

# MLS STATISTICS

## NOVEMBER 2008 – Placer County

### RESIDENTIAL ONLY (Single Family Homes)

#### Preliminary Report

	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published.....	442	767	-42.4%	543	-18.6%
Listing Inventory.....	2,297	2,401	-4.3%	2,528	-9.1%
Number of New Escrows.....	232	245	-5.3%	185	25.4%
Number of Closed Escrows.....	282	366	-23.0%	232	21.6%
Dollar Volume of Closed Escrows...	\$97,658,008	\$139,109,526	-29.8%	\$100,009,648	-2.4%
Median <sup>1</sup> .....	\$296,217	\$294,450	0.6%	\$366,087	-19.1%
Mean <sup>2</sup> .....	\$346,305	\$380,081	-8.9%	\$431,076	-19.7%
Mode <sup>3</sup> .....	\$300,000 to \$349,999	\$250,000 to \$299,999	NA	\$349,999 to \$399,999	NA

### YEAR-TO-DATE STATISTICS

	1/1/08 to 11/30/08	10/01/08 to 10/31/08	1/1/07 to 11/30/07	% Change
New Listings Published.....	6,798	7,123	9,348	-27.3%
Number of New Escrows Opened...	3,185	3,198	2,581	23.4%
Number of Closed Escrows.....	3,478	3,562	3,156	10.2%
Dollar Volume of Closed Escrows...	\$1,335,598,432	\$1,377,049,950	\$1,604,303,574	-16.7%
Median.....	\$325,000	\$326,000	\$410,000	-20.7%
Mean.....	\$392,787	\$396,326	\$510,433	-23.0%

### 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%	1	0	0
\$70,000-\$79,999...	1	0.4%	1	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...	1	0.4%	0	0	1
\$120,000-\$139,999...	5	1.8%	1	0	0
\$140,000-\$159,999...	4	1.4%	2	0	3
\$160,000-\$179,999...	6	2.1%	2	0	0
\$180,000-\$199,999...	10	3.5%	1	0	0
\$200,000-\$249,999...	40	14.2%	7	1	1
\$250,000-\$299,999...	53	18.8%	0	1	0
\$300,000-\$349,999...	58	20.6%	0	0	0
\$350,000-\$399,999...	40	14.2%	0	0	0
\$400,000-\$449,999...	15	5.3%	0	1	0
\$450,000-\$499,999...	17	6.0%	0	0	1
\$500,000-\$749,999...	25	8.9%	0	0	0
\$750,000-\$999,999...	4	1.4%	0	0	0
OVER \$1,000,000.....	3	1.1%	0	0	0
<b>TOTAL.....</b>	<b>282</b>		<b>15</b>	<b>3</b>	<b>6</b>

#### Selling Price of Classes Listed Above

\$89,999 or less.....	1.0%
\$90,000-\$139,999.....	2.6%
\$140,000-\$179,999.....	5.6%
\$180,000-\$299,999..	37.3%
\$300,000-\$399,999..	32.0%
\$400,000-\$749,999..	19.3%
\$750,000 and over....	2.3%



### TYPE OF FINANCING OF UNITS SOLD

Financing	# of units
Cash.....	33
Conventional.....	176
FHA.....	45
VA.....	7
Other.....	21

### LENGTH OF TIME ON MARKET

Days on Market	# of units	% of total
1-30 Days.....	141	50.00%
31-60 Days.....	50	17.73%
61-90 Days.....	39	13.83%
91-120 Days.....	16	5.67%
121+ Days.....	36	12.77%

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.

<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 NOVEMBER 2008

Number of New Listings:	442	Total Sales Reported Last Month:	366
Number of New Listings Last Month:	767	Sales Volume:	\$97,658,008
Total Sales Reported:	282	Average Sales Price:	\$346,305

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

## ALL AREAS

Total Sales:	282	Condos	#Sold 15	Avg. Sale Price	\$174,891	Last Month	\$132,510	Last Year	\$204,482
Pending Sales:	232	Houses:	282	\$346,305	\$380,081	\$431,076			
Total Number of Listings:	2,297	2 Bedrooms:	33	\$276,875	\$292,054	\$357,041			
Median Sales Price:	\$296,217	3 Bedrooms:	125	\$302,591	\$293,923	\$373,468			
Average Sales Price	\$346,305	4 Bedrooms	124	\$408,849	\$484,144	\$536,516			

## Breakdown By Areas

<b>Area 12747,12661,12668,12678 Roseville</b>					<b>Area 12650,12663 Loomis, Penryn</b>						
<u>Last Year</u>					<u>Last Year</u>						
Total Sales:	107				91	Total Sales:	10				10
Pending Sales:	92				72	Pending Sales:	5				3
Total Number of Listings:	641				768	Total Number of Listings:	138				112
Median Sales Price:	\$275,000				\$340,000	Median Sales Price:	\$208,000				\$363,500
Average Sale Price:	\$313,765				\$401,252	Average Sales Price:	\$487,690				\$508,450
	<u># Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>		<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>		
Condos:	8	\$180,869	\$155,460	\$210,178	Condos:	1	\$221,000	\$ .00	\$ .00		
Houses:	107	\$313,765	\$338,095	\$401,252	Houses:	10	\$487,690	\$732,832	\$508,450		
2 Bedrooms:	11	\$220,145	\$249,429	\$279,581	2 Bedrooms	0	\$ .00	\$338,250	\$320,000		
3 Bedrooms:	54	\$282,994	\$293,641	\$372,825	3 Bedrooms	5	\$379,580	\$399,700	\$541,750		
4+Bedrooms	42	\$377,849	\$413,800	\$467,940	4+ Bedrooms	5	\$595,800	\$1,641,667	\$430,501		

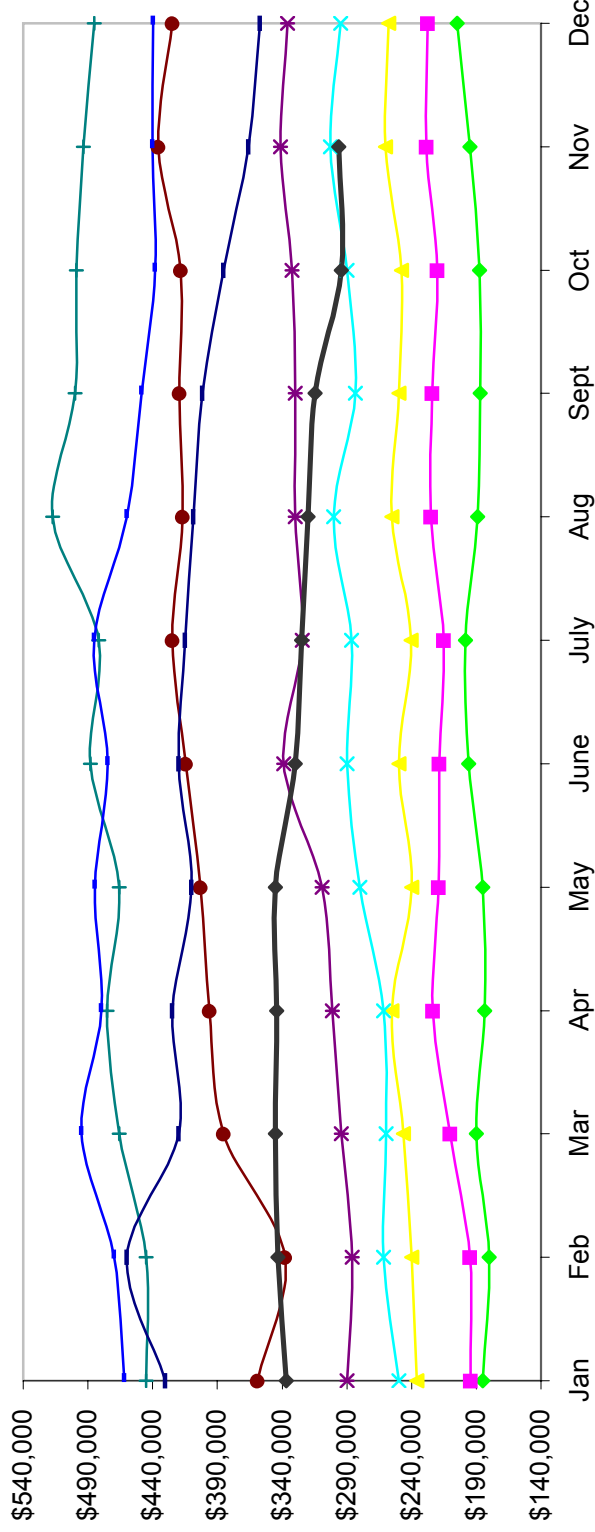
<b>Area 12746 Granite Bay</b>					<b>Area 12201-12208 Lincoln</b>						
<u>Last Year</u>					<u>Last Year</u>						
Total Sales:	6				11	Total Sales:	71				56
Pending Sales:	7				6	Pending Sales:	54				47
Total Number of Listings:	188				194	Total Number of Listings:	487				454
Median Sales Price:	\$701,000				\$710,000	Median Sales Price:	\$281,000				\$374,950
Average Sale Price:	\$752,233				\$724,000	Average Sales Price:	\$311,034				\$420,897
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>		<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>		
Condos:0	0	\$ .00	\$ .00	\$ .00	Condos:	2	\$239,205	\$181,500	\$ .00		
Houses	6	\$752,233	\$768,978	\$724,000	Houses:	71	\$311,034	\$331,897	\$420,897		
2 Bedrooms	0	\$ .00	\$ .00	\$265,000	2 Bedrooms	11	\$342,206	\$349,889	\$424,934		
3 Bedrooms	1	\$582,000	\$273,375	\$435,750	3 Bedrooms	27	\$258,367	\$264,508	\$325,766		
4+ Bedrooms	5	\$786,280	\$934,179	\$853,438	4+ Bedrooms	33	\$343,735	\$391,678	\$533,580		

<b>Area 12301, 12306, 12307,12658, Auburn, Newcastle</b>					<b>Area 12302, 12303, 12305 MV, CV, Cx, Apt, Wei, BC, Nrdn</b>						
<u>Last Year</u>					<u>Last Year</u>						
Total Sales:	24				15	Total Sales:	16				16
Pending Sales:	22				13	Pending Sales:	11				6
Total Number of Listings:	281				262	Total Number of Listings:	197				165
Median Sales Price:	\$347,500				\$360,000	Median Sales Price:	\$362,500				\$323,275
Average Sales Price:	\$372,828				\$411,093	Average Sales Price:	\$389,266				\$384,906
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>		<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>		
Condos:	2	\$65,000	\$87,490	\$176,000	Condos:	0	\$ .00	\$ .00	\$ .00		
Houses:	24	\$372,828	\$409,266	\$411,093	Houses:	16	\$389,266	\$421,398	\$384,906		
2 Bedrooms	2	\$172,000	\$312,000	\$331,983	2 Bedrooms	5	\$243,900	\$305,000	\$358,000		
3 Bedrooms	12	\$329,250	\$318,650	\$412,500	3 Bedrooms	8	\$455,000	\$315,846	\$319,500		
4+Bedrooms	10	\$465,287	\$500,831	\$874,500	4+Bedrooms	3	\$456,250	\$741,667	\$1,175,000		

<b>Area 12677, 12765 Rocklin</b>					<b>Area 12304 Foresthill</b>						
<u>Last Year</u>					<u>Last Year</u>						
Total Sales:	46				31	Total Sales:	2				2
Pending Sales:	37				36	Pending Sales:	3				1
Total Number of Listings:	292				401	Total Number of Listings:	60				57
Median Sales Price:	\$320,000				\$387,000	Median Sales Price:	\$385,000				\$405,500
Average Sales Price:	\$362,288				\$443,262	Average Sales Price:	\$385,000				\$405,500
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>		<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>		
Condos:	1	\$147,000	\$135,167	\$ .00	Condos:	0	\$ .00	\$ .00	\$ .00		
Houses:	46	\$362,288	\$367,716	\$443,262	Houses:	2	\$385,000	\$342,556	\$405,500		
2 Bedrooms	3	\$309,167	\$ .00	\$273,333	2 Bedrooms	1	\$460,000	\$217,500	\$320,000		
3 Bedrooms	17	\$305,024	\$287,443	\$383,436	3 Bedrooms	1	\$310,000	\$305,500	\$ .00		
4+Bedrooms	26	\$405,860	\$417,115	\$513,727	4+Bedrooms	0	\$ .00	\$815,000	\$491,000		

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

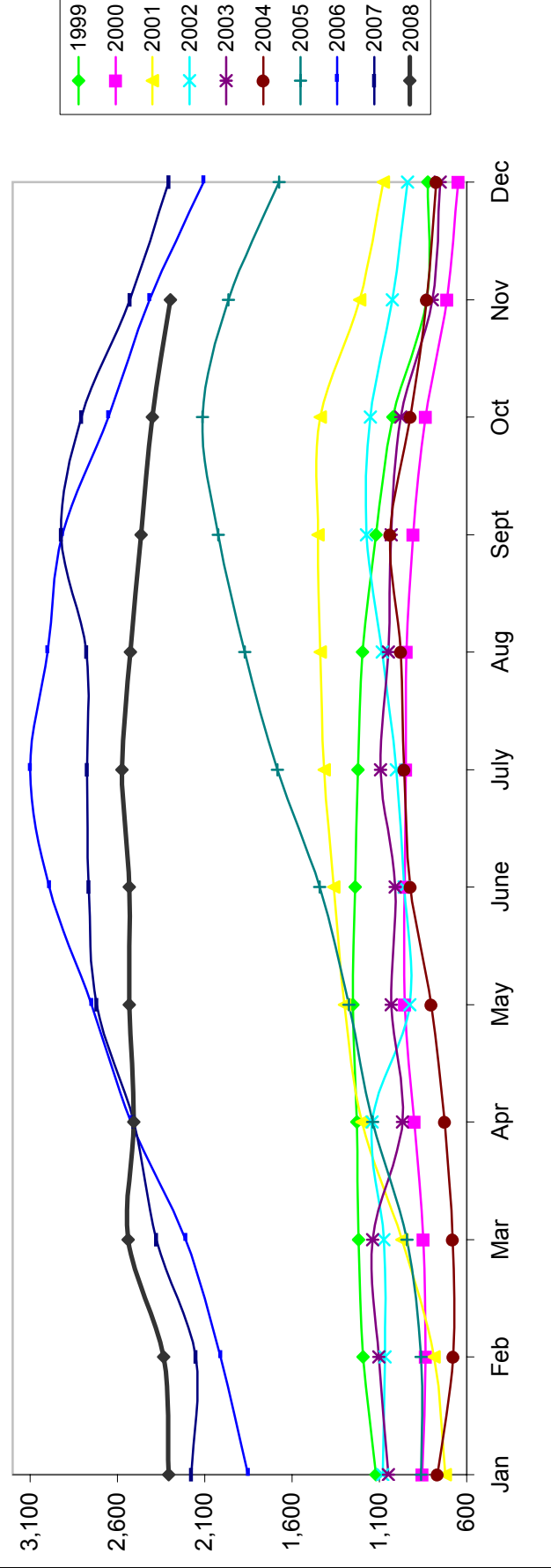
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
<b>1999</b>	\$184,900	\$180,000	\$190,000	\$183,500	\$184,900	\$195,950	\$198,500	\$189,000	\$187,000	\$187,250	\$195,000	\$204,950
<b>2000</b>	\$194,500	\$195,000	\$210,000	\$223,500	\$219,250	\$218,500	\$215,000	\$225,000	\$224,000	\$220,000	\$228,750	\$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
<b>2006</b>	\$462,000	\$469,900	\$495,000	\$479,800	\$484,500	\$474,500	\$485,000	\$460,000	\$448,500	\$438,000	\$439,974	\$439,700
<b>2007</b>	\$430,000	\$459,900	\$419,950	\$425,000	\$410,000	\$420,000	\$415,000	\$408,500	\$401,500	\$385,000	\$366,087	\$356,928
<b>2008</b>	\$337,000	\$343,000	\$345,000	\$344,000	\$345,000	\$330,000	\$325,000	\$320,000	\$314,450	\$294,450	\$296,217	



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)

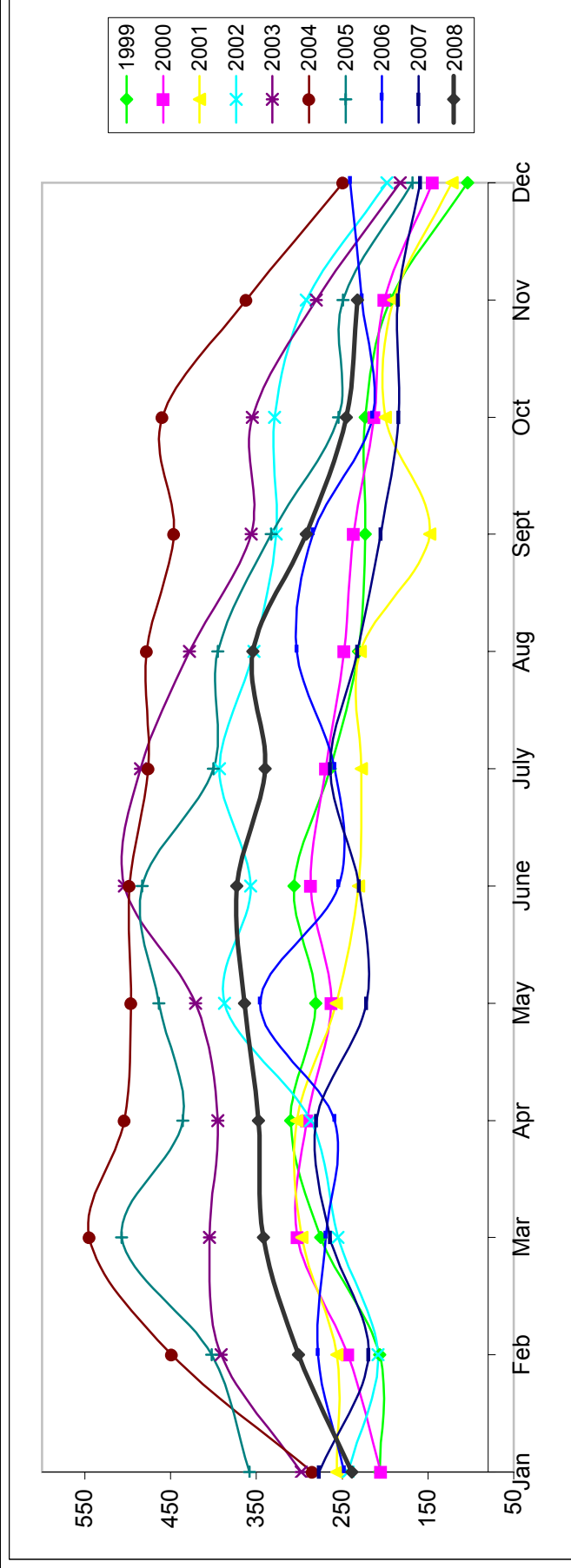
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
<b>1999</b>	1,120	1,192	1,218	1,229	1,251	1,239	1,223	1,197	1,119	1,022	829	821
<b>2000</b>	855	836	847	900	954	954	950	946	906	834	712	650
<b>2001</b>	723	787	972	1,200	1,301	1,362	1,417	1,440	1,452	1,438	1,213	1,077
<b>2002</b>	1,082	1,069	1,075	1,143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



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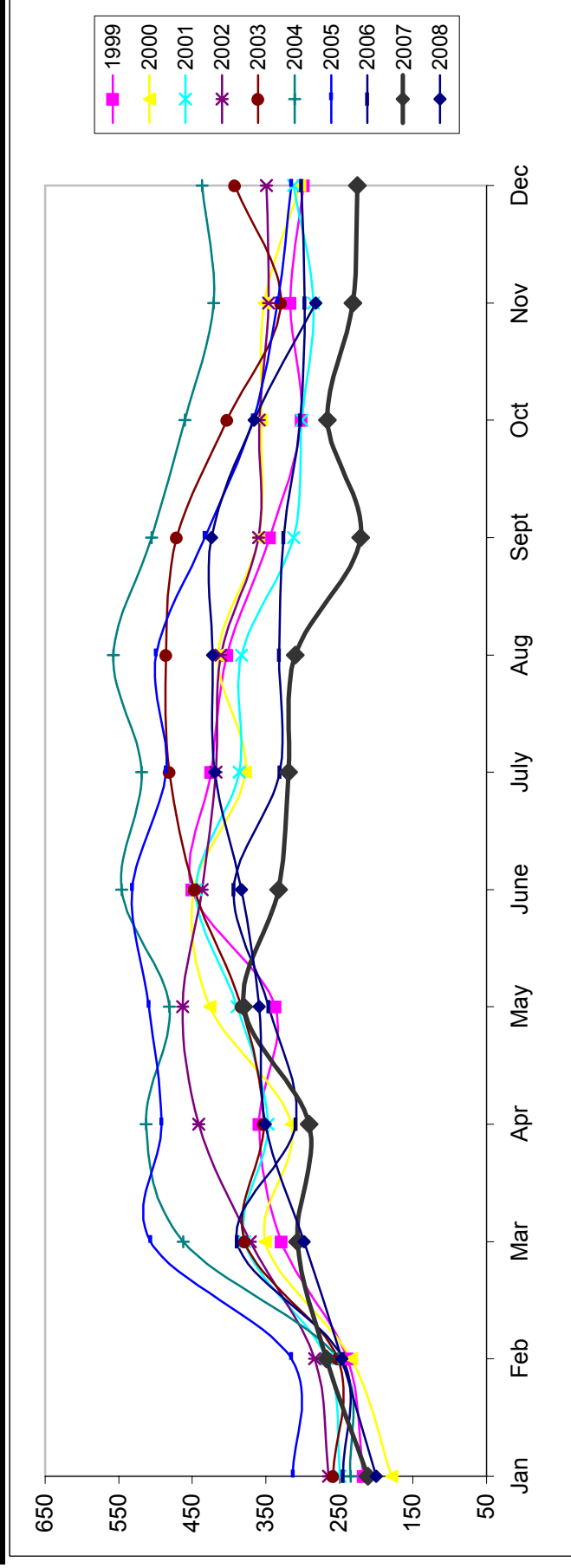
# Placer County Association of REALTORS® (PCAR) Monthly New Sales Opened (1999-2008) (Placer County Resale Homes)

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	232



# 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	282



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