

# MLS STATISTICS

February 2008 – Placer County

## RESIDENTIAL ONLY (Single Family Homes)

### Preliminary Report

	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published.....	659	649	1.5%	701	-6.0%
Listing Inventory.....	2,334	2,307	1.2%	2,152	8.5%
Number of New Escrows.....	301	239	25.9%	219	37.4%
Number of Closed Escrows.....	247	200	23.5%	268	-7.8%
Dollar Volume of Closed Escrows...	\$98,416,507	\$85,318,967	15.4%	\$137,949,021	-28.7%
Median <sup>1</sup> .....	\$343,000	\$337,000	1.8%	\$459,000	-25.3%
Mean <sup>2</sup> .....	\$398,447	\$426,595	-6.6%	\$514,735	-22.6%
Mode <sup>3</sup> .....	\$300,000 to \$349,999	\$300,000 to \$349,999	NA	\$500,000 to \$749,999	NA

## YEAR-TO-DATE STATISTICS

	1/1/08 to 2/29/08	01/01/07 to 01/31/08	1/1/07 to 2/28/07	% Change
New Listings Published.....	1,308	649	1,527	-14.3%
Number of New Escrows Opened...	540	239	495	9.1%
Number of Closed Escrows.....	447	200	479	-6.7%
Dollar Volume of Closed Escrows...	\$183,735,474	\$85,318,967	\$247,282,220	-25.7%
Median.....	\$342,000	\$337,000	\$439,750	-22.2%
Mean.....	\$409,946	\$426,595	\$514,527	-20.3%

## 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	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...	1	0.4%	0	0	0
\$160,000-\$179,999...	1	0.4%	3	0	1
\$180,000-\$199,999...	2	0.8%	2	0	0
\$200,000-\$249,999...	13	5.3%	3	1	3
\$250,000-\$299,999...	42	17.0%	0	0	2
\$300,000-\$349,999...	58	23.5%	0	0	0
\$350,000-\$399,999...	48	19.4%	0	0	0
\$400,000-\$449,999...	24	9.7%	0	0	0
\$450,000-\$499,999...	22	8.9%	0	0	0
\$500,000-\$749,999...	26	10.5%	0	0	1
\$750,000-\$999,999...	5	2.0%	0	0	0
OVER \$1,000,000.....	5	2.0%	0	0	1
<b>TOTAL.....</b>	<b>247</b>		<b>9</b>	<b>1</b>	<b>8</b>

### Selling Price of Classes Listed Above

\$89,999 or less.....	0.0%
\$90,000-\$139,999.....	0.4%
\$140,000-\$179,999.....	2.3%
\$180,000-\$299,999..	25.7%
\$300,000-\$399,999..	40.0%
\$400,000-\$749,999..	27.5%
\$750,000 and over....	4.2%



## TYPE OF FINANCING OF UNITS SOLD

Financing	# of units
Cash.....	22
Conventional.....	200
FHA.....	9
VA.....	3
Other.....	13

## LENGTH OF TIME ON MARKET

Days on Market	# of units	% of total
1-30 Days.....	96	38.87%
31-60 Days.....	57	23.08%
61-90 Days.....	27	10.93%
91-120 Days.....	22	8.91%
121+ Days.....	45	18.22%

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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 : FEB 2008

Number of New Listings:	659	Total Sales Reported Last Month:	200
Number of New Listings Last Month:	649	Sales Volume:	\$98,416,507
Total Sales Reported:	247	Average Sales Price:	\$398,447

*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:	247	\$ 191,210	\$208,640	\$227,089
Pending Sales:	301	\$ 398,447	\$ 426,595	\$514,735
Total Number of Listings:	2334	\$314,718	\$ 299,721	\$ 388,133
Median Sales Price:	\$343,000	\$340,055	\$ 356,435	\$435,973
Average Sales Price	\$398,447	\$453,832	\$ 506,236	\$ 698,070

## Breakdown By Areas

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

	Last Year	
Total Sales:	96	91
Pending Sales:	117	78
Total Number of Listings:	714	697
Median Sales Price:	\$ 342,205	\$ 425,000
Average Sale Price:	\$ 381,099	\$ 472,131
	<u>#Sold</u> <u>Avg. Sale Price</u>	<u>Last Month</u> <u>Last Year</u>
Condos:	6 \$ 187,815	\$ 226,250 \$ 229,963
Houses:	96 \$381,099	\$ 377,099 \$ 472,131
2 Bedrooms:	9 \$256,889	\$ 283,274 \$ 324,231
3 Bedrooms:	33 \$ 349,512	\$ 327,329 \$ 405,201
4+ Bedrooms:	54 \$421,103	\$ 447,402 \$614,881

### Area 12650,12663 Loomis, Penryn

	Last Year	
Total Sales:	11	8
Pending Sales:	5	17
Total Number of Listings:	111	98
Median Sales Price:	\$ 450,000	\$ 600,000
Average Sales Price:	\$ 528,257	\$ 742,028
	<u>#Sold</u> <u>Avg. Sale Price</u>	<u>Last Month</u> <u>Last Year</u>
Condos:	0 \$ .00	\$ .00 \$ .00
Houses:	11 \$528,257	\$ 521,250 \$742,028
2 Bedrooms:	0 \$ .00	\$ .00 \$ .00
3 Bedrooms:	5 \$364,766	\$ 305,000 \$ 603,042
4+ Bedrooms:	6 \$664,500	\$ 737,500 \$ 1,530,000

### Area 12746 Granite Bay

	Last Year	
Total Sales:	9	25
Pending Sales:	13	14
Total Number of Listings:	182	102
Median Sales Price:	\$750,000	\$ 744,413
Average Sale Price:	\$841,333	\$697,500
	<u>#Sold</u> <u>Avg. Sale Price</u>	<u>Last Month</u> <u>Last Year</u>
Condos:	0 \$ .00	\$ .00 \$ .00
Houses:	9 \$841,333	\$1,205,056 \$774,413
2 Bedrooms:	0 \$ .00	\$367,500
3 Bedrooms:	1 \$750,000	\$452,500 \$596,941
4+ Bedrooms:	8 \$852,750	\$ 1,420,071 \$ 961,950

### Area 12201-12208 Lincoln

	Last Year	
Total Sales:	61	52
Pending Sales:	75	55
Total Number of Listings:	515	414
Median Sales Price:	\$ 335,100	\$ 414,500
Average Sales Price:	\$ 344,744	\$ 458,594
	<u>#Sold</u> <u>Avg. Sale Price</u>	<u>Last Month</u> <u>Last Year</u>
Condos:	1 \$ 199,000	226,990 \$ .00
Houses:	61 \$344,744	\$ 332,939 \$458,594
2 Bedrooms:	11 \$ 380,736	\$ 303,089 \$ 478,494
3 Bedrooms:	18 \$ 293,645	\$ 319,000 \$ 415,518
4+ Bedrooms:	32 \$ 361,116	\$ 345,943 \$ 516,098

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

	Last Year	
Total Sales:	19	28
Pending Sales:	21	26
Total Number of Listings:	214	236
Median Sales Price:	\$ 343,000	\$ 497,915
Average Sales Price:	\$ 419,105	\$ 594,427
	<u>#Sold</u> <u>Avg. Sale Price</u>	<u>Last Month</u> <u>Last Year</u>
Condos:	0 \$ .00	\$ .00 \$190,667
Houses:	19 \$ 419,105	\$476,493 \$594,427
2 Bedrooms:	5 \$ 296,400	\$317,333 \$ 254,663
3 Bedrooms:	9 \$ 332,611	\$486,827 \$469,587
4+Bedrooms:	5 \$ 697,500	\$545,120 \$1,033,981

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

	Last Year	
Total Sales:	6	13
Pending Sales:	10	10
Total Number of Listings:	166	170
Median Sales Price:	\$ 257,500	\$421,000
Average Sales Price:	\$ 384,050	\$ 444,115
	<u>#Sold</u> <u>Avg. Sale Price</u>	<u>Last Month</u> <u>Last Year</u>
Condos:	0 \$ .00	\$ .00 \$ .00
Houses:	6 \$ 384,050	\$ 283,125 \$ 444,115
2 Bedrooms:	1 \$260,000	\$ 301,250 \$277,500
3 Bedrooms:	3 \$ 416,467	\$ 265,000 \$481,000
4 Bedrooms:	2 \$ 397,450	\$ .00 \$ 592,500

### Area 12677, 12765 Rocklin

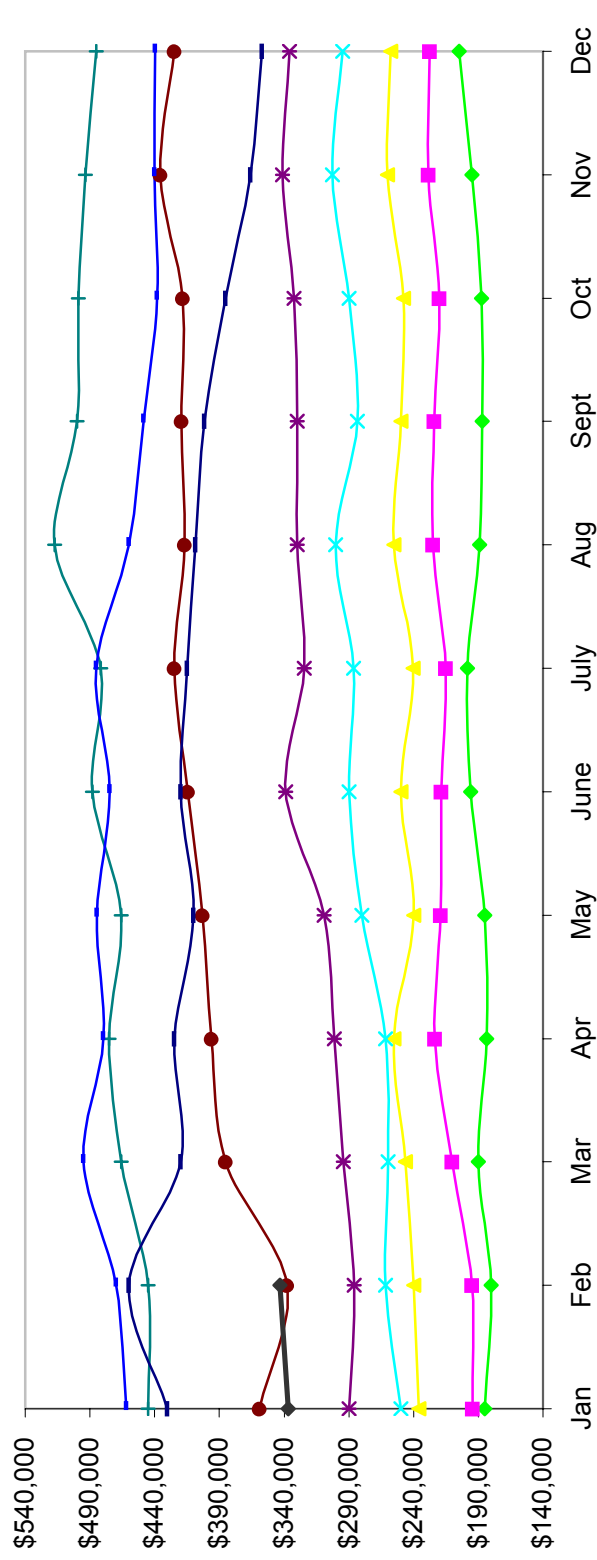
	Last Year	
Total Sales:	42	47
Pending Sales:	55	25
Total Number of Listings:	364	382
Median Sales Price:	\$371,000	\$ 429,000
Average Sales Price:	\$387,464	\$ 466,450
	<u>Sold</u> <u>Avg. Sale Price</u>	<u>Last Month</u> <u>Last Year</u>
Condos:	2 \$197,500	\$173,000 \$224,744
Houses:	42 \$ 387,464	\$443,098 \$466,450
2 Bedrooms:	0 \$ .00	\$275,000 \$422,068
3 Bedrooms:	16 \$ 331,281	\$354,264 \$ 383,398
4+ Bedrooms:	26 \$ 422,038	\$ 489,175 \$ 565,593

### Area 12304 Foresthill

	Last Year	
Total Sales:	3	3
Pending Sales:	2	5
Total Number of Listings:	50	43
Median Sales Price:	\$ 285,000	\$400,000
Average Sales Price:	\$ 292,667	\$ 503,000
	<u>#Sold</u> <u>Avg. Sale Price</u>	<u>Last Month</u> <u>Last Year</u>
Condos:	0 \$ .00	\$ .00 \$ .00
Houses:	3 \$ 292,667	\$ 180,000 \$ 503,000
2 Bedrooms:	2 \$ 285,000	\$ .00 \$ .00
3 Bedrooms:	1 \$ 380,000	\$ 180,000 \$399,000
4 Bedrooms:	0 \$ .00	\$ .00 \$555,000

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

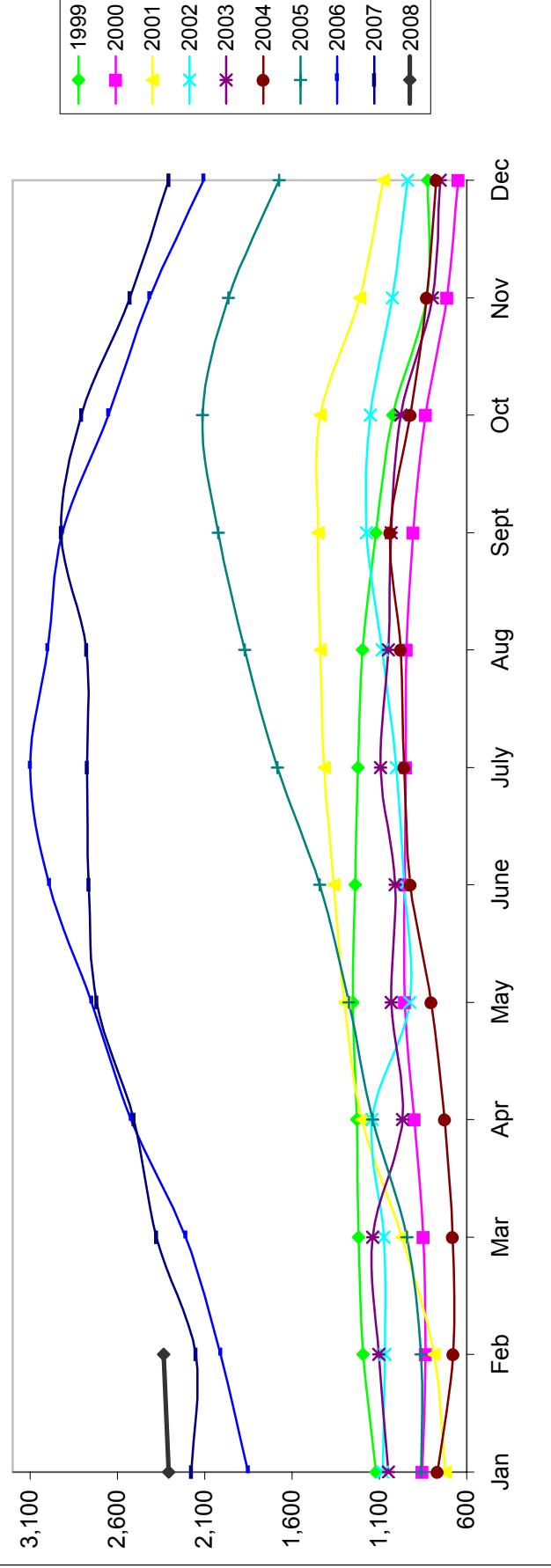
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1999	\$184,900	\$180,000	\$190,000	\$183,500	\$184,900	\$195,950	\$198,500	\$189,000	\$187,000	\$187,250	\$195,000	\$204,950
2000	\$194,500	\$195,000	\$210,000	\$223,500	\$219,250	\$218,500	\$215,000	\$225,000	\$224,000	\$220,000	\$228,750	\$227,750
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										



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# 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
<b>1999</b>	1,120	1,192	1,218	1,229	1,251	1,239	1,223	1,197	1,119	1,022	829	821
<b>2000</b>	855	836	847	900	954	954	950	946	906	834	712	650
<b>2001</b>	723	787	972	1,200	1,301	1,362	1,417	1,440	1,452	1,438	1,213	1,077
<b>2002</b>	1,082	1,069	1,075	1,143	926	958	1,002	1,083	1,174	1,152	1,025	940
<b>2003</b>	1,047	1,103	1,138	967	1,033	1,009	1,093	1,048	1,032	976	797	752
<b>2004</b>	769	679	681	725	804	923	959	976	1,039	923	828	775
<b>2005</b>	861	862	941	1,139	1,273	1,441	1,684	1,871	2,023	2,113	1,966	1,674
<b>2006</b>	1,853	2,010	2,210	2,523	2,747	2,989	3,101	3,000	2,915	2,653	2,417	2,107
<b>2007</b>	2,178	2,152	2,376	2,507	2,720	2,764	2,773	2,777	2,923	2,806	2,528	2,308
<b>2008</b>	2,307	2,334										

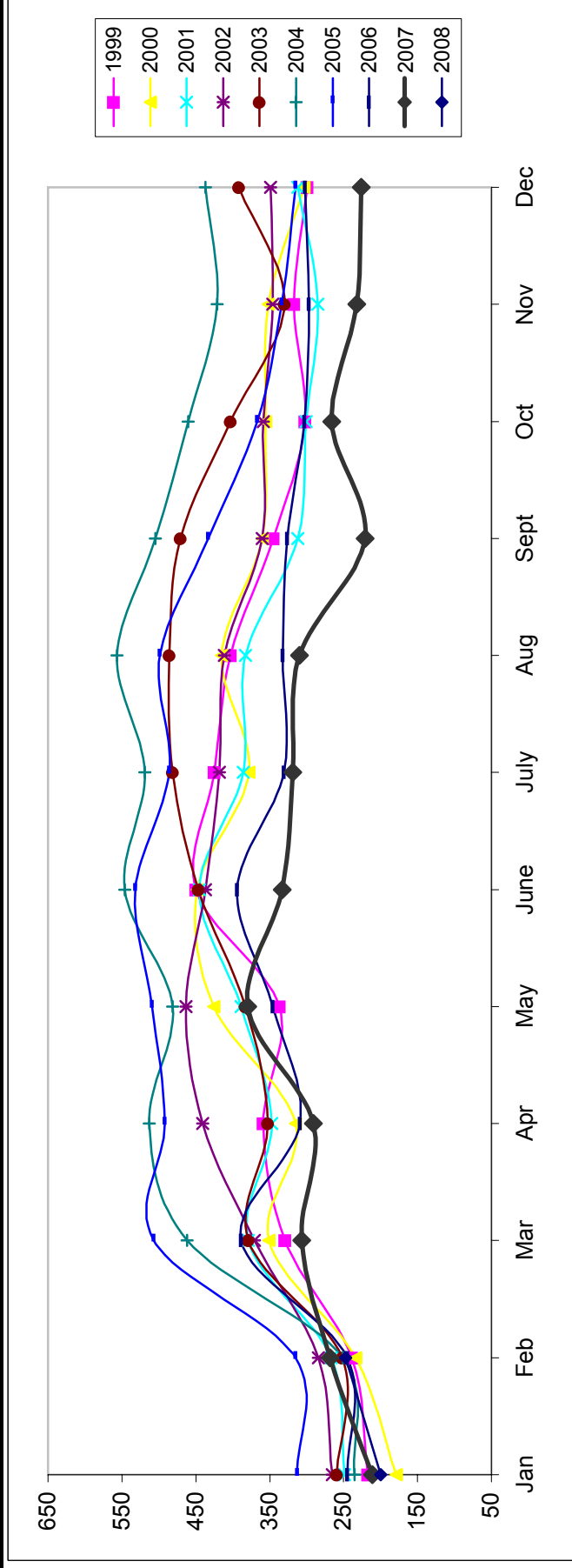


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# Placer County Association of REALTORS® (PCAR) Monthly Closed Escrows (1999-2008) (Placer County Resale Homes)

	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										



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