

Sold Market Analysis -Residential sales for year 2008

	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
RESIDENTIAL					
CONVENTIONAL	368	\$97,684,893	\$265,448	\$229,450	167
FHA	72	\$14,367,200	\$199,544	\$195,000	138
VA	28	\$6,331,030	\$226,108	\$224,500	194
CASH	185	\$36,957,136	\$199,768	\$146,000	121
EXCHANGE	4	\$1,265,797	\$316,449	\$292,500	50
OWNER FINANCED	35	\$8,897,167	\$254,205	\$250,000	218
OTHER	9	\$1,914,650	\$212,739	\$200,000	217
GOVERNMENT	3	\$549,000	\$183,000	\$180,000	136
AT AUCTION	12	\$1,908,125	\$159,010	\$159,625	172
Analysis by Area					
ANDERSON SPRNGS	6	\$1,491,000	\$248,500	\$227,000	202
BLUE LAKES	1	\$149,500	\$149,500	\$149,500	96
BUCKINGHAM	10	\$6,179,500	\$617,950	\$407,500	168
C.L. OAKS	19	\$3,361,400	\$176,916	\$115,000	163
CLEARLAKE EAST	34	\$4,371,000	\$128,559	\$126,250	166
CLEARLAKE KEYS	31	\$7,331,790	\$236,509	\$225,000	124
CLEARLAKE N/NW	62	\$8,018,175	\$129,325	\$94,850	141
CLEARLAKE PARK	28	\$4,838,950	\$172,820	\$128,500	146
CLEARLAKE S/SW	28	\$4,247,701	\$151,704	\$147,500	153
CLR LK RIVIERA	64	\$14,395,950	\$224,937	\$210,500	153
COBB	30	\$7,471,267	\$249,042	\$249,500	182
FINLEY	2	\$448,000	\$224,000	\$224,000	123
GLENHAVEN	1	\$340,000	\$340,000	\$340,000	40
HIDDEN VALLEY	132	\$32,474,105	\$246,016	\$217,450	146
JAGO BAY	1	\$495,000	\$495,000	\$495,000	368
KONOCTI BAY	1	\$145,000	\$145,000	\$145,000	59
LAKEPORT NORTH	62	\$17,177,105	\$277,050	\$258,900	180
LAKEPORT SOUTH	28	\$8,978,186	\$320,650	\$317,500	125
LOCH LOMOND	3	\$520,000	\$173,333	\$190,000	166
LOWER LAKE	13	\$2,705,966	\$208,151	\$175,000	162
LUCERNE	33	\$5,077,275	\$153,857	\$120,000	223
MIDDLETOWN	11	\$4,224,000	\$384,000	\$350,000	188
NICE	14	\$2,674,200	\$191,014	\$170,000	117
OTHER	22	\$5,203,528	\$236,524	\$232,500	90
RIVIERA HEIGHTS	11	\$2,949,250	\$268,114	\$245,000	140
RIVIERA WEST	4	\$1,424,000	\$356,000	\$401,000	228
SCOTTS VALLEY	1	\$650,000	\$650,000	\$650,000	175
SODA BAY	4	\$3,495,000	\$873,750	\$875,000	193
SPRING VALLEY	16	\$2,857,450	\$178,591	\$182,500	157
UPPER LAKE	13	\$3,935,550	\$302,735	\$251,000	190
ORCHARD SHORES	2	\$253,000	\$126,500	\$126,500	257
KELSEYVILLE PROPER	12	\$2,665,000	\$222,083	\$212,000	202
KELSEYVILLE	17	\$9,327,150	\$548,656	\$289,000	110
Totals	716	\$169,874,998	\$237,256	\$200,000	156

Non Co-op Sales	216	\$54,376,203	\$251,742	\$211,750	170
Co-op Sales	500	\$115,498,795	\$230,998	\$196,200	150
All Sold Listings	716	\$169,874,998	\$237,256	\$200,000	156

THIS INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED
BASED ON INFORMATION FROM THE LAKE COUNTY ASSOCIATION OF REALTORS
MULTIPLE LISTING SERVICE FOR THE PERIOD JANUARY 1, 2008 THROUGH DECEMBER 31, 2008.