

ECONOMIC SNAPSHOT



HOUSING

2008=100

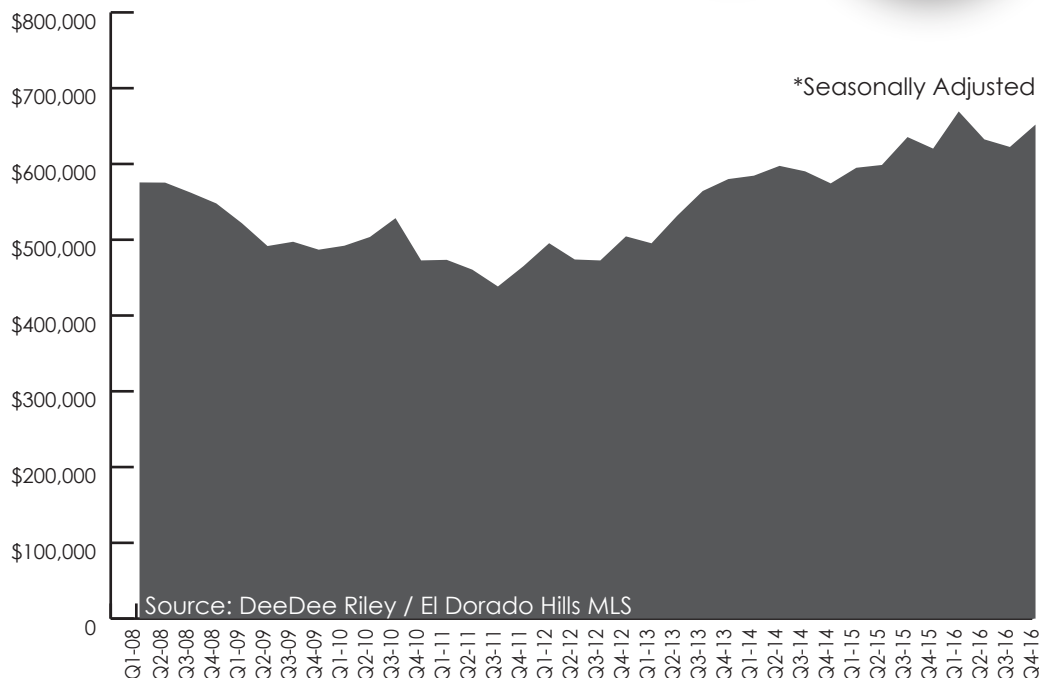
4.8%

Q3 2016
108.1

Q4 2016

113.3

HOUSING MARKET AT A GLANCE...



Average sales price in Q4 16 was \$651,975, up 4.8% from Q4 15 and up 5.1% from a year ago.

There were 186 closed sales in Q4 16, down 54 from the previous quarter.

Residential properties stayed on the market an average of 50 days, up 12 days from the previous quarter.

There were 457 homes for sale in Q4 16.

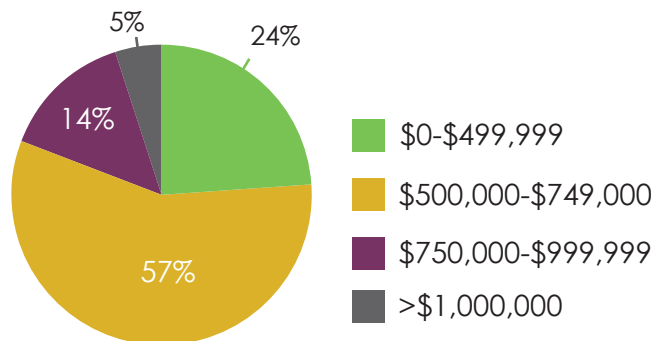
4TH QUARTER TREND

Average home sales price in El Dorado Hills increased 4.8% in Q4 16 to \$651k. This is now the second highest average sales price since Q1 08 after seasonal adjustment is applied.

After minor decreases in the prior two quarters, prices are now back near the Q1 16 levels, the highest level since Q1 08. Although average prices were up in Q4 16, properties spent an average of 12 more days on the market. There were also 54 less sales when compared to the previous quarter.

Properties priced under \$499k accounted for 24% of all closed sales in Q4 16, up 3% more than the previous quarter. Homes priced in the \$500k - \$749k range, continues to account for the majority of home sales in El Dorado Hills.

PERCENTAGE OF SALES



This report presented by:



*Thanks to DeeDee Riley from Lyon Real Estate for the housing data!

