2008) (Placer County Resale Homes)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
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
2008	200	247	298	351	359	383	419	422	424	366	282	319



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