

Slow selling

A look at the data for escrows that closed and median sales prices in the capital area.

EXISTING DETACHED HOMES

COUNTY	ESCROWS CLOSED			CHANGE OVER ONE YEAR	MEDIAN PRICES			CHANGE OVER ONE YEAR
	April '06	March '07	April '07		April '06	March '07	April '07	
Amador	41	30	29	-29.3%	\$335,000	\$330,000	\$332,500	-0.7%
El Dorado	218	186	189	-13.3%	\$450,000	\$440,000	\$413,000	-8.2%
Nevada	131	108	128	-2.3%	\$508,000	\$460,000	\$467,000	-8.1%
Placer	405	397	355	-12.3%	\$479,800	\$450,000	\$448,500	-6.5%
Sacramento	1,661	1,334	1,185	-28.7%	\$352,500	\$336,000	\$345,000	-2.1%
Sutter	65	62	58	-10.8%	\$280,000	\$252,250	\$276,250	-1.3%
Yolo	136	141	112	-17.6%	\$429,000	\$384,500	\$447,000	4.2%
Yuba	63	57	51	-19.0%	\$262,000	\$233,000	\$225,000	-14.1%

EXISTING CONDOS

COUNTY	ESCROWS CLOSED			CHANGE OVER ONE YEAR	MEDIAN PRICES			CHANGE OVER ONE YEAR
	April '06	March '07	April '07		April '06	March '07	April '07	
Amador	0	0	0	n/a	n/a	n/a	n/a	n/a
El Dorado	0	3	1	n/a	n/a	\$257,000	n/a	n/a
Nevada	6	4	1	-83.3%	\$287,250	\$350,000	\$424,000	47.6%
Placer	24	38	23	-4.2%	\$356,000	\$244,000	\$350,000	-1.7%
Sacramento	63	64	42	-33.3%	\$202,000	\$197,000	\$165,500	-18.1%
Sutter	3	4	4	33.3%	\$110,000	\$207,500	\$206,750	88.0%
Yolo	10	9	9	-10.0%	\$315,000	\$250,750	\$255,000	-19.0%
Yuba	1	0	1	0.0%	\$100,000	n/a	\$160,000	60.0%

NEW HOMES

COUNTY	ESCROWS CLOSED			CHANGE OVER ONE YEAR	MEDIAN PRICES			CHANGE OVER ONE YEAR
	April '06	March '07	April '07		April '06	March '07	April '07	
Amador	1	10	11	1000.0%	\$248,500	\$324,500	\$337,000	35.6%
El Dorado	58	31	26	-55.2%	\$611,750	\$777,000	\$632,000	3.3%
Nevada	17	7	12	-29.4%	\$447,000	\$475,000	\$376,750	-15.7%
Placer	199	237	197	-1.0%	\$494,000	\$436,000	\$456,750	-7.5%
Sacramento	484	351	326	-32.6%	\$451,500	\$385,250	\$351,000	-22.3%
Sutter	61	29	26	-57.4%	\$344,000	\$322,000	\$319,500	-7.1%
Yolo	53	73	55	3.8%	\$468,500	\$412,500	\$409,750	-12.5%
Yuba	62	48	34	-45.2%	\$341,500	\$319,000	\$332,000	-2.8%

ALL HOMES

COUNTY	ESCROWS CLOSED			CHANGE OVER ONE YEAR	MEDIAN PRICES			CHANGE OVER ONE YEAR
	April '06	March '07	April '07		April '06	March '07	April '07	
Amador	42	40	40	-4.8%	\$335,000	\$329,500	\$337,000	0.6%
El Dorado	276	220	216	-21.7%	\$500,000	\$460,000	\$430,000	-14.0%
Nevada	154	119	141	-8.4%	\$500,000	\$450,000	\$458,500	-8.3%
Placer	628	672	575	-8.4%	\$477,000	\$439,000	\$450,000	-5.7%
Sacramento	2,208	1,749	1,553	-29.7%	\$367,250	\$340,000	\$341,500	-7.0%
Sutter	129	95	88	-31.8%	\$319,000	\$281,500	\$293,000	-8.2%
Yolo	199	223	176	-11.6%	\$429,000	\$390,000	\$421,500	-1.7%
Yuba	126	105	86	-31.7%	\$313,500	\$289,000	\$288,500	-8.0%

Note: Amador County resale detached statistics include resale condos. (The county does not break them out separately.)