

# MLS STATISTICS

## January 2005 – Placer County

### RESIDENTIAL ONLY (Single Family Homes)

Preliminary Report

	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published.....	514	269	91.1%	524	-1.9%
Listing Inventory.....	861	775	11.1%	769	12.0%
Number of New Escrows.....	358	249	43.8%	285	25.6%
Number of Closed Escrows.....	313	437	-28.4%	235	33.2%
Dollar Volume of Closed Escrows...	\$160,504,801	\$207,993,058	-22.8%	\$99,591,465	61.2%
Median <sup>1</sup> .....	\$445,000	\$424,975	4.7%	\$359,100	23.9%
Mean <sup>2</sup> .....	\$511,948	\$474,469	7.9%	\$423,793	20.8%
Mode <sup>3</sup> .....	\$500,000 to \$749,999	\$500,000 to \$749,999	NA	\$300,000 to \$349,999	NA

### YEAR-TO-DATE STATISTICS

	1/1/05 to 1/31/05	1/1/04 to 12/31/04	1/1/04 to 1/31/04	% Change
New Listings Published.....	514	5,656	524	-1.9%
Number of New Escrows Opened...	358	6,613	285	25.6%
Number of Closed Escrows.....	313	4,892	235	33.2%
Dollar Volume of Closed Escrows...	\$160,504,801	\$2,611,386,369	\$99,591,465	61.2%
Median.....	\$445,000	\$409,000	\$359,000	24.0%
Mean.....	\$511,948	\$460,069	\$423,793	20.8%

### 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%	0	0	2
\$140,000-\$159,999...	1	0.3%	3	0	1
\$160,000-\$179,999...	0	0.0%	1	0	1
\$180,000-\$199,999...	0	0.0%	2	0	1
\$200,000-\$249,999...	4	1.3%	5	0	7
\$250,000-\$299,999...	15	4.8%	5	0	10
\$300,000-\$399,999...	95	30.4%	2	2	11
\$400,000-\$499,999...	88	28.1%	1	0	3
OVER \$500,000.....	110	35.1%	0	1	3
<b>TOTAL.....</b>	<b>313</b>		<b>19</b>	<b>3</b>	<b>39</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..	1.9%
\$160,000-\$199,999..	1.3%
\$200,000-\$399,999..	41.7%
\$400,000 and over....	55.1%

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

### TYPE OF FINANCING OF UNITS SOLD

Financing	# of units
Cash.....	19
Conventional.....	274
FHA.....	1
VA.....	1
Other.....	18

### LENGTH OF TIME ON MARKET

Days on Market	# of units	% of total
1-30 Days.....	159	50.80%
31-60 Days.....	85	27.16%
61-90 Days.....	43	13.74%
91-120 Days.....	17	5.43%
121+ Days.....	9	2.88%

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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 : JAN., 2005

Total Number of Listings:	514	Total Sales Reported Last Month:	437
Total Number of Listings Last Month:	269	Sales Volume:	\$160,504,801
Total Sales Reported:	313	Average Sales Price:	\$511,948

*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:	313	19	\$ 238,274	\$ 259,767	\$153,057
Pending Sales:	358	313	\$ 511,948	\$ 474,469	\$423,793
Total Number of Listings:	861	51	\$ 386,729	\$ 381,365	\$317,519
Median Sales Price:	\$445,000	136	\$ 447,229	\$ 407,508	\$355,852
Average Sales Price	\$511,948	126	\$ 632,488	\$ 587,788	\$531,351

## Breakdown By Areas

Area 12747,12661,12668,12678 Roseville		Last Year	
Total Sales:	117	83	
Pending Sales:	133	100	
Total Number of Listings:	206	175	
Median Sales Price:	\$406,000	\$318,900	
Average Sale Price:	\$440,499	\$353,898	
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>
Condos:	8	\$233,588	\$ 275,500
Houses:	117	\$440,499	\$ 435,102
2 Bedrooms:	14	\$321,857	\$ 335,753
3 Bedrooms:	56	\$394,120	\$ 392,611
4+ Bedrooms:	47	\$531,099	\$ 518,635

Area 12650,12663 Loomis, Penryn		Last Year	
Total Sales:	15	8	
Pending Sales:	16	14	
Total Number of Listings:	38	66	
Median Sales Price:	\$555,000	\$520,500	
Average Sales Price:	\$680,293	\$546,438	
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>
Condos:	0	\$ .00	\$ 315,000
Houses:	15	\$ 680,293	\$650,935
2 Bedrooms	3	\$ 383,333	\$516,975
3 Bedrooms	6	\$ 472,650	\$603,000
4+ Bedrooms	6	\$ 1,036,417	\$735,533

Area 12746 Granite Bay		Last Year	
Total Sales:	22	20	
Pending Sales:	24	19	
Total Number of Listings:	83	103	
Median Sales Price:	\$ 765,000	\$722,500	
Average Sales Price:	\$ 1,016,159	\$909,818	
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>
Condos:	1	\$ 410,000	\$ 410,000
Houses:	22	\$ 1,016,159	\$ 700,161
2 Bedrooms	0	\$ .00	\$ 425,000
3 Bedrooms	6	\$ 1,149,833	\$477,500
4+ Bedrooms	16	\$ 966,031	\$ 791,855

Area 12201-12208 Lincoln		Last Year	
Total Sales:	51	37	
Pending Sales:	57	46	
Total Number of Listings:	205	88	
Median Sales Price:	\$ 428,000	\$320,000	
Average Sales Price:	\$ 451,909	\$352,080	
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>
Condos:	0	\$ .00	\$ .00
Houses:	51	\$ 451,909	\$ 410,126
2 Bedrooms	16	\$ 456,694	\$ 442,663
3 Bedrooms	21	\$ 389,697	\$ 371,528
4+ Bedrooms	14	\$ 539,761	\$ 446,845

Area 12301, 12306, 12307,12658, Auburn, Newcastle		Last Year	
Total Sales:	27	25	
Pending Sales:	35	26	
Total Number of Listings:	91	114	
Median Sales Price:	\$ 499,500	\$380,000	
Average Sales Price:	\$ 569,406	\$431,136	
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>
Condos:	6	\$184,750	\$ 191,860
Houses:	27	\$569,406	\$ 535,614
2 Bedrooms	7	\$430,964	\$ 362,625
3 Bedrooms	10	\$551,790	\$ 433,863
4 Bedrooms	10	\$683,930	\$ 750,567

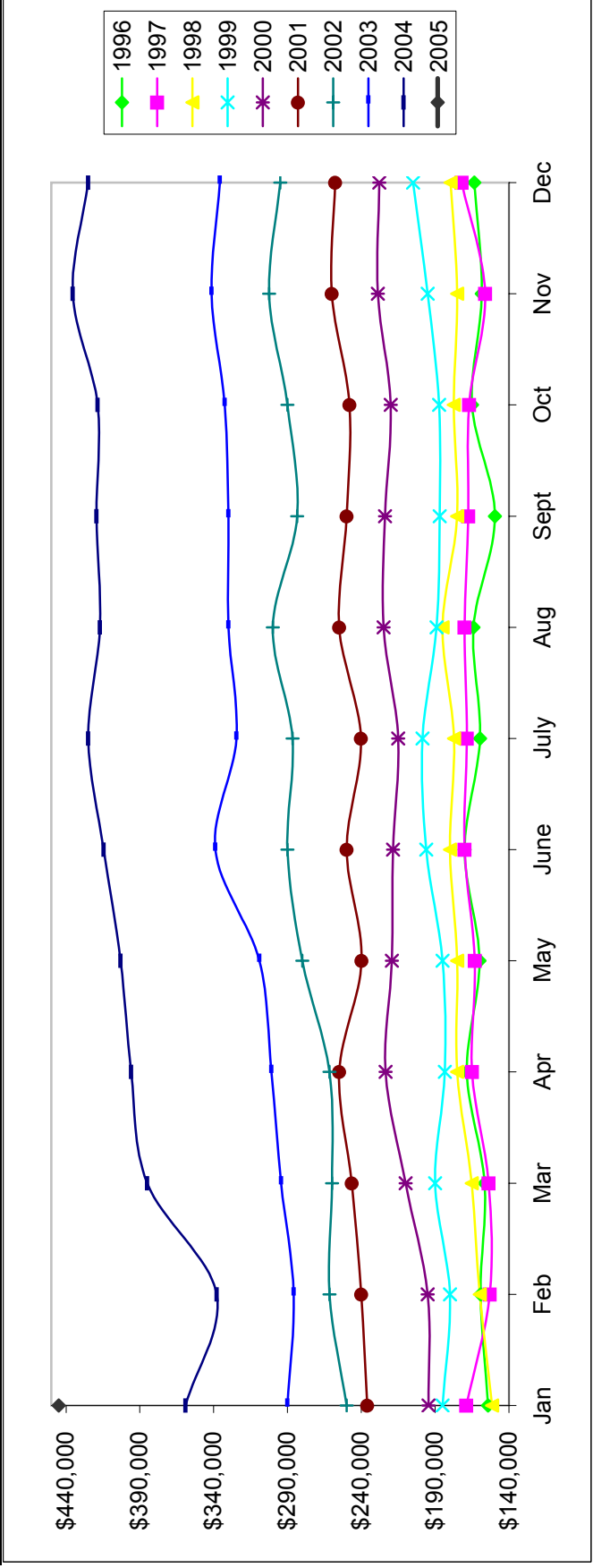
Area 12302, 12303, 12305 MV, CV, Cx, Apt, Wei, BC, Nrdn		Last Year	
Total Sales:	22	15	
Pending Sales:	18	18	
Total Number of Listings:	76	84	
Median Sales Price:	\$409,000	\$342,500	
Average Sales Price:	\$ 486,870	\$395,020	
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>
Condos:	0	\$ .00	\$ .00
Houses:	22	\$ 486,870	\$490,970
2 Bedrooms	7	\$ 338,343	\$328,333
3 Bedrooms	11	\$ 438,523	\$441,023
4 Bedrooms	4	\$ 879,750	\$681,625

Area 12677, 12765 Rocklin		Last Year	
Total Sales:	54	42	
Pending Sales:	69	50	
Total Number of Listings:	125	109	
Median Sales Price:	\$435,000	\$374,950	
Average Sales Price:	\$461,354	\$383,724	
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>
Condos:	4	\$285,000	\$ 264,833
Houses:	54	\$461,354	\$ 447,888
2 Bedrooms	2	\$327,500	\$ 376,000
3 Bedrooms	23	\$396,357	\$ 396,616
4+ Bedrooms	29	\$522,135	\$ 507,365

Area 12304 Foresthill		Last Year	
Total Sales:	5	5	
Pending Sales:	5	11	
Total Number of Listings:	28	30	
Median Sales Price:	\$420,000	\$335,000	
Average Sales Price:	\$419,190	\$360,600	
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>
Condos:	0	\$ .00	\$ .00
Houses:	5	\$419,190	\$416,757
2 Bedrooms	2	\$359,975	\$348,300
3 Bedrooms	3	\$458,667	\$398,981
4+ Bedrooms	0	\$ .00	\$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
1996	\$154,180	\$159,165	\$156,500	\$168,500	\$160,000	\$170,000	\$159,500	\$164,000	\$149,500	\$165,000	\$158,450	\$163,500
1997	\$168,950	\$153,000	\$153,700	\$165,000	\$163,000	\$170,000	\$168,500	\$170,000	\$167,500	\$167,000	\$156,125	\$172,000
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											

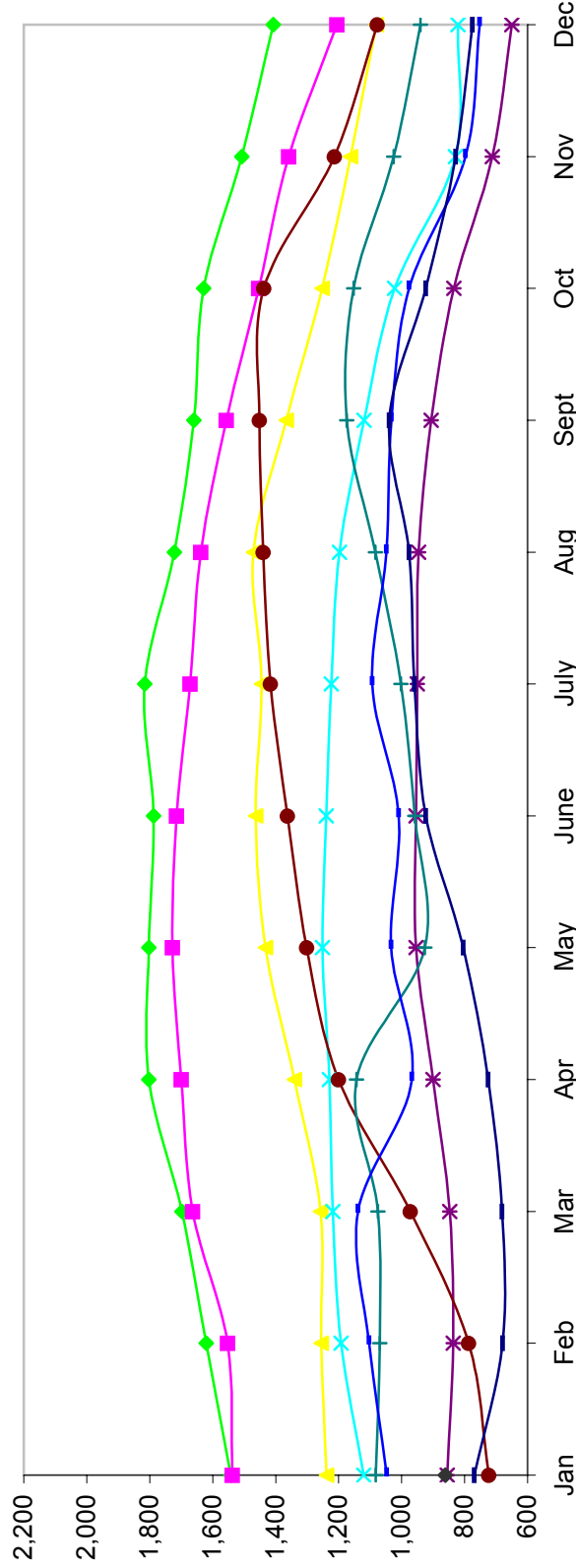


Based on MetroList™ Multiple Listing Service Data. Compiled monthly by PCAR, (916) 624-8271.

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

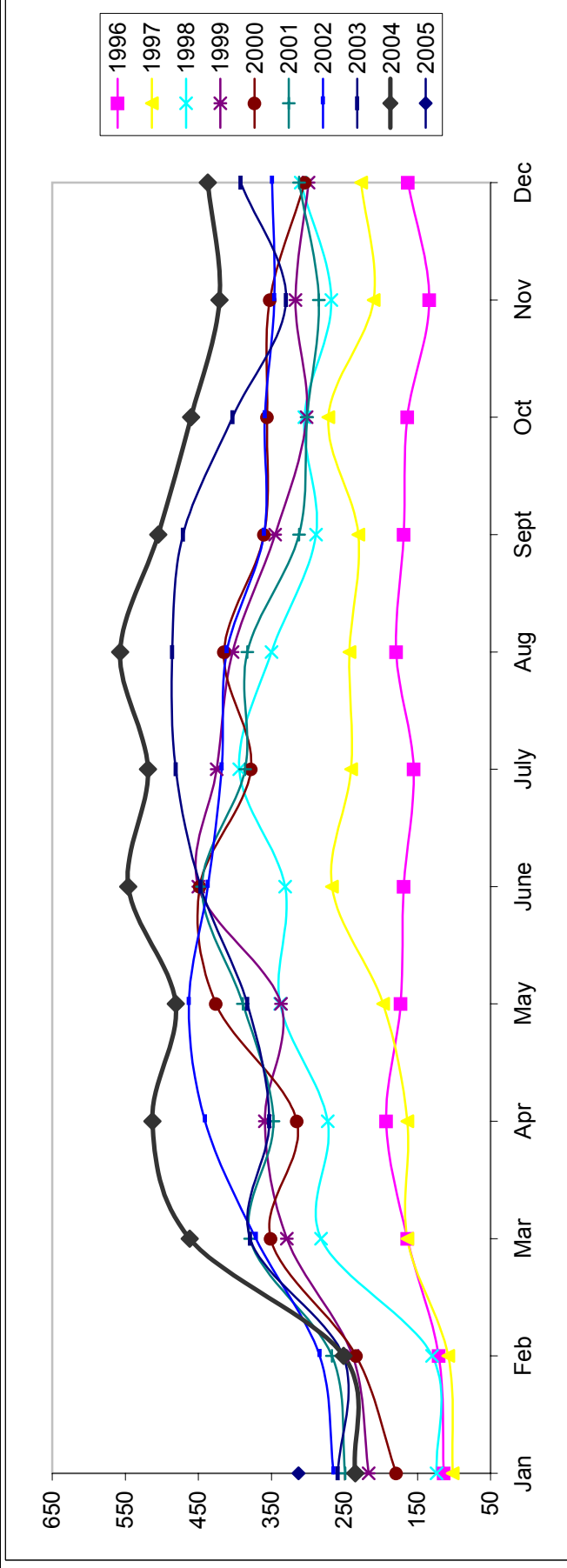


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# Placer County Association of REALTORS® (PCAR) Monthly Closed Escrows (1996-2005)

(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											



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