

# MLS STATISTICS

April 2005 – Placer County

## RESIDENTIAL ONLY (Single Family Homes)

### Preliminary Report

	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published.....	711	681	4.4%	576	23.4%
Listing Inventory.....	1,139	941	21.0%	725	57.1%
Number of New Escrows.....	436	507	-14.0%	504	-13.5%
Number of Closed Escrows.....	492	505	-2.6%	513	-4.1%
Dollar Volume of Closed Escrows...	\$255,809,859	\$277,196,361	-7.7%	\$224,738,101	13.8%
Median <sup>1</sup> .....	\$475,000	\$466,000	1.9%	\$437,998	8.4%
Mean <sup>2</sup> .....	\$518,451	\$546,286	-5.1%	\$438,086	18.3%
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 4/30/05	1/1/05 to 3/31/04	1/1/04 to 4/30/04	% Change
New Listings Published.....	2,409	1,698	2,161	11.5%
Number of New Escrows Opened...	1,703	1,267	1,783	-4.5%
Number of Closed Escrows.....	1,625	1,133	1,485	9.4%
Dollar Volume of Closed Escrows...	\$876,118,885	\$596,344,452	\$652,503,410	34.3%
Median.....	\$459,000	\$466,000	\$373,750	22.8%
Mean.....	\$521,171	\$546,286	\$430,411	21.1%

## 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	1
\$70,000-\$79,999.....	0	0.0%	0	0	0
\$80,000-\$89,999.....	0	0.0%	0	0	1
\$90,000-\$99,999.....	0	0.0%	0	0	2
\$100,000-\$119,999...	0	0.0%	0	0	1
\$120,000-\$139,999...	0	0.0%	0	0	1
\$140,000-\$159,999...	0	0.0%	5	0	0
\$160,000-\$179,999...	1	0.2%	4	0	4
\$180,000-\$199,999...	0	0.0%	5	0	6
\$200,000-\$249,999...	1	0.2%	3	0	2
\$250,000-\$299,999...	8	1.6%	3	0	5
\$300,000-\$399,999...	115	23.4%	5	1	8
\$400,000-\$499,999...	153	31.1%	2	4	5
OVER \$500,000.....	214	43.5%	0	1	5
<b>TOTAL.....</b>	<b>492</b>		<b>27</b>	<b>6</b>	<b>41</b>

### Selling Price of Classes Listed Above

\$49,999 or less.....	0.0%
\$50,000-\$79,999.....	0.2%
\$80,000-\$99,999.....	0.5%
\$100,000-\$159,999..	1.2%
\$160,000-\$199,999..	3.5%
\$200,000-\$399,999..	26.7%
\$400,000 and over....	67.8%

**PLACER COUNTY**

Association of REALTORS®, Inc.  
The National Association of Realtors®

## TYPE OF FINANCING OF UNITS SOLD

Financing	# of units
Cash.....	33
Conventional.....	459
FHA.....	0
VA.....	0
Other.....	0

## LENGTH OF TIME ON MARKET

Days on Market	# of units	% of total
1-30 Days.....	346	70.33%
31-60 Days.....	91	18.50%
61-90 Days.....	27	5.49%
91-120 Days.....	12	2.44%
121+ Days.....	16	3.25%

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 : APRIL, 2005

Total Number of Listings:	711	Total Sales Reported Last Month:	505
Total Number of Listings Last Month:	681	Sales Volume:	\$255,809,859
Total Sales Reported:	492	Average Sales Price:	\$518,451

*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:	492			
Pending Sales:	436			
Total Number of Listings:	1139			
Median Sales Price:	\$475,000			
Average Sales Price	\$518,451			
Condos	27	\$ 231,458	\$ 235,961	\$187,004
Houses:	492	\$ 518,451	\$ 546,286	\$438,086
2 Bedrooms:	57	\$ 407,084	\$ 398,120	\$339,044
3 Bedrooms:	229	\$ 457,769	\$ 448,932	\$381,085
4+ Bedrooms	206	\$ 616,724	\$ 697,829	\$525,384

## Breakdown By Areas

Area 12747,12661,12668,12678 Roseville				Last Year
Total Sales:	180			216
Pending Sales:	170			188
Total Number of Listings:	272			146
Median Sales Price:	\$451,000			\$371,450
Average Sale Price:	\$483,473			\$390,554
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>
Condos:	10	\$261,695	\$ 255,194	\$209,775
Houses:	180	\$483,473	\$ 479,008	\$390,554
2 Bedrooms:	15	\$377,127	\$ 361,248	\$316,456
3 Bedrooms:	94	\$429,023	\$ 418,881	\$347,741
4+ Bedrooms:	71	\$578,028	\$ 571,961	\$451,013

Area 12650,12663 Loomis, Penryn				Last Year
Total Sales:	13			27
Pending Sales:	15			19
Total Number of Listings:	51			62
Median Sales Price:	\$551,000			\$515,000
Average Sales Price:	\$725,188			\$497,096
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>
Condos:	0	\$ .00	\$ .00	\$285,000
Houses:	13	\$ 725,188	\$684,300	\$497,096
2 Bedrooms	3	\$ 624,167	\$442,500	\$448,500
3 Bedrooms	7	\$ 736,571	\$564,813	\$476,660
4+ Bedrooms	3	\$ 799,650	\$889,943	\$559,709

Area 12746 Granite Bay				Last Year
Total Sales:	31			44
Pending Sales:	26			39
Total Number of Listings:	119			114
Median Sales Price:	\$ 775,000			\$688,325
Average Sales Price:	\$ 796,614			\$774,810
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>
Condos:	0	\$ .00	\$ .00	\$292,000
Houses:	31	\$ 796,614	\$ 1,070,347	\$774,810
2 Bedrooms	1	\$ 650,000	\$ .00	\$ .00
3 Bedrooms	5	\$ 565,324	\$658,875	\$623,119
4+ Bedrooms	25	\$ 848,737	\$ 1,164,397	\$808,520

Area 12201-12208 Lincoln				Last Year
Total Sales:	73			60
Pending Sales:	68			65
Total Number of Listings:	311			74
Median Sales Price:	\$ 442,023			\$349,725
Average Sales Price:	\$ 450,842			\$382,710
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>
Condos:	0	\$ .00	\$ .00	\$ .00
Houses:	73	\$ 457,659	\$ 457,659	\$ 382,710
2 Bedrooms	19	\$ 411,521	\$ 441,330	\$ 407,089
3 Bedrooms	32	\$ 404,010	\$ 416,991	\$ 350,762
4+ Bedrooms	22	\$ 552,921	\$ 519,883	\$ 399,693

Area 12301, 12306, 12307,12658, Auburn, Newcastle				Last Year
Total Sales:	39			43
Pending Sales:	47			56
Total Number of Listings:	117			132
Median Sales Price:	\$ 603,000			\$463,750
Average Sales Price:	\$ 610,664			\$468,463
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>
Condos:	15	\$202,362	\$ 155,056	\$140,140
Houses:	39	\$610,664	\$ 545,166	\$468,463
2 Bedrooms	6	\$381,934	\$ 316,000	\$310,571
3 Bedrooms	20	\$624,195	\$ 501,736	\$438,107
4 Bedrooms	13	\$695,415	\$ 725,023	\$560,222

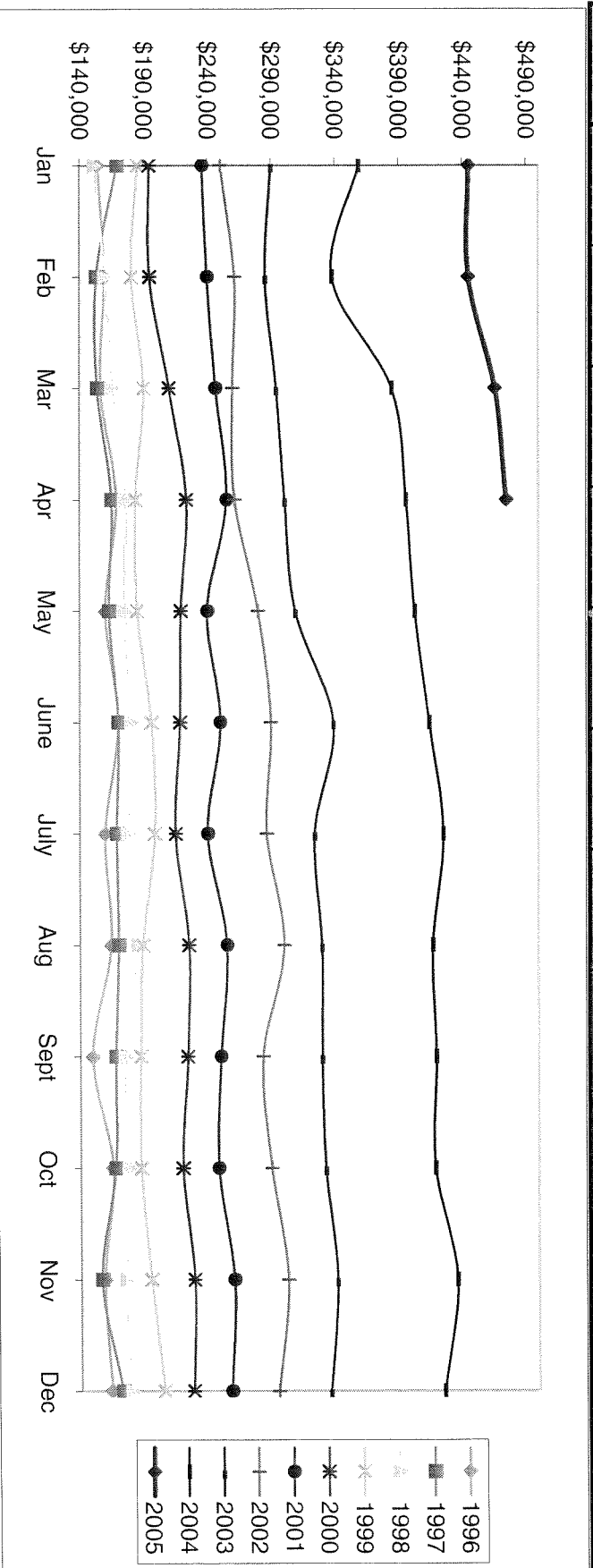
Area 12302, 12303, 12305 MV, CV, Cx, Apt, Wei, BC, Nrdn				Last Year
Total Sales:	26			26
Pending Sales:	14			27
Total Number of Listings:	74			83
Median Sales Price:	\$442,000			\$372,500
Average Sales Price:	\$ 476,801			\$421,985
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>
Condos:	0	\$ .00	\$ .00	\$ .00
Houses:	26	\$ 476,801	\$549,961	\$ 421,985
2 Bedrooms	5	\$ 325,979	\$295,000	\$ 210,120
3 Bedrooms	13	\$ 464,117	\$428,536	\$ 397,643
4 Bedrooms	8	\$ 591,675	\$880,489	\$ 622,000

Area 12677, 12765 Rocklin				Last Year
Total Sales:	116			84
Pending Sales:	80			97
Total Number of Listings:	175			84
Median Sales Price:	\$468,500			\$382,500
Average Sales Price:	\$505,954			\$409,683
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>
Condos:	2	\$298,500	\$ 290,700	\$249,375
Houses:	116	\$505,954	\$ 496,275	\$409,683
2 Bedrooms	6	\$452,333	\$ 449,971	\$313,333
3 Bedrooms	50	\$443,953	\$ 438,903	\$367,913
4+ Bedrooms	60	\$571,317	\$ 577,274	\$462,076

Area 12304 Foresthill				Last Year
Total Sales:	13			13
Pending Sales:	13			11
Total Number of Listings:	21			28
Median Sales Price:	\$429,950			\$364,000
Average Sales Price:	\$434,004			\$336,446
	<u>#Sold</u>	<u>Avg. Sale Price</u>	<u>Last Month</u>	<u>Last Year</u>
Condos:	0	\$ .00	\$ .00	\$ .00
Houses:	13	\$434,004	\$481,475	\$336,446
2 Bedrooms	2	\$285,000	\$ .00	\$231,220
3 Bedrooms	8	\$421,856	\$417,475	\$398,550
4+ Bedrooms	3	\$565,733	\$609,475	\$408,317

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

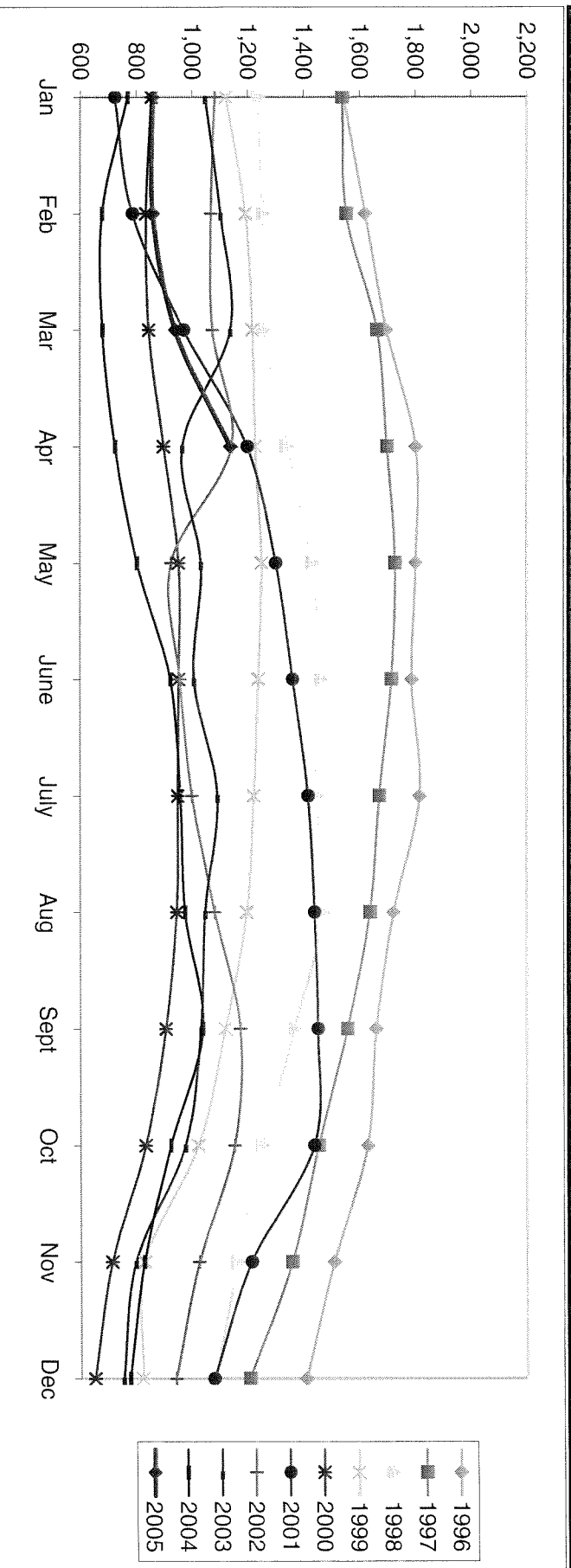
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1996	\$154,180	\$159,165	\$156,500	\$168,500	\$160,000	\$170,000	\$159,500	\$164,000	\$149,500	\$165,000	\$158,450	\$163,500
1997	\$168,950	\$153,000	\$153,700	\$165,000	\$163,000	\$170,000	\$168,500	\$170,000	\$167,500	\$167,000	\$156,125	\$172,000
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	\$445,000	\$466,000	\$475,000								



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)

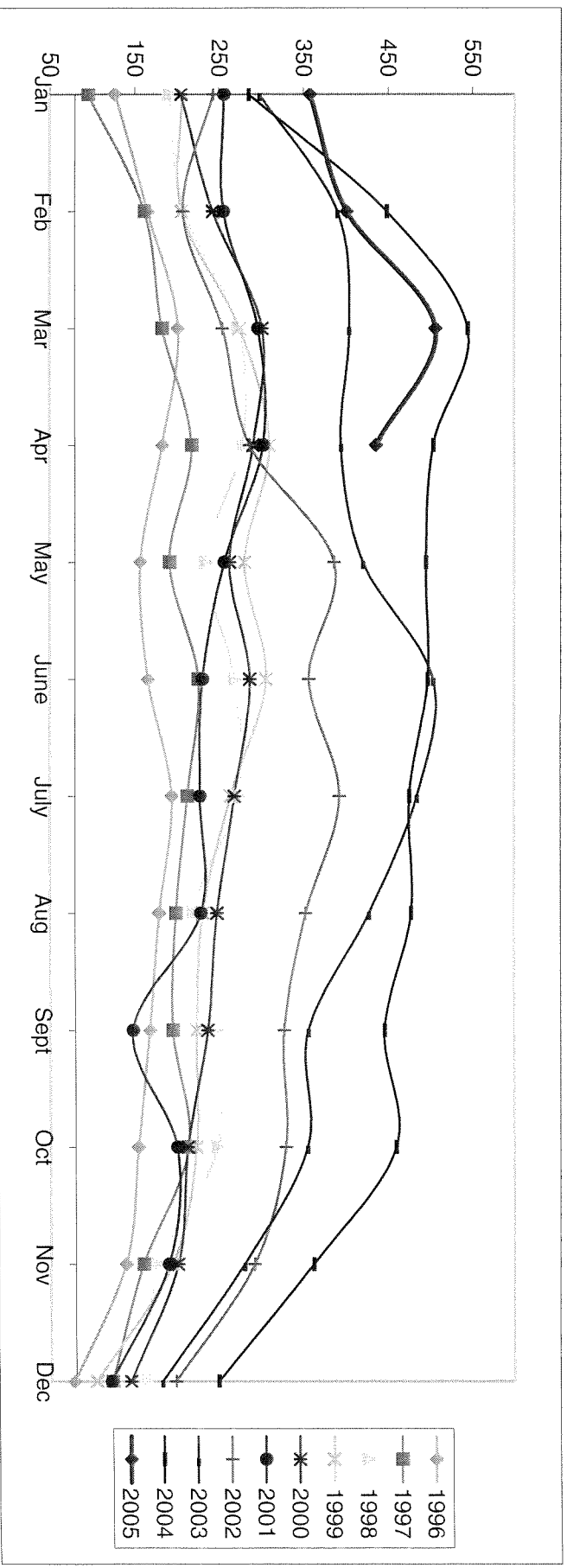
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1996	1,543	1,621	1,698	1,803	1,803	1,788	1,816	1,722	1,660	1,629	1,508	1,408
1997	1,538	1,553	1,664	1,700	1,728	1,715	1,672	1,638	1,557	1,454	1,358	1,205
1998	1,238	1,255	1,257	1,340	1,433	1,464	1,445	1,471	1,366	1,252	1,162	1,080
1999	1,120	1,192	1,218	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	862	941	1,139								



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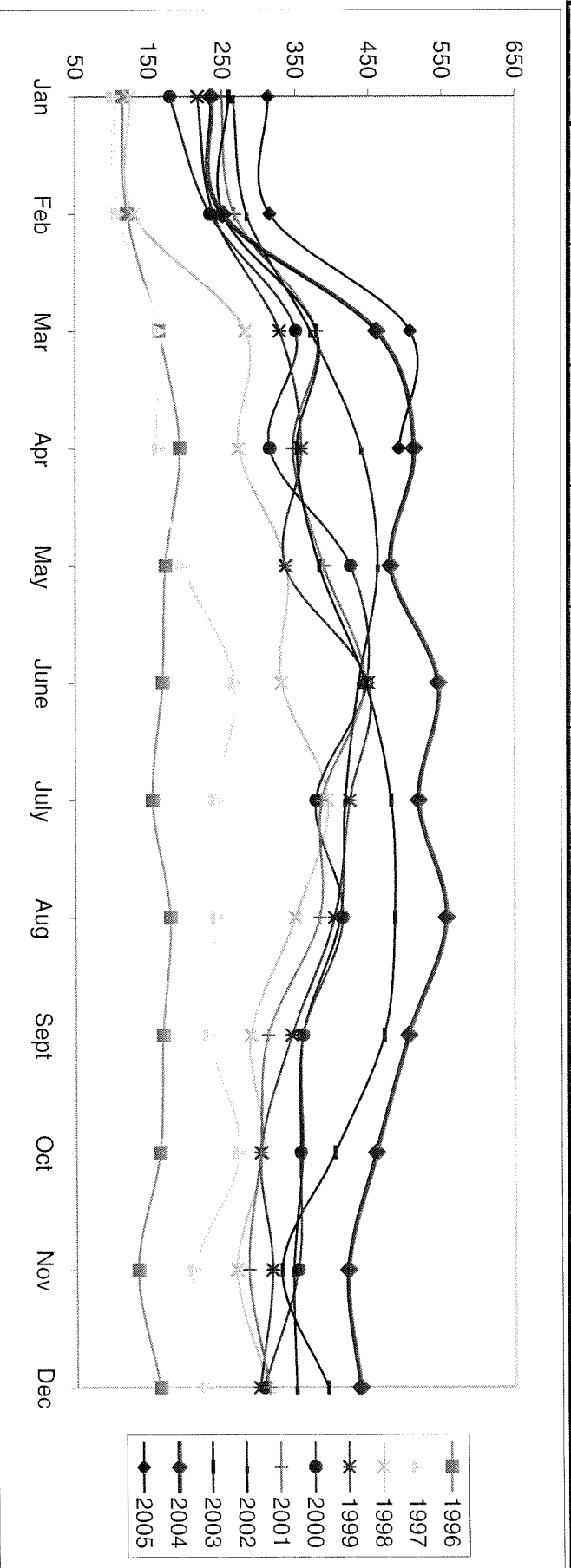
# Placer County Association of REALTORS® (PCAR) Monthly New Sales Opened (1996-2005) (Placer County Resale Homes)

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								



# 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								



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