

# El Dorado Hills

Published: May 2025\*

Property Types: Single Family Homes

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

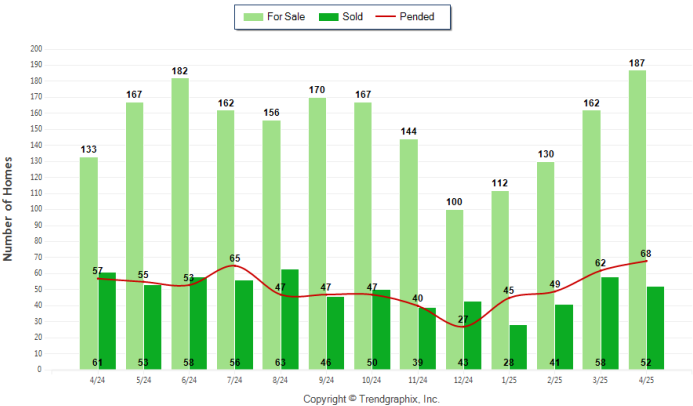
Half Baths: 0 - No Limit

Year Built: 0 - No Limit

**April 2025 was a Neutral market!** The number of for sale listings was up **15.4%** from the previous month. The number of sold listings decreased **10.3%** month over month. The number of under contract listings was up **9.7%** compared to previous month. The Months of Inventory based on Closed Sales was 3.6.

The Average Sold Price per Square Footage was down **3.5%** compared to previous month. The Median Sold Price decreased by **3.2%** from last month. The Average Sold Price also increased by **5.3%** from last month. Based on the 6 month trend, the Average Sold Price trend was "Neutral" and the Median Sold Price trend was "Neutral".

The Average Days on Market showed a neutral trend. The ratio of Sold Price vs. Original List Price was 97%.



## It was a Neutral Market

### Property Sales (Sold)

April property sales were 52, **10.3%** lower than the 58 sales last month.

### Current Inventory (For Sale)

The total number of homes available this month was 187. The number of current inventory was up **15.4%** compared to the previous month.

### Property Under Contract (Pended)

There was an increase of **9.7%** in the pended properties in April, with 68 properties versus 62 last month.

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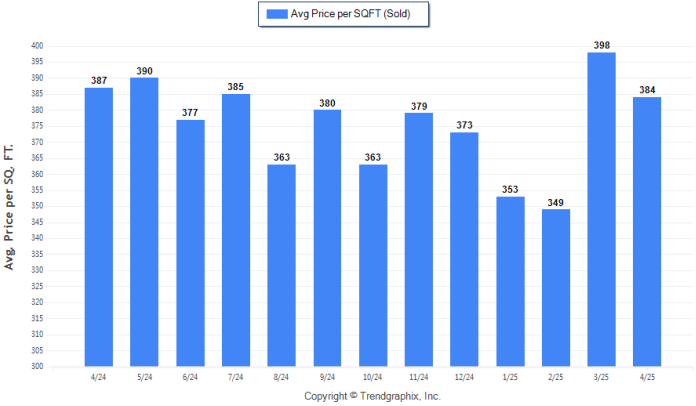
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## The Average Sold Price per Square Footage was Neutral\*

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 April 2025 Average Sold Price per Square Footage of \$384 was down **3.5%** from \$398 last month.



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

## The Days on Market Showed Neutral Trend\*

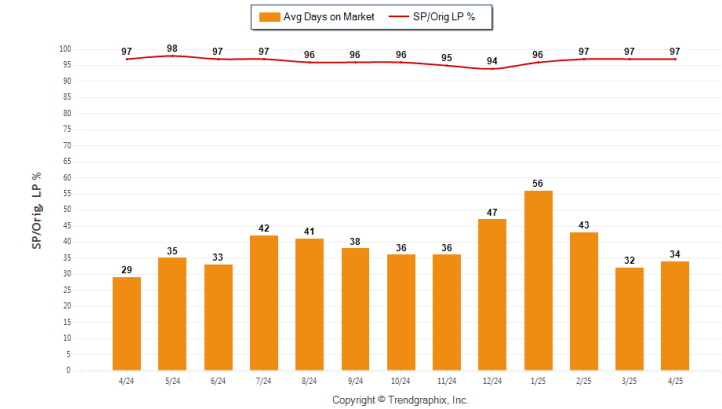
The average Days on Market (DOM) shows how many days the average property is on the market before it sells. An upward trend in DOM trends to indicate a move towards more of a Buyer's market, a downward trend indicates a move towards more of a Seller's market. The DOM for April 2025 was 34, up **6.3%** from 32 days last month.

## The Sold/Original List Price Ratio was Rising\*\*

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 97% was the same as last month.

\* 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 was Depreciating\*

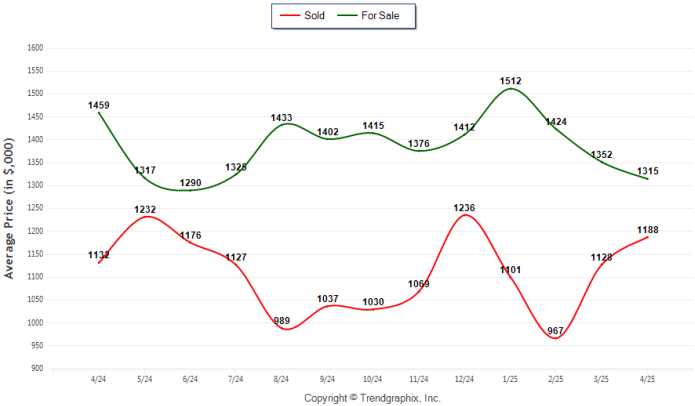
The Average For Sale Price in April was \$1,315,000, down **2.7%** from \$1,352,000 last month.

## The Average Sold Price was Neutral\*

The Average Sold Price in April was \$1,188,000, up **5.3%** from \$1,128,000 last month.

## The Median Sold Price was Neutral\*

The Median Sold Price in April was \$920,000, down **3.2%** from \$950,000 last month.



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

## It was 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

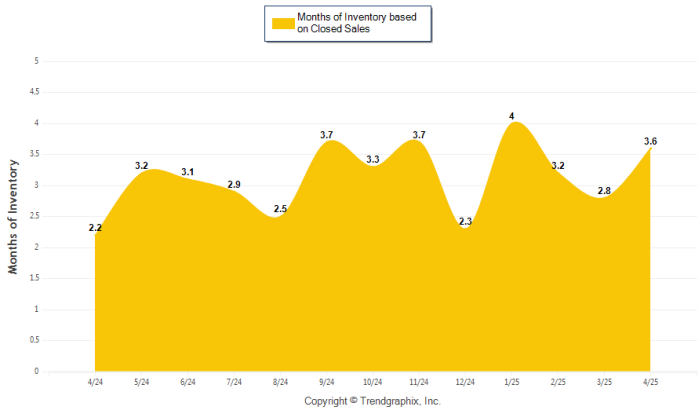
Neutral market: 3 – 6 months of inventory

### Months of Inventory based on Closed Sales

The April 2025 Months of Inventory based on Closed Sales of 3.6 was up **28.6%** compared to last month. April 2025 was Neutral market.

### Months of Inventory based on Pended Sales

The April 2025 Months of Inventory based on Pended Sales of 2.8 was up **7.7%** compared to last month. April 2025 was Seller's market.



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## It was 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.

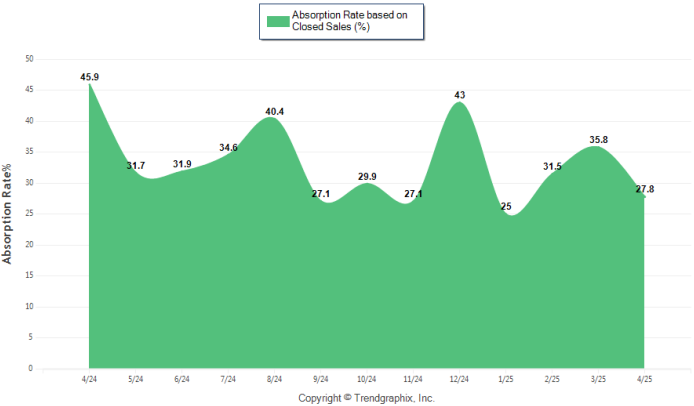
\*Buyer's market: 16.67% and below  
Seller's market: 33.33% and above  
Neutral market: 16.67% - 33.33%

### Absorption Rate based on Closed Sales

The April 2025 Absorption Rate based on Closed Sales of 27.8 was down **22.3%** compared to last month.

### Absorption Rate based on Pended Sales

The April 2025 Absorption Rate based on Pended Sales of 36.4 was down **5%** compared to last month.



All reports are published May 2025, based on data available at the end of April 2025, except for the today's stats. All reports presented are based on data supplied by the MetroList MLS. The MetroList MLS does not guarantee or is not in anyway responsible for its accuracy. Data maintained by the MetroList MLS may not reflect all real estate activities in the market. Information deemed reliable but not guaranteed.