

# MLS STATISTICS

December 2005 – Placer County

## RESIDENTIAL ONLY (Single Family Homes)

### Preliminary Report

	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published.....	389	613	-36.5%	269	44.6%
Listing Inventory.....	1,674	1,966	-14.9%	775	116.0%
Number of New Escrows.....	168	249	-32.5%	249	-32.5%
Number of Closed Escrows.....	315	334	-5.7%	437	-27.9%
Dollar Volume of Closed Escrows...	\$169,504,247	\$181,966,043	-6.8%	\$207,993,058	-18.5%
Median <sup>1</sup> .....	\$485,000	\$493,750	-1.8%	\$425,975	13.9%
Mean <sup>2</sup> .....	\$538,108	\$544,809	-1.2%	\$474,469	13.4%
Mode <sup>3</sup> .....	\$500,000 to \$749,999	\$500,000 to \$749,999	NA	\$500,000 to \$749,999	NA

## YEAR-TO-DATE STATISTICS

	1/1/05 to 12/31/05	1/1/05 to 11/30/05	1/1/04 to 12/31/04	% Change
New Listings Published.....	6,824	6,435	5,656	20.7%
Number of New Escrows Opened...	4,449	4,281	6,613	-32.7%
Number of Closed Escrows.....	5,100	4,785	4,892	4.3%
Dollar Volume of Closed Escrows...	\$2,885,488,585	\$2,715,984,338	\$2,611,386,369	10.5%
Median.....	\$478,000	\$477,500	\$409,000	16.9%
Mean.....	\$542,225	\$542,638	\$460,069	17.9%

## PRICE BRACKET OF SALES BASED ON FINAL SALES

Selling Price	Single-family Residential	Percent of Total	Condos	Resid. Income	Resid. Lots/Land
UNDER \$29,999.....	0	0.0%	0	0	0
\$30,000-\$39,999.....	0	0.0%	0	0	0
\$40,000-\$49,999.....	0	0.0%	0	0	0
\$50,000-\$59,999.....	0	0.0%	0	0	0
\$60,000-\$69,999.....	0	0.0%	0	0	0
\$70,000-\$79,999.....	0	0.0%	0	0	0
\$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...	0	0.0%	1	0	0
\$140,000-\$159,999...	0	0.0%	2	0	0
\$160,000-\$179,999...	0	0.0%	2	0	0
\$180,000-\$199,999...	0	0.0%	1	0	0
\$200,000-\$249,999...	0	0.0%	2	0	2
\$250,000-\$299,999...	6	1.9%	4	0	3
\$300,000-\$399,999...	71	22.5%	6	1	4
\$400,000-\$499,999...	91	28.9%	0	1	3
OVER \$500,000.....	147	46.7%	0	1	5
<b>TOTAL.....</b>	<b>315</b>		<b>18</b>	<b>3</b>	<b>17</b>

### Selling Price of Classes Listed Above

\$49,999 or less.....	0.0%
\$50,000-\$79,999.....	0.0%
\$80,000-\$99,999.....	0.0%
\$100,000-\$159,999..	0.8%
\$160,000-\$199,999..	0.8%
\$200,000-\$399,999..	28.0%
\$400,000 and over....	70.3%

**PLACER COUNTY**

Association of REALTORS®, Inc.  
"A REALTOR® Association Working for You"

## TYPE OF FINANCING OF UNITS SOLD

Financing	# of units
Cash.....	30
Conventional.....	280
FHA.....	1
VA.....	0
Other.....	4

## LENGTH OF TIME ON MARKET

Days on Market	# of units	% of total
1-30 Days.....	125	39.68%
31-60 Days.....	101	32.06%
61-90 Days.....	41	13.02%
91-120 Days.....	30	9.52%
121+ Days.....	18	5.71%

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

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

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



# HOME SALES REPORT : DEC., 2005

Number of New Listings:	389	Total Sales Reported Last Month:	334
Number of New Listings Last Month:	613	Sales Volume:	\$169,504,247
Total Sales Reported:	315	Average Sales Price:	\$538,108

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

## ALL AREAS

Total Sales:	315	Condos	#Sold 18	Avg. Sale Price	\$ 251,142	Last Month	\$ 263,824	Last Year	\$259,767
Pending Sales:	168	Houses:	315	\$ 538,108	\$ 544,809	\$ 474,469			
Total Number of Listings:	1,674	2 Bedrooms:	49	\$ 422,020	\$ 488,004	\$381,365			
Median Sales Price:	\$485,000	3 Bedrooms:	141	\$ 471,634	\$ 463,424	\$407,508			
Average Sales Price	\$538,108	4+ Bedrooms	125	\$ 658,599	\$ 671,630	\$587,788			

## Breakdown By Areas

### Area 12747,12661,12668,12678 Roseville

Total Sales:	103	Last Year	173	
Pending Sales:	61		100	
Total Number of Listings:	513		188	
Median Sales Price:	\$421,000		\$410,000	
Average Sale Price:	\$466,057		\$435,102	
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>
Condos:	7	\$283,143	\$ 278,313	\$275,500
Houses:	103	\$466,057	\$ 518,719	\$435,102
2 Bedrooms:	11	\$358,521	\$ 388,689	\$335,753
3 Bedrooms:	57	\$427,823	\$ 467,425	\$392,611
4+ Bedrooms:	35	\$562,121	\$ 633,144	\$518,635

### Area 12650,12663 Loomis, Penryn

Total Sales:	15	Last Year	13	
Pending Sales:	12		9	
Total Number of Listings:	87		46	
Median Sales Price:	\$598,000		\$560,000	
Average Sales Price:	\$789,919		\$650,935	
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>
Condos:	0	\$ .00	\$ .00	\$315,000
Houses:	15	\$ 789,919	\$ 679,000	\$650,935
2 Bedrooms	0	\$ .00	\$ 353,000	\$516,975
3 Bedrooms	8	\$ 533,125	\$ 570,000	\$603,000
4+ Bedrooms	7	\$ 1,083,397	\$ 923,750	\$735,533

### Area 12746 Granite Bay

Total Sales:	17	Last Year	32	
Pending Sales:	5		23	
Total Number of Listings:	120		66	
Median Sales Price:	\$ 790,000		\$652,444	
Average Sales Price:	\$ 874,818		\$700,161	
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>
Condos:	0	\$ .00	\$ .00	\$435,000
Houses:	17	\$ 874,818	\$ 909,857	\$700,161
2 Bedrooms	1	\$ 735,000	\$ .00	\$425,000
3 Bedrooms	0	\$ 00.00	\$ 699,000	\$477,500
4+ Bedrooms	16	\$ 883,556	\$ 975,750	\$791,885

### Area 12201-12208 Lincoln

Total Sales:	79	Last Year	49	
Pending Sales:	34		41	
Total Number of Listings:	339		171	
Median Sales Price:	\$ 475,000		\$402,000	
Average Sales Price:	\$ 508,171		\$410,126	
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>
Condos:	0	\$ .00	\$ .00	\$ .00
Houses:	79	\$ 508,171	\$ 499,607	\$ 410,126
2 Bedrooms	30	\$ 443,220	\$ 563,473	\$ 442,663
3 Bedrooms	28	\$ 520,243	\$ 410,167	\$ 371,528
4+ Bedrooms	21	\$ 584,863	\$ 530,670	\$ 446,845

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

Total Sales:	26	Last Year	47	
Pending Sales:	20		16	
Total Number of Listings:	211		108	
Median Sales Price:	\$ 560,238		\$492,500	
Average Sales Price:	\$ 582,634		\$535,614	
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>
Condos:	7	\$173,650	\$217,417	\$191,860
Houses:	26	\$582,634	\$ 607,039	\$535,614
2 Bedrooms	1	\$269,720	\$ 658,267	\$362,625
3 Bedrooms	16	\$538,705	\$ 479,959	\$433,863
4 Bedrooms	9	\$695,497	\$831,643	\$750,567

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

Total Sales:	21	Last Year	25	
Pending Sales:	6		9	
Total Number of Listings:	116		68	
Median Sales Price:	\$460,000		\$412,250	
Average Sales Price:	\$ 498,255		\$490,970	
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>
Condos:	0	\$ .00	\$ .00	\$ .00
Houses:	21	\$ 498,255	\$526,929	\$ 490,970
2 Bedrooms	2	\$ 349,450	\$344,167	\$ 328,333
3 Bedrooms	12	\$ 462,538	\$532,111	\$ 441,023
4 Bedrooms	7	\$ 602,000	\$652,500	\$ 681,625

### Area 12677, 12765 Rocklin

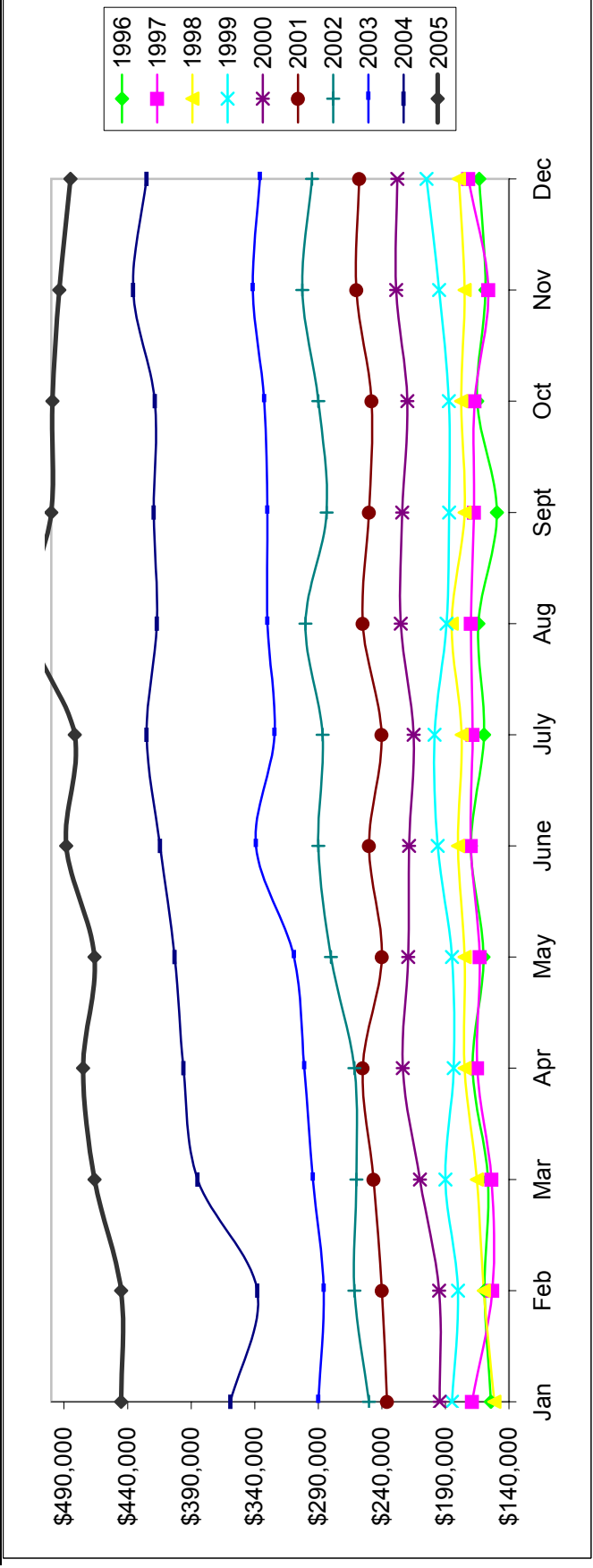
Total Sales:	48	Last Year	86	
Pending Sales:	29		42	
Total Number of Listings:	246		108	
Median Sales Price:	\$505,000		\$431,250	
Average Sales Price:	\$545,258		\$447,888	
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>
Condos:	0	\$ .00	\$ .00	\$264,833
Houses:	48	\$545,258	\$ 478,124	\$447,888
2 Bedrooms	3	\$436,667	\$ 374,950	\$376,000
3 Bedrooms	15	\$445,863	\$ 420,137	\$396,616
4+ Bedrooms	30	\$605,814	\$ 560,090	\$507,365

### Area 12304 Foresthill

Total Sales:	6	Last Year	15	
Pending Sales:	0		6	
Total Number of Listings:	42		23	
Median Sales Price:	\$427,000		\$330,000	
Average Sales Price:	\$474,992		\$416,757	
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>
Condos:	0	\$ .00	\$ .00	\$ .00
Houses:	6	\$474,992	\$461,643	\$416,757
2 Bedrooms	1	\$425,000	\$370,000	\$348,300
3 Bedrooms	5	\$484,990	\$427,875	\$398,981
4+ Bedrooms	0	\$ .00	\$575,000	\$659,000

# Placer County Association of REALTORS® (PCAR) Median Price for Single-Family Detached Homes (1996-2005) (Placer County Resale Homes)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
<b>1996</b>	\$154,180	\$159,165	\$156,500	\$168,500	\$160,000	\$170,000	\$159,500	\$164,000	\$149,500	\$165,000	\$158,450	\$163,500
<b>1997</b>	\$168,950	\$153,000	\$153,700	\$165,000	\$163,000	\$170,000	\$168,500	\$170,000	\$167,500	\$167,000	\$156,125	\$172,000
<b>1998</b>	\$151,500	\$159,850	\$165,250	\$175,000	\$175,000	\$180,000	\$177,250	\$185,000	\$175,000	\$177,500	\$175,000	\$179,500
<b>1999</b>	\$184,900	\$180,000	\$190,000	\$183,500	\$184,900	\$195,950	\$198,500	\$189,000	\$187,000	\$187,250	\$195,000	\$204,950
<b>2000</b>	\$194,500	\$195,000	\$210,000	\$223,500	\$219,250	\$218,500	\$215,000	\$225,000	\$224,000	\$220,000	\$228,750	\$227,750
<b>2001</b>	\$236,000	\$240,000	\$246,500	\$255,000	\$239,900	\$250,000	\$240,250	\$255,000	\$250,000	\$248,000	\$260,000	\$257,750
<b>2002</b>	\$250,000	\$261,500	\$259,900	\$261,500	\$279,950	\$290,000	\$286,600	\$300,000	\$283,500	\$290,000	\$302,500	\$295,000
<b>2003</b>	\$290,000	\$285,750	\$294,250	\$301,000	\$309,000	\$339,000	\$324,500	\$330,000	\$330,000	\$332,500	\$341,410	\$335,900
<b>2004</b>	\$359,100	\$338,000	\$385,000	\$396,000	\$403,000	\$414,500	\$425,000	\$417,000	\$419,350	\$418,500	\$435,500	\$424,975
<b>2005</b>	\$445,000	\$445,000	\$466,000	\$475,000	\$466,000	\$488,250	\$481,500	\$517,500	\$500,000	\$499,000	\$493,750	\$485,000

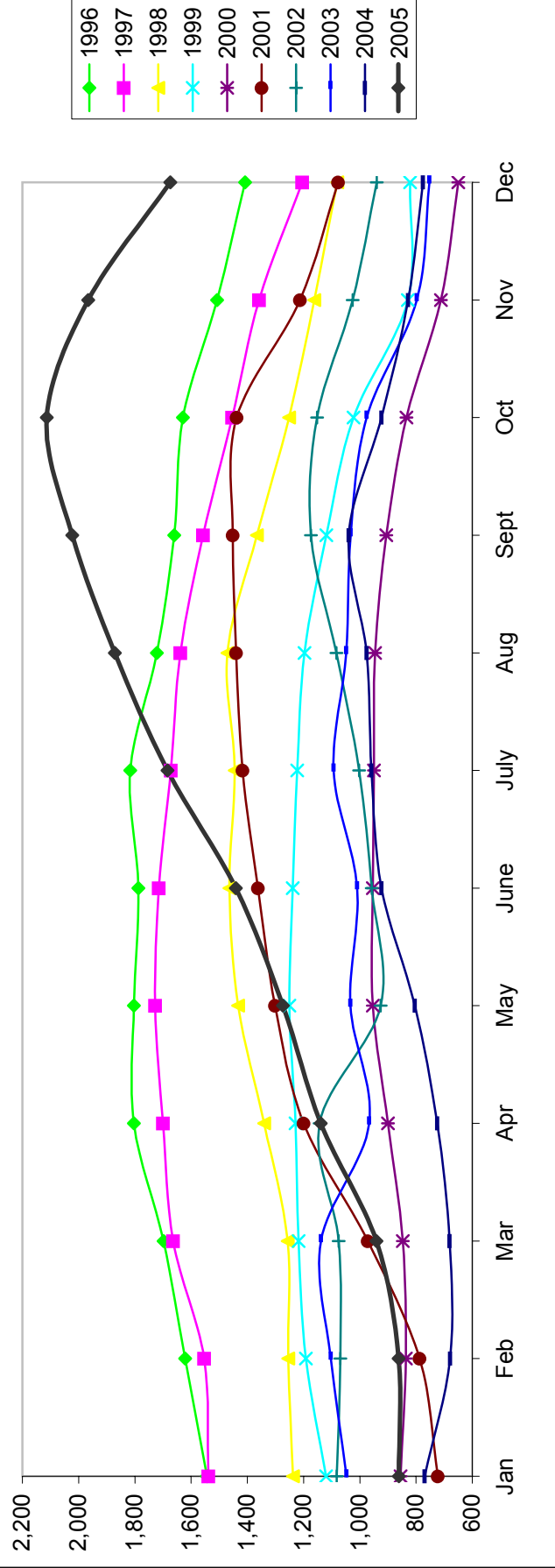


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# Placer County Association of REALTORS® (PCAR) Total Listing Inventory by Month (1996-2005)

(Placer County Resale Homes)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1996	1,543	1,621	1,698	1,803	1,803	1,788	1,816	1,722	1,660	1,629	1,508	1,408
1997	1,538	1,553	1,664	1,700	1,728	1,715	1,672	1,638	1,557	1,454	1,358	1,205
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

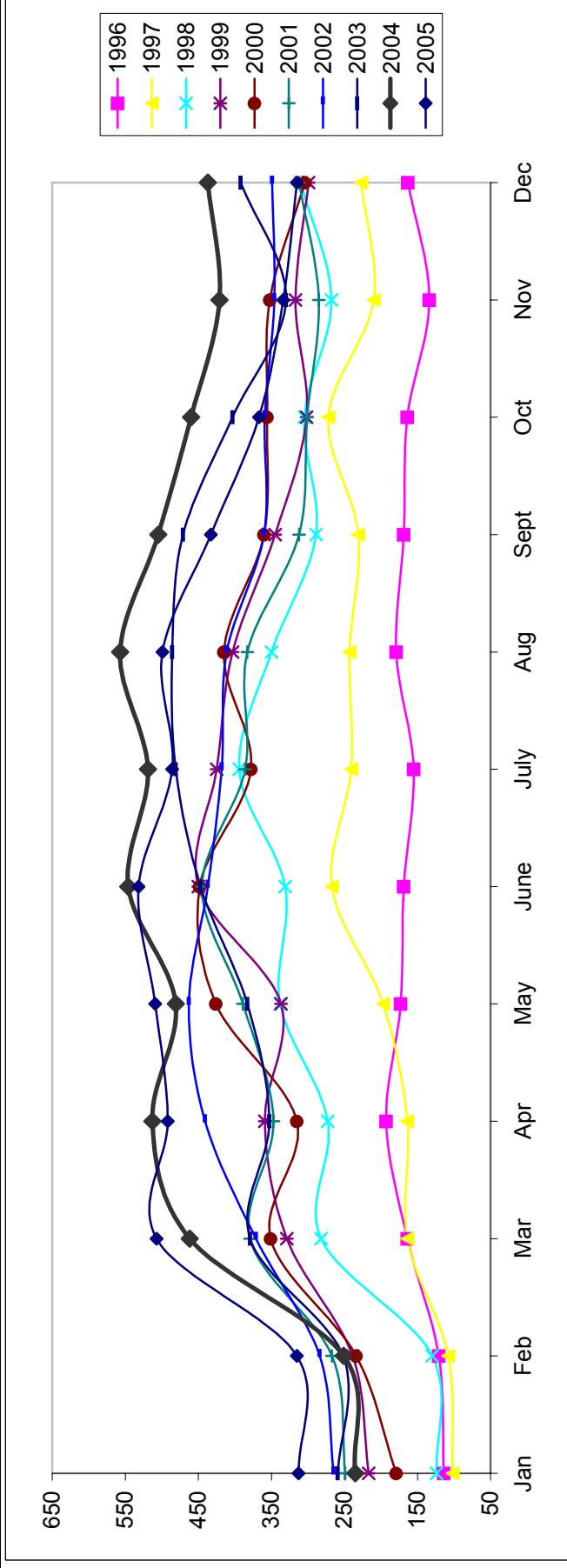


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# Placer County Association of REALTORS® (PCAR) Monthly Closed Escrows (1996-2005)

(Placer County Resale Homes)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1996	114	121	164	193	173	169	155	179	169	164	134	163
1997	102	108	164	164	197	267	241	243	231	272	210	227
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



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# Placer County Association of REALTORS® (PCAR) Monthly New Sales Opened (1996-2005)

(Placer County Resale Homes)

Year	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1996	127	166	202	183	157	166	194	179	168	154	139	78
1997	95	162	183	218	192	226	213	199	195	214	160	123
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

