

# **Statistics of Prop 90 Approved Sales and MLS Home Sales**

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Prepared by: Kimberly A. Beal (Kab); 530-558-5504;  
[kimberlyabeal@gmail.com](mailto:kimberlyabeal@gmail.com)  
Government Affairs Director (GAD) for the El Dorado County  
Association of Realtors (EDCAR), 9/7/2017

EDCAR Physical Address: 4096 Motherlode Dr, Shingle Springs, CA 95682  
EDCAR Mailing Address: P.O. Box 627, Shingle Springs, CA 95682  
Executive Officer: Devin Woodard, 530-676-0161, [dwoodard@edcar.org](mailto:dwoodard@edcar.org)

On August 1, 2017, the El Dorado County Assessor's Office provided Kab a list of Buyer's and properties approved for Proposition 90, and there were 220 properties approved since EDCAR had analyzed the prior list of approved properties received on May 31, 2016. Of the 220 properties, 132 were posted in the local Metrolist Multiple Listing Service (MLS), in which EDCAR is a participant.

## **Potential reasons 88 approved properties were not posted in Metrolist MLS:**

- Tract Home Development where project has on-site sales office
- For Sale By Owner
- Trustee / Court Ordered / Auction Sales
- Second Home placed on an existing property, no sale involved
- Home constructed on a vacant parcel purchased prior to May 31, 2016
- Homes are located in the South Lake Tahoe basin, in which case they might be posted in the South Lake Tahoe MLS System
- Other

**Statistics of the 220 Prop 90 Approved Properties:**

Average Purchase Price of Homes:	\$ 602,239
Median Purchase Price of Homes:	\$ 575,000
Average Size of Homes:	2,622 SF
Median Size of Homes:	2,489 SF
Average Year the Homes were Built:	1999
Median Year the Homes were Built:	2003
Average Lot Size:	2.35 Acres
Median Lot Size:	.381 Acre
Parcels Sized under / over 1 Acre:	146 / 74
Number of the 220 Sales Posted in MLS / %:	132 / 60%

**Comparison of Prop 90 Home Sales to MLS Home Sales:**

Date Range / # Prop 90 Approved Purchases / Prop 90 Average Sales Price / # of  
 MLS Home Sales / MLS Average Sales Price / % of Prop 90 Sales to MLS Sales

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March 2010 – November 2014:	240	\$491,691	12,322	\$346,097	1.95%
December 2014 – May 2016:	159	\$578,316	3,927	\$438,091	4.04%
June 2016 – July 2017:	220	\$602,239	3,256	\$474,857	6.75%

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Totals for 3/1/2010 – 8/1/17	619		19,505		3.17%
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**Monthly, EDCAR computes the median price of home sales from MLS data. For June 2016 through July 2017 the monthly median prices were:**

06/16 \$460,000	07/16 \$423,750	08/16 \$406,500	09/16 \$419,450
10/16 \$405,000	11/16 \$429,000	12/16 \$422,500	01/17 \$405,000
02/17 \$415,000	03/17 \$454,000	04/17 \$469,950	05/17 \$460,000
06/17 \$499,900	07/17 \$486,500		

EDCAR performed a Survey of Listing Agents in which their client, the Seller, sold a home to a Buyer that purchased the home under the Prop 90 program.

Survey Question 2 identified 76 of the 93 Sellers had lived in the home as their personal residence, and Survey Question 3 identified that 20 of the Sellers subsequently purchased another home in El Dorado County. Below are the addresses of the 20 sold properties; look up whether they used Prop 60 for their purchase home.

**ADDRESS**

1215 DOWNIEVILLE DR, EL DORADO HILLS

2340 Loch Way, EDH

6481 Granite Tr. Pollock Pines, Ca. 95726

3116 Sesame St. Pollock Pines, Ca. 95726

2421 Telegraph Hill, EDH

2474 STARMOUNT WAY

3660 Meder Court

3415 CHASEN DR

4158 HENSLEY CIR

2040 PIMLICO LN.

2270 RISING HILL rD

2551 OTTER TRAIL

4227 Weathervane ct

3811 mira loma

6210 Aldea Drive El Dorado Hills, CA

4707 Hearthstone PI, EDH 95762

1032 Souza Dr.

2170 Loch Way El Dorado Hills, CA 95762

6210 Aldea Drive

5575 Pooh's Path