

Real Estate Market Analysis - El Dorado County - Median Price for Single-Family Detached Homes 1986 to 2007

<i>El Dorado County Overall Ave./Year</i>	7.9%
<i>El Dorado County Overall Ave./Year (89-98)</i>	2.2%
<i>El Dorado County Overall Ave./Year (86-90)</i>	18.7%
<i>El Dorado County Overall Ave./Year (91-99)</i>	0.8%
<i>El Dorado County Overall Ave./Year (00-07)</i>	12.5%

(In 000's)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Average	% YOY	
1986	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a		
1987	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
1988	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
1989	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	142.5	136.0	144.9	140.0	140.9	n/a
1990	145.0	158.5	170.9	167.0	175.0	175.0	182.0	175.0	179.0	172.9	151.5	155.0	167.2	18.7%	
1991	165.0	182.5	171.7	184.7	175.0	184.0	180.0	158.2	155.0	155.0	168.0	160.2	169.9	1.6%	
1992	167.2	170.0	169.5	175.0	171.2	174.0	175.0	170.0	167.0	172.0	153.6	165.5	169.2	-0.5%	
1993	175.0	166.0	160.5	172.5	160.9	169.0	168.0	174.0	166.0	159.1	158.5	158.0	165.6	-2.1%	
1994	157.5	170.0	165.0	159.9	168.7	171.5	170.0	162.0	164.0	155.4	163.0	156.0	163.6	-1.2%	
1995	151.0	145.5	157.0	158.5	150.0	163.5	155.5	157.5	155.0	163.0	150.5	165.0	156.0	-4.6%	
1996	156.8	172.0	155.0	163.0	160.0	165.0	162.5	159.0	n/a	n/a	n/a	149.7	160.3	2.8%	
1997	163.0	157.5	151.0	161.8	169.0	171.0	168.8	161.0	170.0	166.5	166.5	175.5	165.1	3.0%	
1998	170.0	163.0	176.3	162.5	165.3	174.5	176.5	166.5	160.0	168.0	174.0	167.8	168.7	2.2%	
1999	185.0	164.0	179.0	180.0	182.5	189.0	185.0	180.0	183.5	183.6	166.7	174.3	179.4	6.3%	
2000	185.0	187.7	180.0	192.7	212.0	212.5	193.0	207.4	225.5	192.5	224.5	227.0	203.3	13.3%	
2001	219.9	235.0	240.4	249.5	250.0	240.0	235.0	239.5	249.1	215.0	241.0	254.0	239.0	17.6%	
2002	270.0	249.2	266.5	268.5	289.2	277.8	285.2	300.0	295.0	291.5	275.0	291.4	279.9	17.1%	
2003	275.5	295.0	315.0	318.0	319.9	349.5	338.5	340.0	333.0	310.5	355.0	347.0	324.7	16.0%	
2004	323.3	375.0	369.3	382.0	397.9	408.0	393.0	399.0	416.3	410.0	414.5	415.0	391.9	20.7%	
2005	442.5	445.0	439.0	459.3	487.0	479.7	475.0	485.0	504.0	465.0	472.0	492.5	470.5	20.0%	
2006	487.0	437.4	515.0	521.2	499.9	519.0	499.5	502.0	484.3	457.5	450.0	459.9	486.0	3.3%	
2007	447.0	502.5	462.5	450.0	488.0	495.0	489.4	427.3	425.0	390.0	383.8	417.0	448.1	-7.8%	
2008	420.0	379.0	357.0										385.3	-14.0%	

Source: MLS Reports El Dorado County Assoc. of Realtors, Inc.

CAPITAL VALLEY REALTY GROUP, INC

For a detailed market analysis, contact Doug Hus (916) 939-5350

http://www.edcar.org/stats_new.html

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Real Estate Market Analysis - Sacramento County - Median Price for Single-Family Detached Homes 1986 to 2007

<i>Sacramento County Overall Ave./Year</i>	8.2%
<i>Sacramento County Overall Ave./Year (89-98)</i>	3.2%
<i>Sacramento County Overall Ave./Year (86-90)</i>	13.1%
<i>Sacramento County Overall Ave./Year (91-99)</i>	-0.5%
<i>Sacramento County Overall Ave./Year (00-07)</i>	13.3%

(In 000's)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Average	% YOY
1986	n/a	n/a	n/a	n/a	n/a	84.5	85.5	84.6	84.2	80.4	81.6	82.4	83.3	
1987	82.6	83.9	83.4	87.3	89.6	87.3	87.6	89.4	91.7	87.6	85.6	89.1	87.1	4.5%
1988	88.3	85.5	89.5	90.3	93.3	93.3	97.0	98.5	96.3	94.0	94.3	98.0	93.2	7.0%
1989	96.0	100.0	104.0	101.5	105.0	109.9	115.0	116.4	116.0	115.0	118.0	122.0	109.9	17.9%
1990	123.0	126.9	127.5	135.5	138.0	142.0	145.0	142.0	139.0	136.7	135.0	130.0	135.1	22.9%
1991	130.7	131.0	137.0	140.0	139.0	136.8	140.0	139.9	135.0	135.0	130.0	135.0	135.8	0.5%
1992	134.0	135.0	132.5	133.5	132.0	133.0	132.0	132.0	131.0	130.0	130.0	132.5	132.3	-2.6%
1993	129.0	125.5	130.0	130.0	129.0	125.0	132.0	126.7	125.0	128.5	124.9	126.5	127.7	-3.5%
1994	125.0	124.0	129.9	129.0	128.8	122.0	129.0	124.0	118.0	121.0	122.0	122.0	124.6	-2.4%
1995	119.8	120.0	120.0	118.0	115.0	120.0	121.0	122.0	120.0	120.0	119.0	115.0	119.2	-4.3%
1996	112.0	111.0	117.0	117.0	118.0	115.0	118.0	115.0	115.0	115.0	111.3	110.0	114.5	-3.9%
1997	113.0	112.0	117.0	110.3	117.0	120.0	122.5	116.0	115.5	114.0	116.0	113.5	115.6	0.9%
1998	112.0	115.0	119.5	125.0	128.0	124.8	126.8	126.0	125.0	125.0	125.0	125.0	123.1	6.5%
1999	117.0	124.0	125.0	127.0	128.0	135.0	130.0	132.5	133.0	128.4	132.0	131.8	128.6	4.5%
2000	130.0	130.0	137.5	137.0	140.5	143.5	146.0	145.3	148.6	147.0	152.0	148.0	142.1	10.5%
2001	151.0	159.3	164.9	167.0	169.7	175.7	175.0	175.0	170.0	172.0	175.0	175.0	169.1	19.0%
2002	178.9	180.0	186.0	190.0	199.0	204.9	210.0	215.0	218.0	215.0	219.0	220.0	203.0	20.0%
2003	217.5	223.8	229.0	234.8	238.0	205.0	243.5	249.5	250.0	250.0	219.0	260.0	235.0	15.8%
2004	254.9	268.0	276.5	290.0	298.9	310.0	315.0	314.3	325.0	325.0	330.0	330.0	303.1	29.0%
2005	335.5	350.0	350.0	369.0	376.0	380.0	389.0	392.8	385.0	380.0	379.0	375.0	371.8	22.6%
2006	367.9	373.0	374.5	365.0	379.0	380.0	374.8	371.0	363.0	360.0	357.0	355.0	368.3	-0.9%
2007	355.0	367.5	350.0	355.0	350.0	339.5	340.0	324.5	320.0	305.9	299.5	280.0	332.2	-9.8%
2008	255.0	255.9	254.9										255.3	-23.2%

CAPITAL VALLEY REALTY GROUP, INC

Source: MLS Reports Sacramento Association of REALTORS

For a detailed market analysis, contact Doug Hus (916) 939-5350

<http://www.sacrealtor.org/about/statistics.asp>

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Real Estate Market Analysis - Placer County - Median Price for Single-Family Detached Homes 1986 to 2007

Placer County Overall Ave./Year	7.7%
Placer County Overall Ave./Year (89-98)	2.2%
Placer County Overall Ave./Year (86-90)	12.6%
Placer County Overall Ave./Year (91-99)	0.8%
Placer County Overall Ave./Year (00-07)	10.6%

(In 000's)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Average	% YOY
1986	104.1	115.4	106.9	98.8	109.8	118.9	114.8	111.4	114.2	112.2	118.4	111.3	111.4	
1987	117.3	106.6	110.8	122.2	128.5	122.5	121.8	131.4	118.3	126.4	135.6	122.2	122.0	9.5%
1988	137.7	124.2	138.0	142.3	137.7	145.5	143.5	153.8	142.4	141.5	139.2	145.5	140.9	15.6%
1989	155.2	150.2	145.0	151.0	156.5	157.5	151.7	160.0	164.9	170.0	165.0	164.9	157.7	11.9%
1990	175.0	169.9	159.0	194.0	189.0	189.0	173.0	174.5	180.0	177.0	184.0	184.0	179.0	13.6%
1991	177.0	162.5	163.0	170.5	168.0	175.0	179.0	181.0	169.7	175.0	170.0	163.7	171.2	-4.4%
1992	177.0	171.5	174.4	163.4	180.0	192.0	171.0	182.4	165.0	168.5	172.0	159.9	173.1	1.1%
1993	167.0	152.9	170.0	158.0	172.7	170.0	165.0	175.0	175.5	166.2	165.0	167.5	167.1	-3.5%
1994	169.9	158.2	159.9	164.0	159.2	175.0	165.0	149.9	165.9	155.0	152.0	163.7	161.5	-3.3%
1995	163.5	154.0	161.5	152.0	165.0	172.0	171.8	162.5	159.5	155.0	159.0	158.3	161.2	-0.2%
1996	154.2	159.2	156.5	168.5	160.0	170.0	159.5	164.0	149.5	165.0	158.5	163.5	160.7	-0.3%
1997	168.9	153.0	153.7	165.0	163.0	170.0	168.5	170.0	167.5	167.0	156.1	172.0	164.6	2.4%
1998	151.5	159.9	165.3	175.0	175.0	180.0	177.3	185.0	175.0	177.5	175.0	177.5	172.8	5.0%
1999	184.9	182.5	188.0	182.3	184.0	195.3	199.0	187.0	187.5	192.1	195.0	205.0	190.2	10.1%
2000	194.5	195.5	209.5	223.5	219.0	217.8	215.0	225.0	225.0	225.0	233.0	234.5	218.1	14.7%
2001	240.0	240.0	249.9	255.0	239.9	250.0	240.0	255.0	250.0	249.0	260.0	258.0	248.9	14.1%
2002	250.0	259.0	259.9	261.5	279.9	290.0	286.6	287.0	287.0	290.0	302.5	295.0	279.0	12.1%
2003	290.0	285.8	294.3	301.0	309.0	339.0	324.5	330.0	330.0	332.5	341.4	335.9	317.8	13.9%
2004	359.1	338.0	385.0	396.0	403.0	414.5	425.0	417.0	419.4	418.5	435.5	425.0	403.0	26.8%
2005	445.0	445.0	466.0	475.0	466.0	488.3	481.5	517.0	500.0	499.0	493.8	485.0	480.1	19.1%
2006	462.0	469.9	495.0	479.8	484.5	474.5	485.0	460.0	448.5	438.0	440.0	439.7	464.7	-3.2%
2007	430.0	445.9	420.0	425.0	410.0	420.0	415.0	408.5	401.0	385.0	366.1	356.9	406.9	-12.4%
2008	337.0	343.0	345.0										341.7	-16.0%

Source: MLS Reports Placer County Assoc. of REALTORS

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