

Real Estate Market Analysis - Sacramento County - Median Price for Single-Family Detached Homes 1986 to 2009

Sacramento County Overall Ave./Year	5.5%
Sacramento County Overall Ave./Year (86-90)	13.1%
Sacramento County Overall Ave./Year (91-99)	-0.5%
Sacramento County Overall Ave./Year (00-05)	19.5%
Sacramento County Overall Ave./Year (06-09)	-16.2%

(In 000's)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Average	% YOY	4% Growth
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%	86.6
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%	90.1
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%	93.7
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%	97.5
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%	101.4
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%	105.4
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%	109.6
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%	114.0
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%	118.6
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%	123.3
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%	128.3
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%	133.4
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%	138.7
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%	144.3
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%	150.0
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%	156.0
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%	162.3
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%	168.8
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%	175.5
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%	182.6
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%	189.9
2008	255.0	255.9	254.9	236.9	230.3	220.0	216.5	218.0	195.0	195.1	184.9	180.0	220.2	-33.7%	197.4
2009	169.0	167.0	167.5	167.1	180.0	180.0	180.0	190.0					175.1	-20.5%	205.3

Source: MLS Reports Sacramento Association of REALTORS

CAPITAL VALLEY REALTY GROUP, INC.

Note: Accuracy of data not guaranteed. User to verify all information and calculations.

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

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Real Estate Market Analysis - El Dorado County - Median Price for Single-Family Detached Homes 1986 to 2009

<i>El Dorado County Overall Ave./Year</i>	<b>5.8%</b>
<i>El Dorado County Overall Ave./Year (86-90)</i>	<b>18.7%</b>
<i>El Dorado County Overall Ave./Year (91-99)</i>	<b>0.8%</b>
<i>El Dorado County Overall Ave./Year (00-05)</i>	<b>17.5%</b>
<i>El Dorado County Overall Ave./Year (06-09)</i>	<b>-8.2%</b>

(In 000's)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Average	% YOY	4% Growth
<b>1986</b>	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		
<b>1987</b>	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	<b>n/a</b>	
<b>1988</b>	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	<b>n/a</b>	
<b>1989</b>	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	<b>n/a</b>	
<b>1990</b>	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	<b>18.7%</b>	146.5
<b>1991</b>	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	<b>1.6%</b>	152.3
<b>1992</b>	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	<b>-0.5%</b>	158.4
<b>1993</b>	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	<b>-2.1%</b>	164.8
<b>1994</b>	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	<b>-1.2%</b>	171.4
<b>1995</b>	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	<b>-4.6%</b>	178.2
<b>1996</b>	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	<b>2.8%</b>	185.3
<b>1997</b>	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	<b>3.0%</b>	192.8
<b>1998</b>	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	<b>2.2%</b>	200.5
<b>1999</b>	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	<b>6.3%</b>	208.5
<b>2000</b>	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	<b>13.3%</b>	216.8
<b>2001</b>	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	<b>17.6%</b>	225.5
<b>2002</b>	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	<b>17.1%</b>	234.5
<b>2003</b>	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	<b>16.0%</b>	243.9
<b>2004</b>	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	<b>20.7%</b>	253.7
<b>2005</b>	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	<b>20.0%</b>	263.8
<b>2006</b>	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	<b>3.3%</b>	274.4
<b>2007</b>	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	<b>-7.8%</b>	285.3
<b>2008</b>	420.0	382.0	359.0	379.5	386.0	405.0	378.0	355.0	356.0	385.0	350.0	340.0	374.6	<b>-16.4%</b>	296.7
<b>2009</b>	328.0	337.3	335.0	320.0	350.0	340.0	339.3	285.0					329.3	<b>-12.1%</b>	308.6

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

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Real Estate Market Analysis - Placer County - Median Price for Single-Family Detached Homes 1986 to 2009

Placer County Overall Ave./Year	5.6%
Placer County Overall Ave./Year (86-90)	12.6%
Placer County Overall Ave./Year (91-99)	0.8%
Placer County Overall Ave./Year (00-05)	16.8%
Placer County Overall Ave./Year (06-09)	-12.4%

(In 000's)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Average	% YOY	4% Growth
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%	115.8
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%	120.4
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%	125.3
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%	130.3
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%	135.5
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%	140.9
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%	146.5
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%	152.4
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%	158.5
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%	164.8
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%	171.4
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%	178.3
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%	185.4
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%	192.8
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%	200.5
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%	208.6
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%	216.9
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%	225.6
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%	234.6
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%	244.0
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%	253.7
2008	337.0	343.0	345.0	344.0	345.0	330.0	325.0	320.0	314.5	294.5	296.2	295.0	324.1	-20.4%	263.9
2009	270.0	289.0	280.0	280.0	277.5	277.0	284.0	280.0					279.7	-13.7%	274.4

Source: MLS Reports Placer County Assoc. of REALTORS

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