

El Dorado Hills (Area 12602)

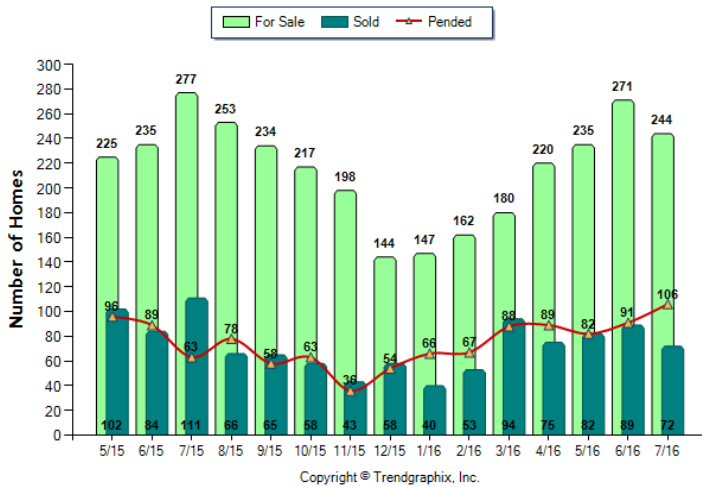
Published: August 2016*

Property Types: Single Family Homes - All Properties - All Properties
Price Range: \$0 - No Limit **SQFT Range:** 0 - No Limit
Bedrooms: 0 - No Limit **Full Baths:** 0 - No Limit
Half Baths: 0 - No Limit **Year Built:** 0 - No Limit

July 2016 is a Neutral market! The number of for sale listings was down **11.9%** from one year earlier and down **10%** from the previous month. The number of sold listings decreased **35.1%** year over year and decreased **19.1%** month over month. The number of under contract listings was up **16.5%** compared to the previous month and up **68.3%** compared to the previous year. The Months of Inventory based on Closed Sales is 3.4, up **36.1%** from the previous year.

The Average Sold Price per Square Footage was down **5.7%** compared to the previous month and up **5.4%** compared to last year. The Median Sold Price decreased by **4.8%** from last month. The Average Sold Price also decreased by **9.5%** from last month. Based on the 6 month trend, the Average Sold Price trend is "Neutral" and the Median Sold Price trend is "Neutral".

The Average Days on Market showed a neutral trend, a decrease of **16.7%** compared to the previous year. The ratio of Sold Price vs. Original List Price is 98%, an increase of **2.1%** compared to the previous year.



It is a Neutral Market

Property Sales (Sold)

July property sales were 72, down **35.1%** from 111 in July of 2015 and **19.1%** lower than the 89 sales last month.

Current Inventory (For Sale)

Versus last year, the total number of homes available this month is lower by 33 units of **11.9%**. This year's smaller inventory means that buyers who waited to buy may have smaller selection to choose from. The number of current inventory is down **10%** compared to the previous month.

Property Under Contract (Pended)

There was an increase of **16.5%** in the pended properties in July, with 106 properties versus 91 last month. This month's pended property sales were **68.3%** higher than at this time last year.

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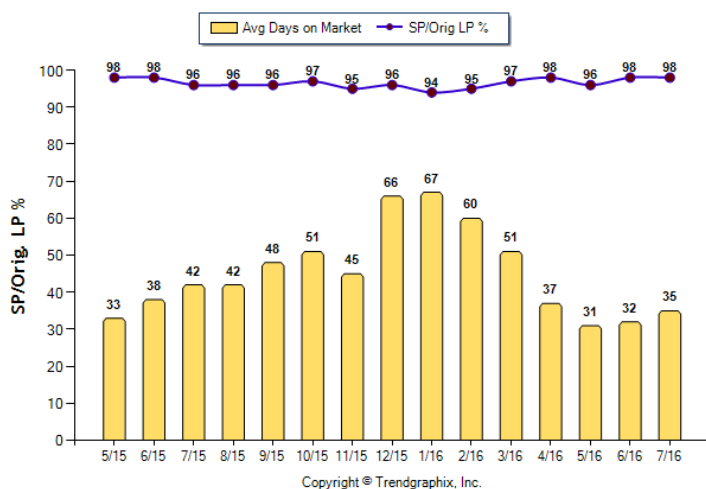
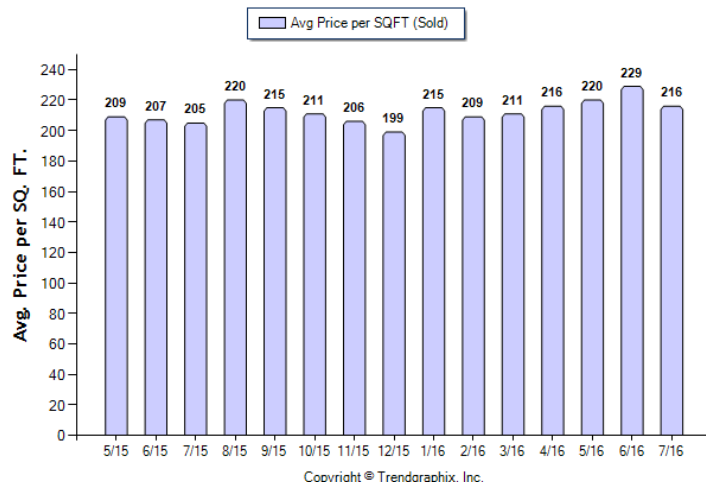
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The Average Sold Price per Square Footage is Neutral*

The Average Sold Price per Square Footage is a great indicator for the direction of property values. Since Median Sold Price and Average Sold Price can be impacted by the 'mix' of high or low end properties in the market, the Average Sold Price per Square Footage is a more normalized indicator on the direction of property values. The July 2016 Average Sold Price per Square Footage of \$216 was down **5.7%** from \$229 last month and up **5.4%** from \$205 in July of last year.

* Based on 6 month trend – Appreciating/Depreciating/Neutral



The Days on Market Shows Neutral Trend*

The average Days on Market (DOM) shows how many days the average property is on the market before it sells. An upward trend in DOM trends to indicate a move towards more of a Buyer's market, a downward trend indicates a move towards more of a Seller's market. The DOM for July 2016 was 35, up **9.4%** from 32 days last month and down **16.7%** from 42 days in July of last year.

The Sold/Original List Price Ratio Remains Steady**

The Sold Price vs. Original List Price reveals the average amount that sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. This month Sold Price vs. Original List Price of 98% is the same as last month and up from **2.1%** in July of last year.

* Based on 6 month trend – Upward/Downward/Neutral

** Based on 6 month trend – Rising/Falling/Remains Steady

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The Average For Sale Price is Neutral*

The Average For Sale Price in July was \$892,000, up **16.9%** from \$763,000 in July of 2015 and up **2.8%** from \$868,000 last month.

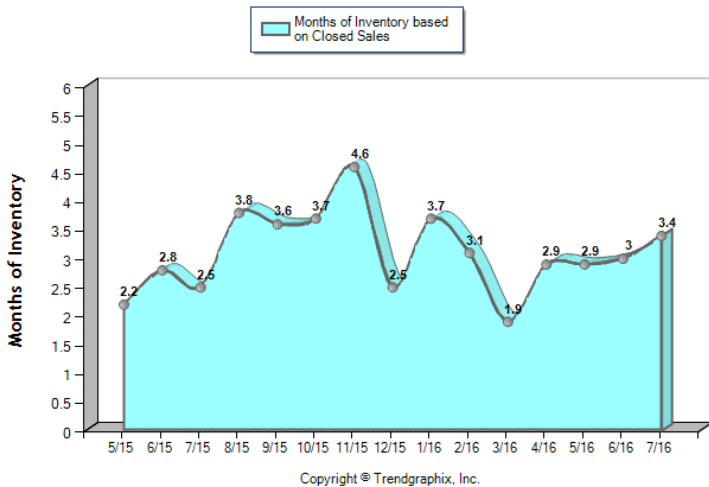
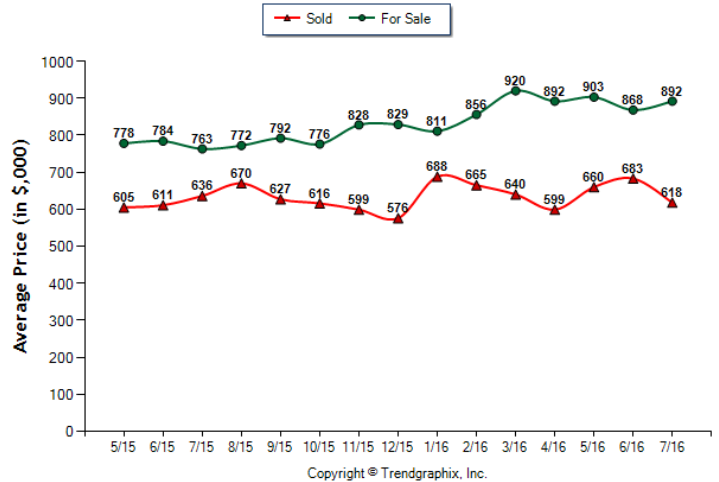
The Average Sold Price is Neutral*

The Average Sold Price in July was \$618,000, down **2.8%** from \$636,000 in July of 2015 and down **9.5%** from \$683,000 last month.

The Median Sold Price is Neutral*

The Median Sold Price in July was \$571,000, up **1.8%** from \$561,000 in July of 2015 and down **4.8%** from \$600,000 last month.

* Based on 6 month trend – Appreciating/Depreciating/Neutral



It is a Neutral Market*

A comparatively lower Months of Inventory is more beneficial for sellers while a higher months of inventory is better for buyers.

*Buyer's market: more than 6 months of inventory

Seller's market: less than 3 months of inventory

Neutral market: 3 – 6 months of inventory

Months of Inventory based on Closed Sales

The July 2016 Months of Inventory based on Closed Sales of 3.4 was increased by **36.1%** compared to last year and up **13.1%** compared to last month. July 2016 is Neutral market.

Months of Inventory based on Pended Sales

The July 2016 Months of Inventory based on Pended Sales of 2.3 was decreased by **47.8%** compared to last year and down **23.5%** compared to last month. July 2016 is Seller's market.

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It is a Neutral Market*

Absorption Rate measures the inverse of Months of Inventory and represents how much of the current active listings (as a percentage) are being absorbed each month.

*Buyer's market: 16.67% and below
Seller's market: 33.33% and above
Neutral market: 16.67% - 33.33%

Absorption Rate based on Closed Sales

The July 2016 Absorption Rate based on Closed Sales of 29.5 was decreased by **26.5%** compared to last year and down **10%** compared to last month.

Absorption Rate based on Pended Sales

The July 2016 Absorption Rate based on Pended Sales of 43.4 was increased by **91%** compared to last year and up **29.2%** compared to last month.

