

Real Estate Market Analysis - Sacramento County - Median Price for Single-Family Detached Homes 1986 to 2010

<i>Sacramento County Overall Ave./Year</i>	<b>4.4%</b>
<i>Sacramento County Overall Ave./Year (86-90)</i>	<b>13.1%</b>
<i>Sacramento County Overall Ave./Year (91-99)</i>	<b>-0.5%</b>
<i>Sacramento County Overall Ave./Year (00-05)</i>	<b>19.5%</b>
<i>Sacramento County Overall Ave./Year (06-10)</i>	<b>-12.1%</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	84.5	85.5	84.6	84.2	80.4	81.6	82.4	83.3		
<b>1987</b>	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	<b>4.5%</b>	86.6
<b>1988</b>	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	<b>7.0%</b>	90.1
<b>1989</b>	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	<b>17.9%</b>	93.7
<b>1990</b>	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	<b>22.9%</b>	97.5
<b>1991</b>	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	<b>0.5%</b>	101.4
<b>1992</b>	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	<b>-2.6%</b>	105.4
<b>1993</b>	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	<b>-3.5%</b>	109.6
<b>1994</b>	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	<b>-2.4%</b>	114.0
<b>1995</b>	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	<b>-4.3%</b>	118.6
<b>1996</b>	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	<b>-3.9%</b>	123.3
<b>1997</b>	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	<b>0.9%</b>	128.3
<b>1998</b>	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	<b>6.5%</b>	133.4
<b>1999</b>	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	<b>4.5%</b>	138.7
<b>2000</b>	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	<b>10.5%</b>	144.3
<b>2001</b>	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	<b>19.0%</b>	150.0
<b>2002</b>	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	<b>20.0%</b>	156.0
<b>2003</b>	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	<b>15.8%</b>	162.3
<b>2004</b>	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	<b>29.0%</b>	168.8
<b>2005</b>	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	<b>22.6%</b>	175.5
<b>2006</b>	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	<b>-0.9%</b>	182.6
<b>2007</b>	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	<b>-9.8%</b>	189.9
<b>2008</b>	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	<b>-33.7%</b>	197.4
<b>2009</b>	169.0	167.0	167.5	167.1	180.0	180.0	180.0	190.0	183.0	185.0	187.0	187.5	178.6	<b>-18.9%</b>	205.3
<b>2010</b>	170.0	179.9	182.0	185.0	190.0	194.0							183.5	<b>2.7%</b>	

Source: MLS Reports Sacramento Association of REALTORS

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*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 2010

<i>El Dorado County Overall Ave./Year</i>	<b>4.3%</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 (06-10)</i>	<b>-8.0%</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	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	292.5	281.8	319.0	286.5	317.9	<b>-15.2%</b>	308.6
<b>2010</b>	315.0	289.0	299.9	299.0	299.5	332.5							305.8	<b>-3.8%</b>	

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 2010

<i>Placer County Overall Ave./Year</i>	<b>4.3%</b>
<i>Placer County Overall Ave./Year (86-90)</i>	<b>12.6%</b>
<i>Placer County Overall Ave./Year (91-99)</i>	<b>0.8%</b>
<i>Placer County Overall Ave./Year (00-05)</i>	<b>16.8%</b>
<i>Placer County Overall Ave./Year (06-10)</i>	<b>-11.2%</b>

(In 000's)

	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Average</u>	<u>% YOY</u>	<u>4% Growth</u>
<b>1986</b>	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		
<b>1987</b>	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	<b>9.5%</b>	115.8
<b>1988</b>	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	<b>15.6%</b>	120.4
<b>1989</b>	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	<b>11.9%</b>	125.3
<b>1990</b>	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	<b>13.6%</b>	130.3
<b>1991</b>	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	<b>-4.4%</b>	135.5
<b>1992</b>	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	<b>1.1%</b>	140.9
<b>1993</b>	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	<b>-3.5%</b>	146.5
<b>1994</b>	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	<b>-3.3%</b>	152.4
<b>1995</b>	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	<b>-0.2%</b>	158.5
<b>1996</b>	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	<b>-0.3%</b>	164.8
<b>1997</b>	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	<b>2.4%</b>	171.4
<b>1998</b>	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	<b>5.0%</b>	178.3
<b>1999</b>	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	<b>10.1%</b>	185.4
<b>2000</b>	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	<b>14.7%</b>	192.8
<b>2001</b>	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	<b>14.1%</b>	200.5
<b>2002</b>	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	<b>12.1%</b>	208.6
<b>2003</b>	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	<b>13.9%</b>	216.9
<b>2004</b>	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	<b>26.8%</b>	225.6
<b>2005</b>	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	<b>19.1%</b>	234.6
<b>2006</b>	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	<b>-3.2%</b>	244.0
<b>2007</b>	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	<b>-12.4%</b>	253.7
<b>2008</b>	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	<b>-20.4%</b>	263.9
<b>2009</b>	270.0	289.0	280.0	280.0	277.5	277.0	284.0	280.0	275.0	277.5	293.1	260.0	278.6	<b>-14.0%</b>	274.4
<b>2010</b>	258.0	257.5	270.0	275.0	251.5	262.8							262.5	<b>-5.8%</b>	

Source: MLS Reports Placer County Assoc. of REALTORS

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