



CALIFORNIA ASSOCIATION OF REALTORS®

TRENDS

In California Real Estate

Volume 28, Number 1

January 2007

Regional Markets Break Ranks from State



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By Robert Kleinhenz, Ph.D., Deputy Chief Economist



Quick Reference

- Housing Market Indicator
- Median Home Sales Price
- Housing Supply
- Unsold Inventory Index
- Affordability Index

TRENDS

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Conditions in the statewide housing market further stabilized in November 2006, as sales edged up and the California median price held steady. However, the California regions continued to break ranks from the statewide picture, both in terms of sales and prices.

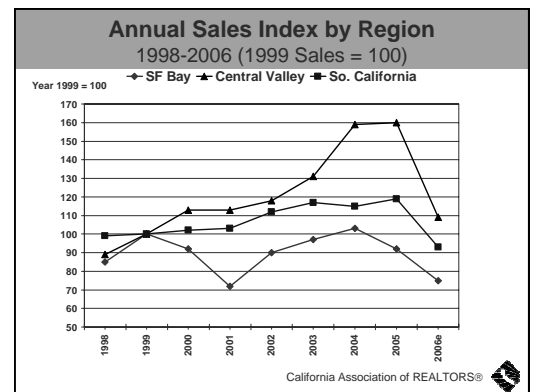
For the fifth month in a row, seasonally adjusted, annualized sales for the state remained in the range of 450,000 homes. Sales rose slightly from 443,320 homes in October to 450,930 homes in November, but fell 22.2 percent year-to-year compared to the November 2005 figure of 579,560 homes. The statewide market remained on track for an anticipated 23 percent decline in sales for all of 2006.

The statewide median likewise showed little change, with a November median price of \$555,290 which rose slightly from \$551,620 a month earlier, and increased just 1.4 percent from the prior year median of \$547,870. With inventory levels in the range of 7 months - the long run average - small single-digit percentage gains in the median price have been the norm since August.

The seemingly orderly transition to lower levels of activity at the state level belies a mixed bag of adjustments at the regional level. Sales in Southern California have tracked most closely with the state as a whole with a 22 percent decline for the region, compared to 23 percent for the state. The median price in the region has also behaved much like the state, with a series of single-digit year-over-year percentage gains in recent months. For November, the Southern California median stood at \$544,020, up 2.7 percent year-to-year, but shy of the record high of \$565,390 that was set in September 2006. Part of the drop-off from the record may be attributed to the seasonal decline in home prices; it is unlikely that the median will do much more than match the September 2006 record.

The Bay Area actually peaked in 2004, a year ahead of the statewide sales peak. With a 19 percent decline in 2006 on top of a 10 percent

decline in 2005, sales in the region were 29 percent lower than the sales peak in 2004. Still, sales in 2006 remained higher than in 2001 when the region felt the effects of the dot-com meltdown. The median has generally fallen since the June 2006 record of \$760,930, and stood at \$738,900 in November. However, the market continued to post a small annual gain with a 2.2 percent increase over the \$723,080 median of a year earlier.



Of the three regions, the Central Valley has experienced the greatest departure from the state, both during the upswing in the market and now during the slowdown. After rising more dramatically than the other regions of the state during the first half of the decade, sales in the Central Valley fell by 32 percent in 2006 alone, the largest decline among the California regions. The region has seen five consecutive months of year-to-year decreases in the median price, with a November median of \$340,370 that was 3.9 percent lower than the prior November median of \$354,200, and six percent below the region's record high of \$363,720 that occurred in August 2005.

County Economic Profiles



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CALIFORNIA HOUSING MARKET INDICATORS

November 2006

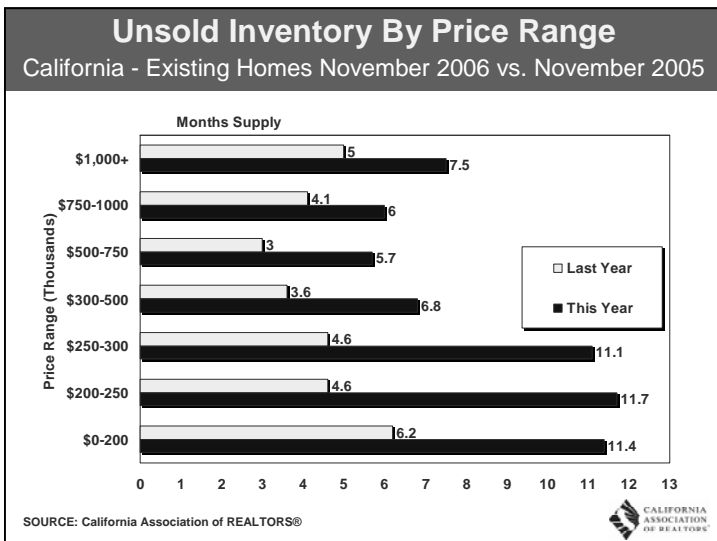
	DETACHED	ATTACHED	BOTH
Market Share of Sample Sales	81.00%	19.00%	100.00%
Median Time on Market	70 Days	69 Days	71 Days
Previous Month	58 Days	52 Days	58 Days
Previous Year	39 Days	29 Days	38 Days
Time on Market Before Sale			
Less than 30 days	21.1%	25.9%	20.7%
31-60 days	23.5%	20.1%	23.4%
61-90 days	16.7%	15.3%	16.3%
91-120 days	11.4%	10.1%	11.2%
Over 120 days	27.4%	28.6%	28.4%
Unsold Inventory Index	7.4 Mos.	7.9 Mos.	7.4 Mos.
Previous Month	7.6 Mos.	8.4 Mos.	7.6 Mos.
Previous Year	3.6 Mos.	4.6 Mos.	3.8 Mos.
Sample Median Sales Price	\$564,953	\$410,198	\$526,390
Change from previous month	-1.47%	-1.21%	-2.03%
Change from previous year	0.84%	-4.76%	-0.31%
Sample Median List Price	\$552,281	\$421,085	\$515,916
Change from previous month	-2.34%	-0.99%	-2.42%
Change from previous year	-8.46%	-1.87%	-6.01%

SALES BY PRICE RANGE AND NUMBER OF BEDROOMS (DETACHED)

Price Brackets	Percent of Monthly Total		
	Nov '06	Oct '06	Nov '05
\$ 79,999 or less	0.1%	0.1%	0.1%
\$ 80,000-\$119,999	0.2%	0.2%	0.1%
\$120,000-\$159,999	0.5%	0.5%	0.5%
\$160,000-\$199,999	1.0%	1.2%	1.1%
\$200,000-\$249,999	2.7%	2.8%	2.5%
\$250,000-\$299,999	6.0%	6.1%	6.0%
\$300,000-\$499,999	33.2%	33.0%	33.9%
\$500,000-\$749,999	33.3%	32.9%	35.3%
\$750,000-\$999,999	12.3%	12.7%	11.4%
\$1,000,000 and over	10.7%	10.5%	9.0%
Total	100.0%	100.0%	100.0%
Sales By Bedroom Category			
2 or fewer bedrooms	15.1%	14.7%	14.5%
3 bedrooms	46.8%	48.1%	49.3%
4 or more bedrooms	38.1%	37.2%	36.2%
Total	100.0%	100.0%	100.0%

CALIFORNIA MEDIAN HOME SALES PRICE AND RESALE ACTIVITY SINGLE-FAMILY DETACHED HOMES

	Median Home Sales Price	%Chg. Over Prev. Month	%Chg. Over Prev. Year	Seasonally Adjusted		
				Annualized Rate of Sale	%Chg. Over Prev. Month	%Chg. Over Prev. Year
November 2002	\$328,440	1.2%	21.5%	542,120	-6.4%	9.8%
November 2003	\$384,470	1.4%	17.1%	627,190	-1.5%	15.7%
November 2004	\$471,980	2.7%	22.8%	652,340	2.0%	4.0%
January 2005	\$484,580	2.2%	19.8%	659,410	2.1%	7.1%
February 2005	\$470,920	- 2.8%	20.3%	608,160	- 7.8%	3.2%
March 2005	\$496,890	5.5%	16.1%	634,700	4.4%	7.5%
April 2005	\$510,400	2.7%	12.8%	658,060	3.7%	2.7%
May 2005	\$522,530	2.4%	12.8%	618,920	- 5.9%	- 2.1%
June 2005	\$542,330	3.8%	15.9%	656,310	6.0%	3.6%
July 2005	\$539,840	- 0.5%	16.9%	647,910	- 1.3%	1.3%
August 2005	\$567,320	5.1%	19.8%	632,239	- 2.4%	7.0%
September 2005	\$543,510	- 4.2%	17.2%	650,775	2.9%	3.9%
October 2005	\$537,930	- 1.0%	17.1%	621,530	- 4.5%	- 2.8%
November 2005	\$547,870 r	1.8%	16.1%	579,560	- 6.8%	- 11.2%
December 2005	\$548,640	0.0%	15.7%	531,910	- 8.2%	- 17.6%
January 2006	\$551,300	0.5%	13.8%	500,470	- 5.9%	- 24.1%
February 2006	\$535,480	- 2.9%	13.7%	513,740	2.7%	- 15.5%
March 2006	\$562,630	5.1%	13.2%	539,170	4.9%	- 15.1%
April 2006	\$561,750	- 0.2%	10.1%	516,965	- 4.1%	- 21.4%
May 2006	\$564,440	0.5%	8.0%	488,255	- 5.6%	- 21.1%
June 2006	\$575,800	2.0%	6.2%	483,689	- 0.9%	- 26.3%
July 2006	\$566,940	- 1.5%	5.0%	453,980	- 6.1%	- 29.9%
August 2006	\$576,360	1.7%	1.6%	442,150	- 2.6%	- 30.1%
September 2006	\$556,920	- 3.4%	2.5%	444,780	0.6%	- 31.7%
October 2006	\$551,620 r	- 1.0%	2.5%	443,320	- 0.3%	- 28.7%
November 2006	\$555,290	- 0.7%	1.4%	450,930	1.7%	- 22.2%



UNSOLD INVENTORY INDEX

(In months supply)
November 2006

	Detached List/Sales	Attached List/Sales
Central Valley (not including Sacramento)	10.0 mo.	N.A.
Los Angeles	8.3 mo.	8.0 mo.
Northern Wine Country	1.2 mo.	1.4 mo.
Orange County	11.1 mo.	10.9 mo.
Sacramento	4.8 mo.	5.8 mo.
San Diego	9.0 mo.	11.1 mo.
San Francisco Bay	2.6 mo.	3.0 mo.
Santa Barbara	5.1 mo.	7.3 mo.
California Totals	7.4 mo.	7.9 mo.

**MEDIAN HOME SALES PRICE AND RESALE ACTIVITY
DETACHED HOMES**

			Median Price	Changes in Price		Changes in Sales	
				Monthly %	Yearly %	Monthly %	Yearly %
CENTRAL VALLEY							
	Nov	2004	\$300,969	1.5%	28.2%	-12.4%	17.9%
	Nov	2005	\$354,199	-1.2%	17.7%	-12.9%	-12.2%
	Sept	2006	\$348,957	-0.3%	-3.4%	-7.5%	-39.4%
	Oct	2006	\$345,156	-1.1%	-3.8%	-2.8%	-30.4%
	Nov	2006	\$340,374	-1.4%	-3.9%	-12.0%	-29.7%
HIGH DESERT							
	Nov	2004	\$248,316	3.7%	43.9%	-3.8%	16.4%
	Nov	2005	\$320,864	1.6%	29.2%	-4.6%	23.2%
	Sept	2006	\$329,040	-1.2%	5.3%	-7.9%	-28.8%
	Oct	2006	\$328,647	-0.1%	4.0%	-11.9%	-34.6%
	Nov	2006	\$332,344	1.1%	3.6%	-7.5%	-36.7%
LOS ANGELES							
	Nov	2004	\$474,719	3.6%	24.2%	0.6%	3.3%
	Nov	2005	\$575,312	3.2%	21.2%	-1.6%	-4.8%
	Sept	2006	\$585,733	-0.7%	4.4%	-7.6%	-31.2%
	Oct	2006	\$583,163	-0.4%	4.6%	-15.1%	-24.6%
	Nov	2006	\$590,788	1.3%	2.7%	2.4%	-21.6%
MONTEREY							
	Nov	2004	\$634,499	0.4%	29.6%	-12.1%	10.1%
	Nov	2005	\$721,621	0.6%	13.7%	-9.0%	-23.2%
	Sept	2006	\$725,999	0.4%	1.9%	-25.1%	-47.4%
	Oct	2006	\$702,678	-3.2%	-2.0%	10.0%	-24.4%
	Nov	2006	\$698,224	-0.6%	-3.2%	6.0%	-12.0%
NORTHERN CALIFORNIA							
	Nov	2004	\$376,623	2.1%	26.0%	-11.2%	11.9%
	Nov	2005	\$427,165	-1.8%	13.4%	-16.1%	-25.9%
	Sept	2006	\$397,618	0.3%	-8.5%	-5.9%	-26.4%
	Oct	2006	\$387,560	-2.5%	-10.9%	-0.7%	-13.4%
	Nov	2006	\$394,151	1.7%	-7.7%	-11.7%	-8.9%
NORTHERN WINE COUNTRY							
	Nov	2004	\$536,985	3.1%	20.7%	-4.3%	16.5%
	Nov	2005	\$621,141	-1.2%	15.7%	0.9%	-13.0%
	Sept	2006	\$612,000	0.4%	-4.3%	-10.9%	-33.3%
	Oct	2006	\$588,333	-3.9%	-6.4%	2.6%	-10.4%
	Nov	2006	\$615,147	4.6%	-1.0%	-13.5%	-23.1%
ORANGE COUNTY							
	Nov	2004	\$633,343	1.8%	20.3%	2.0%	2.1%
	Nov	2005	\$695,495	-0.9%	9.8%	-16.3%	-13.5%
	Sept	2006	\$706,489	1.2%	-0.3%	-11.4%	-32.2%
	Oct	2006	\$681,337	-3.6%	-2.9%	2.2%	-21.4%
	Nov	2006	\$699,205	2.6%	0.5%	-11.3%	-16.7%
PALM SPRINGS/ LOWER DESERT							
	Nov	2004	\$326,224	-4.7%	32.4%	4.9%	37.8%
	Nov	2005	\$377,736	8.4%	15.8%	-7.5%	-8.9%
	Sept	2006	\$344,144	-3.1%	-7.3%	-19.1%	-44.3%
	Oct	2006	\$340,833	-1.0%	-2.2%	10.6%	-29.8%
	Nov	2006	\$369,897	8.5%	-2.1%	-14.2%	-34.8%

NOTE: NA = Data temporarily not available

**MEDIAN HOME SALES PRICE AND RESALE ACTIVITY
DETACHED HOMES**

			Median Price	Changes in Price		Changes in Sales	
				Monthly %	Yearly %	Monthly %	Yearly %
RIVERSIDE/ SAN BERNARDINO							
	Nov	2004	\$321,951	1.2%	36.9%	-16.3%	-4.8%
	Nov	2005	\$386,080	-2.0%	19.9%	2.9%	14.7%
	Sept	2006	\$407,547	0.0%	5.2%	-29.1%	-45.8%
	Oct	2006	\$408,167	0.2%	3.6%	-7.8%	-49.6%
	Nov	2006	\$401,455	-1.6%	4.0%	9.9%	-45.9%
SACRAMENTO							
	Nov	2004	\$345,940	2.4%	33.0%	-10.9%	14.3%
	Nov	2005	\$379,928	-0.9%	9.8%	-17.6%	-25.2%
	Sept	2006	\$369,462	-2.3%	-3.8%	-6.7%	-37.9%
	Oct	2006	\$367,266	-0.6%	-4.2%	-2.8%	-30.9%
	Nov	2006	\$364,999	-0.6%	-3.9%	-10.0%	-24.5%
SAN DIEGO							
	Nov	2004	\$564,827	-0.3%	24.2%	-7.7%	3.4%
	Nov	2005	\$616,840	2.5%	9.2%	-8.6%	-11.4%
	Sept	2006	\$593,905	-0.8%	-3.0%	-16.3%	-31.7%
	Oct	2006	\$574,527	-3.3%	-4.5%	2.0%	-19.2%
	Nov	2006	\$578,125	0.6%	-6.3%	-9.8%	-20.2%
SAN FRANCISCO (INCLUDING SANTA CLARA)							
	Nov	2004	\$660,785	1.5%	15.1%	-2.4%	11.9%
	Nov	2005	\$723,077	0.5%	9.4%	-6.0%	-14.0%
	Sept	2006	\$725,869	-1.5%	2.2%	-10.5%	-23.8%
	Oct	2006	\$734,968	1.3%	2.1%	2.4%	-13.8%
	Nov	2006	\$738,903	0.5%	2.2%	-10.9%	-18.3%
SAN LUIS OBISPO							
	Nov	2004	\$475,555	2.1%	23.5%	0.0%	4.7%
	Nov	2005	\$605,158	0.3%	27.3%	-14.5%	3.4%
	Sept	2006	\$571,666	-5.2%	-5.1%	5.2%	-23.4%
	Oct	2006	\$560,975	-1.9%	-7.0%	-39.9%	-43.0%
	Nov	2006	\$532,895	-5.0%	-11.9%	17.2%	-21.9%
SANTA BARBARA AREA							
	Nov	2004	\$668,749	9.7%	72.3%	-17.3%	9.1%
	Nov	2005	\$649,999	6.5%	-2.8%	-17.0%	-23.6%
	Sept	2006	\$634,615	-24.0%	3.9%	-26.5%	-27.6%
	Oct	2006	\$835,714	31.7%	36.9%	-1.4%	-19.3%
	Nov	2006	\$497,777	-40.4%	-23.4%	2.8%	0.0%
SANTA CLARA							
	Nov	2004	\$649,000	2.0%	15.9%	-7.2%	9.4%
	Nov	2005	\$745,000	0.5%	14.8%	-8.4%	-15.1%
	Sept	2006	\$769,000	-0.1%	4.9%	-17.9%	-33.8%
	Oct	2006	\$775,000	0.8%	4.6%	0.6%	-25.0%
	Nov	2006	\$775,000	0.0%	4.0%	-2.5%	-20.2%
VENTURA							
	Nov	2004	\$595,912	1.9%	25.5%	-1.7%	2.1%
	Nov	2005	\$677,112	-0.1%	13.6%	-4.0%	-9.3%
	Sept	2006	\$686,728	-3.4%	0.6%	-12.2%	-38.6%
	Oct	2006	\$671,328	-2.2%	-1.0%	7.2%	-20.3%
	Nov	2006	\$663,762	-1.1%	-2.0%	0.9%	-16.3%

NOTE: NA = Data temporarily not available

**MEDIAN HOME SALES PRICE AND RESALE ACTIVITY
ATTACHED HOMES**

			Median Price	Changes in Price		Changes in Sales	
				Monthly %	Yearly %	Monthly %	Yearly %
CENTRAL VALLEY (NOT INCLUDING SACRAMENTO)							
	Nov	2004	\$195,714	5.6%	22.3%	-9.5%	28.2%
	Nov	2005	\$243,749	4.4%	24.5%	5.1%	-17.7%
	Sept	2006	\$231,818	2.4%	2.0%	-21.5%	-57.5%
	Oct	2006	\$222,321	-4.1%	-4.8%	-2.9%	-27.7%
	Nov	2006	\$231,944	4.3%	-4.8%	-10.1%	-38.2%
EAST VENTURA AREA							
	Nov	2004	\$367,741	-2.6%	14.3%	-2.1%	-37.0%
	Nov	2005	\$434,000	-2.9%	18.0%	-17.2%	9.8%
	Sept	2006	\$453,225	-4.9%	-2.2%	-6.2%	-34.1%
	Oct	2006	\$444,117	-2.0%	-0.7%	-41.8%	-56.6%
	Nov	2006	\$433,333	-2.4%	-0.2%	5.7%	-44.6%
LOS ANGELES							
	Nov	2004	\$308,511	-1.7%	27.8%	-12.3%	-2.3%
	Nov	2005	\$373,794	2.0%	21.2%	-11.9%	0.5%
	Sept	2006	\$379,865	1.1%	2.8%	-18.1%	-33.6%
	Oct	2006	\$368,518	-3.0%	0.5%	-3.3%	-28.4%
	Nov	2006	\$371,913	0.9%	-0.5%	-2.6%	-20.9%
MONTEREY							
	Nov	2004	\$429,629	-5.8%	22.0%	-1.3%	13.0%
	Nov	2005	\$524,193	4.8%	22.0%	6.1%	-7.9%
	Sept	2006	\$492,307	-11.6%	-14.7%	-24.6%	-41.6%
	Oct	2006	\$477,499	-3.0%	-4.5%	1.9%	-19.7%
	Nov	2006	\$491,666	3.0%	-6.2%	-28.3%	-45.7%
ORANGE COUNTY							
	Nov	2004	\$389,721	2.0%	24.5%	-1.5%	-11.6%
	Nov	2005	\$463,749	1.7%	19.0%	-6.5%	1.1%
	Sept	2006	\$454,929	-3.5%	-1.4%	-11.5%	-35.8%
	Oct	2006	\$455,048	0.0%	-0.2%	-8.4%	-33.9%
	Nov	2006	\$459,499	1.0%	-0.9%	-4.4%	-32.3%
PALM SPRINGS/ LOWER DESERT							
	Nov	2004	\$291,935	4.0%	38.2%	-1.3%	-4.8%
	Nov	2005	\$344,565	10.6%	18.0%	-4.2%	-21.8%
	Sept	2006	\$263,333	-16.8%	-19.2%	-20.3%	-52.2%
	Oct	2006	\$343,750	30.5%	10.4%	13.3%	-41.9%
	Nov	2006	\$346,551	0.8%	0.6%	9.0%	-33.9%
SAN DIEGO							
	Nov	2004	\$383,333	-0.1%	30.9%	-5.3%	-3.6%
	Nov	2005	\$393,356	1.5%	2.6%	-6.8%	-4.9%
	Sept	2006	\$363,695	-1.4%	-5.1%	-22.8%	-36.1%
	Oct	2006	\$374,889	3.1%	-3.3%	2.2%	-23.0%
	Nov	2006	\$355,381	-5.2%	-9.7%	-6.3%	-22.6%
SAN FRANCISCO BAY							
	Nov	2004	\$444,960	4.3%	20.3%	0.1%	18.2%
	Nov	2005	\$502,083	-2.6%	12.8%	-4.5%	-14.5%
	Sept	2006	\$485,748	-7.4%	-4.2%	-8.7%	-21.1%
	Oct	2006	\$501,974	3.3%	-2.6%	-14.0%	-23.1%
	Nov	2006	\$516,667	2.9%	2.9%	5.7%	-14.9%

First-time Buyer Housing Affordability Index - 2006 Q3			
C.A.R. Region	Q3 2006	Q2 2006	Q3 2005
California	24	23	28
California - Condos	35	35	39
United States	59	59	61
Central Valley	36	36	38
High Desert	39	39	46
Los Angeles County	19	19	23
Monterey Region	17	18	19
Northern California	33	31	33
Northern Wine Country	22	21	23
Orange County	22	21	24
Palm Sprgs/Lwr Desert	32	29	33
Riverside/SBernardino	31	33	38
Sacramento County	38	38	40
San Diego County	21	21	22
San Francisco Bay	25	24	29
San Luis Obispo County	18	17	21
Santa Barbara Area	14	14	18
Santa Clara County	27	26	33
Southern California	23	23	27
Ventura County	22	23	26
County			
Alameda	24	24	27
Contra Costa	27	31	30
Fresno	39	38	40
Marin	22	21	23
Merced	39	34	36
Riverside	31	32	37
San Bernardino	36	38	42
San Francisco	17	16	21
San Joaquin	27	27	34
San Mateo	20	19	24
Santa Cruz	18	19	21
Sonoma	24	23	24
Stanislaus	35	35	38



CALIFORNIA ASSOCIATION OF REALTORS®

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Los Angeles — Arcadia*, Citrus Valley, Downey, Glendale, Hacienda-Row-Diamond Bar*, Los Angeles*, LA Pacific West, Montebello*, Rancho Southeast, San Fernando Valley*, Pasadena*/Foothill, South Bay*, and West San Gabriel Valley

San Francisco Bay Area — Bay East, Berkeley, Contra Costa*, Marin, Oakland*, San Francisco, San Jose, San Mateo, North & South Solano and Santa Clara.

San Diego — Coronado*, E. San Diego*, N San Diego*, Pacific Bay Cities, and San Diego.*

Orange County — Huntington Beach-Fountain Valley*, Orange Coast*, S. Orange, Orange County and Pacific West*

Central Valley --- Bakersfield*, Central Valley*, Fresno, Lodi, Manteca, Merced, Modesto, Oakdale, Sacramento, Stockton*, Tracy and Turlock.

Palm Springs/Lower Desert — California Desert*, Palm Springs*, and The Desert Communities*

Monterey — Monterey*, and Santa Cruz*

Northern Wine Country — Mendocino, Napa*, and Sonoma.

Northern California — Chico, Lake County*, Humboldt, Paradise, Placer Siskiyou, and Tahoe Sierra.

Riverside/San Bernardino— Corona/Norco, Inland Valleys, Rim of the World*, East Inland Empire, and Redlands.

Ventura — Conejo Valley, Simi Valley*, and Ventura*

Santa Barbara — Lompoc Valley, Santa Barbara and Santa Maria

High Desert Area — Antelope Valley, Barstow, and Victor Valley

San Luis Obispo — Atascadero, Paso Robles, Pismo Coast, and San Luis Obispo*.

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December 2006
Median Home Prices

County/City/Area	Dec 2006	Dec 2005	Y-to-Y % Change
Alameda County	\$597,500.00	\$580,000.00	3.0%
Alameda	\$700,000.00	\$675,000.00	3.7%
Berkeley	\$750,000.00	\$730,000.00	2.7%
Castro Valley	\$625,000.00	\$670,000.00	-6.7%
Dublin	\$611,500.00	\$632,000.00	-3.2%
Emeryville	\$442,000.00	\$460,000.00	-3.9%
Fremont	\$632,500.00	\$619,000.00	2.2%
Hayward	\$560,000.00	\$548,000.00	2.2%
Livermore	\$592,500.00	\$610,000.00	-2.9%
Newark	\$623,500.00	\$589,000.00	5.9%
Oakland	\$534,750.00	\$499,500.00	7.1%
Pleasanton	\$746,500.00	\$812,500.00	-8.1%
San Leandro	\$546,500.00	\$545,000.00	0.3%
San Lorenzo	\$558,500.00	\$555,000.00	0.6%
Union City	\$648,000.00	\$652,500.00	-0.7%
Contra Costa County	\$571,000.00	\$558,500.00	2.2%
Antioch	\$522,000.00	\$525,000.00	-0.6%
Brentwood2	\$649,000.00	\$684,500.00	-5.2%
Byron	\$548,000.00	\$705,500.00	-22.3%
Concord	\$499,000.00	\$540,000.00	-7.6%
Danville	\$995,000.00	\$965,000.00	3.1%
Hercules	\$595,000.00	\$610,500.00	-2.5%
Martinez	\$500,000.00	\$515,000.00	-2.9%
Oakley	\$510,000.00	\$502,000.00	1.6%
Pittsburg	\$448,250.00	\$450,000.00	-0.4%
Pleasant Hill	\$649,500.00	\$601,000.00	8.1%
Richmond	\$422,500.00	\$438,500.00	-3.6%
San Pablo	\$460,000.00	\$489,500.00	-6.0%
San Ramon	\$832,500.00	\$786,500.00	5.8%
Walnut Creek	\$636,500.00	\$627,250.00	1.5%
El Dorado County	\$451,250.00	\$499,500.00	-9.7%
El Dorado Hills	\$605,500.00	\$634,250.00	-4.5%
Placerville	\$327,500.00	\$340,000.00	-3.7%
Shingle Springs	\$432,000.00	\$430,000.00	0.5%
South Lake Tahoe	\$451,500.00	\$462,500.00	-2.4%
Fresno County	\$290,000.00	\$292,000.00	-0.7%
Clovis	\$397,250.00	\$412,000.00	-3.6%
Fresno	\$282,500.00	\$275,000.00	2.7%
Kerman	\$289,500.00	\$278,000.00	4.1%
Reedley	\$281,000.00	\$257,500.00	9.1%
Sanger	\$250,000.00	\$279,000.00	-10.4%
Selma	\$285,000.00	\$269,500.00	5.8%
Kern County	\$280,000.00	\$275,000.00	1.8%
Bakersfield	\$294,500.00	\$290,000.00	1.6%
Delano	\$224,000.00	\$235,000.00	-4.7%
Ridgecrest	\$190,000.00	\$190,000.00	0.0%
Taft	\$173,250.00	\$135,000.00	28.3%

December 2006
Median Home Prices

County/City/Area	Dec 2006	Dec 2005	Y-to-Y % Change
Tehachapi	\$293,750.00	\$277,500.00	5.9%
Los Angeles County	\$525,000.00	\$495,000.00	6.1%
Agoura Hills	\$630,000.00	\$678,250.00	-7.1%
Alhambra	\$449,000.00	\$488,000.00	-8.0%
Altadena	\$612,000.00	\$624,500.00	-2.0%
Arcadia	\$655,000.00	\$740,000.00	-11.5%
Azusa	\$457,500.00	\$426,500.00	7.3%
Baldwin Park	\$423,000.00	\$407,500.00	3.8%
Bellflower	\$475,000.00	\$472,000.00	0.6%
Burbank	\$612,000.00	\$610,000.00	0.3%
Canoga Park	\$515,000.00	\$524,000.00	-1.7%
Canyon Country	\$508,000.00	\$515,000.00	-1.4%
Carson	\$530,000.00	\$465,000.00	14.0%
Castaic	\$543,090.50	\$585,000.00	-7.2%
Cerritos	\$650,000.00	\$625,000.00	4.0%
Chatsworth	\$586,500.00	\$586,000.00	0.1%
Claremont	\$542,500.00	\$628,500.00	-13.7%
Compton	\$407,000.00	\$360,000.00	13.1%
Covina	\$495,000.00	\$455,000.00	8.8%
Culver City	\$568,000.00	\$630,000.00	-9.8%
Diamond Bar	\$576,500.00	\$540,000.00	6.8%
Downey	\$600,000.00	\$596,000.00	0.7%
Duarte	\$485,000.00	\$455,000.00	6.6%
El Monte	\$431,000.00	\$455,000.00	-5.3%
Encino	\$734,500.00	\$520,000.00	41.3%
Gardena	\$499,000.00	\$515,000.00	-3.1%
Glendale	\$655,000.00	\$640,000.00	2.3%
Glendora	\$534,500.00	\$499,500.00	7.0%
Granada Hills	\$635,000.00	\$611,000.00	3.9%
Hacienda Heights	\$509,000.00	\$560,000.00	-9.1%
Hawthorne	\$522,000.00	\$520,000.00	0.4%
Inglewood	\$505,000.00	\$470,000.00	7.4%
La Crescenta	\$604,500.00	\$685,000.00	-11.8%
La Mirada	\$521,000.00	\$562,000.00	-7.3%
La Puente	\$461,000.00	\$449,000.00	2.7%
La Verne	\$580,000.00	\$520,000.00	11.5%
Lakewood	\$523,000.00	\$545,000.00	-4.0%
Lancaster	\$335,000.00	\$325,000.00	3.1%
Lawndale	\$520,000.00	\$532,500.00	-2.3%
Long Beach	\$514,000.00	\$489,000.00	5.1%
Los Angeles	\$530,000.00	\$470,000.00	12.8%
Lynwood	\$475,000.00	\$420,000.00	13.1%
Manhattan Beach	\$1,275,000.00	\$1,425,000.00	-10.5%
Mission Hills	\$514,545.00	\$524,500.00	-1.9%
Monrovia	\$599,500.00	\$542,000.00	10.6%
Montebello	\$490,000.00	\$468,500.00	4.6%
Monterey Park	\$488,000.00	\$490,000.00	-0.4%

December 2006
Median Home Prices

County/City/Area	Dec 2006	Dec 2005	Y-to-Y % Change
North Hills	\$569,000.00	\$542,000.00	5.0%
North Hollywood	\$540,000.00	\$537,500.00	0.5%
Northridge	\$687,500.00	\$682,500.00	0.7%
Norwalk	\$475,000.00	\$465,000.00	2.2%
Pacoima	\$495,000.00	\$460,000.00	7.6%
Palmdale	\$376,750.00	\$358,500.00	5.1%
Panorama City	\$440,000.00	\$426,500.00	3.2%
Pasadena	\$740,000.00	\$610,000.00	21.3%
Pico Rivera	\$485,000.00	\$473,000.00	2.5%
Playa Del Rey	\$519,500.00	\$579,000.00	-10.3%
Pomona	\$414,000.00	\$409,000.00	1.2%
Rancho Palos Verdes	\$947,500.00	\$1,056,363.50	-10.3%
Redondo Beach	\$735,000.00	\$780,000.00	-5.8%
Reseda	\$509,000.00	\$510,000.00	-0.2%
Rosemead	\$471,750.00	\$470,000.00	0.4%
San Fernando	\$505,000.00	\$480,000.00	5.2%
San Gabriel	\$564,500.00	\$570,000.00	-1.0%
San Pedro	\$525,000.00	\$539,000.00	-2.6%
Santa Clarita	\$590,000.00	\$550,000.00	7.3%
Santa Monica	\$833,000.00	\$869,000.00	-4.1%
Sherman Oaks	\$899,500.00	\$747,500.00	20.3%
South Gate	\$490,000.00	\$425,000.00	15.3%
Stevenson Ranch	\$767,500.00	\$758,000.00	1.3%
Studio City	\$890,000.00	\$885,500.00	0.5%
Sun Valley	\$517,000.00	\$500,000.00	3.4%
Sunland	\$565,500.00	\$546,000.00	3.6%
Sylmar	\$485,000.00	\$500,000.00	-3.0%
Tarzana	\$579,000.00	\$780,000.00	-25.8%
Temple City	\$567,500.00	\$559,000.00	1.5%
Torrance	\$592,500.00	\$610,000.00	-2.9%
Valencia	\$533,500.00	\$583,500.00	-8.6%
Valley Village	\$650,000.00	\$721,250.00	-9.9%
Van Nuys	\$540,000.00	\$545,000.00	-0.9%
Walnut	\$596,500.00	\$652,000.00	-8.5%
West Covina	\$506,500.00	\$500,000.00	1.3%
West Hills	\$640,000.00	\$605,000.00	5.8%
West Hollywood	\$737,000.00	\$776,000.00	-5.0%
Whittier	\$529,000.00	\$482,500.00	9.6%
Winnetka	\$528,000.00	\$526,000.00	0.4%
Woodland Hills	\$705,000.00	\$722,500.00	-2.4%
Los Angeles Selected Areas			
Westside	\$833,409.00	\$840,000.00	-0.8%
West LA	\$777,500.00	\$749,000.00	3.8%
Downtown LA/Central City	\$739,500.00	\$700,000.00	5.6%
South LA	\$450,000.00	\$395,000.00	13.9%
North East LA	\$461,000.00	\$457,500.00	0.8%
San Fernando Valley Selected Areas			

December 2006
Median Home Prices

County/City/Area	Dec 2006	Dec 2005	Y-to-Y % Change
San Fernando Valley	\$570,000.00	\$540,000.00	5.6%
West San Fernando Valley	\$582,000.00	\$560,000.00	3.9%
Northeast San Fernando Valley	\$540,000.00	\$505,000.00	6.9%
Southeast San Fernando Valley	\$590,000.00	\$575,000.00	2.6%
Southwest Los Angeles Selected Areas			
Beach Cities	\$914,000.00	\$1,056,000.00	-13.4%
South Bay	\$605,000.00	\$615,000.00	-1.6%
Long Beach (90810)	\$431,000.00	\$400,000.00	7.7%
Mar Vista	\$767,000.00	\$767,500.00	-0.1%
Palos Verdes Peninsula Area	\$1,070,000.00	\$1,201,500.00	-10.9%
Westchester	\$785,000.00	\$685,000.00	14.6%
Madera County	\$300,000.00	\$323,500.00	-7.3%
Madera	\$291,000.00	\$281,000.00	3.6%
Merced County	\$330,000.00	\$380,000.00	-13.2%
Atwater	\$335,000.00	\$420,000.00	-20.2%
Los Banos	\$421,000.00	\$410,000.00	2.7%
Merced	\$320,500.00	\$380,000.00	-15.7%
Marin County	\$800,000.00	\$775,000.00	3.2%
Novato	\$725,000.00	\$682,000.00	6.3%
San Rafael	\$715,000.00	\$685,750.00	4.3%
Monterey County	\$589,500.00	\$606,000.00	-2.7%
Salinas	\$580,000.00	\$600,000.00	-3.3%
Napa County	\$588,500.00	\$575,000.00	2.3%
Napa	\$535,000.00	\$540,000.00	-0.9%
Nevada County	\$499,000.00	\$475,000.00	5.1%
Grass Valley	\$350,000.00	\$439,000.00	-20.3%
Truckee	\$592,000.00	\$500,000.00	18.4%
Orange County	\$635,000.00	\$617,000.00	2.9%
Aliso Viejo	\$572,500.00	\$511,250.00	12.0%
Anaheim	\$580,000.00	\$573,500.00	1.1%
Brea	\$657,500.00	\$680,000.00	-3.3%
Buena Park	\$570,000.00	\$536,500.00	6.2%
Costa Mesa	\$802,000.00	\$694,000.00	15.6%
Cypress	\$670,000.00	\$522,500.00	28.2%
Fountain Valley	\$699,500.00	\$620,000.00	12.8%
Fullerton	\$609,000.00	\$585,000.00	4.1%
Garden Grove	\$565,000.00	\$555,000.00	1.8%
Huntington Beach	\$675,000.00	\$705,000.00	-4.3%
Irvine	\$730,000.00	\$685,000.00	6.6%
La Habra	\$420,000.00	\$529,500.00	-20.7%
Ladera Ranch	\$1,125,000.00	\$829,000.00	35.7%
Laguna Hills	\$600,000.00	\$610,000.00	-1.6%
Laguna Niguel	\$707,500.00	\$469,750.00	50.6%
Lake Forest	\$572,500.00	\$590,000.00	-3.0%
Mission Viejo	\$637,500.00	\$655,000.00	-2.7%
Orange	\$673,500.00	\$600,000.00	12.3%
Placentia	\$624,250.00	\$655,000.00	-4.7%

December 2006
Median Home Prices

County/City/Area	Dec 2006	Dec 2005	Y-to-Y % Change
Rancho Santa Margarita	\$568,500.00	\$594,000.00	-4.3%
San Clemente	\$916,000.00	\$982,500.00	-6.8%
San Juan Capistrano	\$1,170,000.00	\$650,000.00	80.0%
Santa Ana	\$580,000.00	\$567,500.00	2.2%
Stanton	\$426,500.00	\$515,000.00	-17.2%
Trabuco Canyon	\$795,000.00	\$745,050.00	6.7%
Tustin	\$599,000.00	\$604,000.00	-0.8%
Westminster	\$585,000.00	\$610,000.00	-4.1%
Yorba Linda	\$792,500.00	\$775,000.00	2.3%
Placer County	\$430,000.00	\$510,250.00	-15.7%
Auburn	\$435,000.00	\$461,500.00	-5.7%
Lincoln	\$417,500.00	\$518,500.00	-19.5%
Rocklin	\$468,681.00	\$505,000.00	-7.2%
Roseville	\$405,000.00	\$468,000.00	-13.5%
Riverside County	\$435,000.00	\$415,000.00	4.8%
Banning	\$289,500.00	\$285,000.00	1.6%
Beaumont	\$405,068.00	\$405,000.00	0.0%
Cathedral City	\$361,363.00	\$370,000.00	-2.3%
Corona	\$595,000.00	\$585,000.00	1.7%
Desert Hot Springs	\$300,000.00	\$290,000.00	3.4%
Hemet	\$309,500.00	\$314,500.00	-1.6%
Indio	\$394,500.00	\$389,500.00	1.3%
La Quinta	\$610,863.50	\$551,250.00	10.8%
Lake Elsinore	\$441,500.00	\$400,000.00	10.4%
Menifee	\$410,000.00	\$421,000.00	-2.6%
Mira Loma	\$552,500.00	\$510,000.00	8.3%
Moreno Valley	\$395,000.00	\$373,000.00	5.9%
Murrieta	\$474,000.00	\$467,500.00	1.4%
Norco	\$620,000.00	\$627,500.00	-1.2%
Palm Desert	\$450,000.00	\$424,500.00	6.0%
Palm Springs	\$393,000.00	\$385,000.00	2.1%
Perris	\$384,000.00	\$380,000.00	1.1%
Rancho Mirage	\$610,000.00	\$670,500.00	-9.0%
Riverside	\$439,500.00	\$415,000.00	5.9%
San Jacinto	\$363,000.00	\$341,750.00	6.2%
Sun City	\$365,500.00	\$370,000.00	-1.2%
Temecula	\$480,000.00	\$510,250.00	-5.9%
Wildomar	\$515,000.00	\$438,750.00	17.4%
Winchester	\$474,500.00	\$461,863.50	2.7%
Sacramento County	\$352,168.00	\$387,000.00	-9.0%
Antelope	\$388,250.00	\$359,500.00	8.0%
Carmichael	\$378,500.00	\$396,000.00	-4.4%
Citrus Heights	\$315,000.00	\$341,500.00	-7.8%
Elk Grove	\$421,250.00	\$487,000.00	-13.5%
Fair Oaks	\$421,500.00	\$388,750.00	8.4%
Folsom	\$450,000.00	\$507,500.00	-11.3%
Galt	\$375,000.00	\$400,000.00	-6.3%

December 2006
Median Home Prices

County/City/Area	Dec 2006	Dec 2005	Y-to-Y % Change
North Highlands	\$266,500.00	\$285,000.00	-6.5%
Orangevale	\$327,000.00	\$410,000.00	-20.2%
Rancho Cordova	\$415,000.00	\$443,000.00	-6.3%
Sacramento	\$325,500.00	\$339,000.00	-4.0%
San Bernardino County	\$375,000.00	\$356,000.00	5.3%
Adelanto	\$290,000.00	\$280,000.00	3.6%
Apple Valley	\$300,000.00	\$296,250.00	1.3%
Barstow	\$185,000.00	\$171,954.50	7.6%
Big Bear City	\$258,750.00	\$260,000.00	-0.5%
Big Bear Lake	\$417,500.00	\$359,000.00	16.3%
Bloomington	\$406,500.00	\$369,000.00	10.2%
Chino	\$474,750.00	\$526,500.00	-9.8%
Chino Hills	\$565,000.00	\$580,000.00	-2.6%
Colton	\$337,500.00	\$325,000.00	3.8%
Crestline	\$202,000.00	\$245,000.00	-17.6%
Fontana	\$455,100.00	\$460,000.00	-1.1%
Hesperia	\$345,500.00	\$336,000.00	2.8%
Highland	\$450,000.00	\$380,000.00	18.4%
Joshua Tree	\$185,000.00	\$172,250.00	7.4%
Lake Arrowhead	\$404,000.00	\$475,000.00	-14.9%
Loma Linda	\$370,000.00	\$450,000.00	-17.8%
Montclair	\$450,000.00	\$408,000.00	10.3%
Ontario	\$405,000.00	\$403,500.00	0.4%
Rancho Cucamonga	\$500,000.00	\$450,000.00	11.1%
Redlands	\$375,000.00	\$387,000.00	-3.1%
Rialto	\$380,000.00	\$366,250.00	3.8%
Running Springs	\$222,250.00	\$215,000.00	3.4%
San Bernardino	\$328,250.00	\$301,000.00	9.1%
Twentynine Palms	\$159,000.00	\$170,000.00	-6.5%
Upland	\$555,000.00	\$625,000.00	-11.2%
Victorville	\$329,750.00	\$315,000.00	4.7%
Yucaipa	\$420,000.00	\$491,250.00	-14.5%
Yucca Valley	\$243,000.00	\$191,000.00	27.2%
San Diego County	\$505,000.00	\$520,000.00	-2.9%
Carlsbad	\$713,750.00	\$820,000.00	-13.0%
Chula Vista	\$525,000.00	\$545,000.00	-3.7%
El Cajon	\$437,000.00	\$449,000.00	-2.7%
Encinitas	\$727,000.00	\$770,000.00	-5.6%
Escondido	\$508,750.00	\$490,000.00	3.8%
Fallbrook	\$541,500.00	\$580,000.00	-6.6%
La Jolla	\$594,000.00	\$800,000.00	-25.8%
La Mesa	\$454,454.50	\$495,000.00	-8.2%
Lakeside	\$443,500.00	\$472,500.00	-6.1%
Lemon Grove	\$410,000.00	\$419,000.00	-2.1%
National City	\$435,000.00	\$480,000.00	-9.4%
Oceanside	\$470,000.00	\$505,000.00	-6.9%
Poway	\$551,500.00	\$546,250.00	1.0%

December 2006
Median Home Prices

County/City/Area	Dec 2006	Dec 2005	Y-to-Y % Change
Ramona	\$544,000.00	\$530,000.00	2.6%
San Diego	\$475,000.00	\$500,000.00	-5.0%
San Marcos	\$582,500.00	\$588,750.00	-1.1%
Santee	\$427,000.00	\$417,250.00	2.3%
Spring Valley	\$450,000.00	\$457,500.00	-1.6%
Vista	\$498,000.00	\$514,500.00	-3.2%
San Francisco County	\$745,000.00	\$750,000.00	-0.7%
San Francisco	\$745,000.00	\$750,000.00	-0.7%
San Joaquin County	\$429,000.00	\$440,000.00	-2.5%
Lodi	\$340,000.00	\$409,000.00	-16.9%
Manteca	\$413,500.00	\$439,000.00	-5.8%
Stockton	\$376,300.00	\$391,750.00	-3.9%
Tracy	\$526,000.00	\$580,000.00	-9.3%
San Luis Obispo County	\$493,000.00	\$495,000.00	-0.4%
Arroyo Grande	\$563,000.00	\$682,500.00	-17.5%
Atascadero	\$429,500.00	\$422,500.00	1.7%
Paso Robles	\$415,500.00	\$472,250.00	-12.0%
San Mateo County	\$745,500.00	\$744,500.00	0.1%
Burlingame	\$1,325,000.00	\$1,065,000.00	24.4%
Daly City	\$722,500.00	\$670,000.00	7.8%
Pacifica	\$655,000.00	\$670,500.00	-2.3%
Redwood City	\$755,000.00	\$752,500.00	0.3%
San Bruno	\$698,000.00	\$680,000.00	2.6%
San Mateo	\$739,500.00	\$750,000.00	-1.4%
South San Francisco	\$730,000.00	\$720,000.00	1.4%
Santa Barbara County	\$500,000.00	\$522,750.00	-4.4%
Lompoc	\$389,000.00	\$447,000.00	-13.0%
Santa Barbara	\$1,006,000.00	\$997,500.00	0.9%
Santa Maria	\$439,000.00	\$459,500.00	-4.5%
Santa Clara County	\$668,000.00	\$665,000.00	0.5%
Campbell	\$741,500.00	\$697,500.00	6.3%
Cupertino	\$722,250.00	\$948,000.00	-23.8%
Gilroy	\$725,750.00	\$690,000.00	5.2%
Los Altos	\$1,459,000.00	\$1,427,500.00	2.2%
Los Gatos	\$970,000.00	\$972,500.00	-0.3%
Milpitas	\$632,000.00	\$656,000.00	-3.7%
Morgan Hill	\$717,750.00	\$795,000.00	-9.7%
Mountain View	\$640,000.00	\$651,000.00	-1.7%
San Jose	\$645,000.00	\$645,000.00	0.0%
Santa Clara	\$654,000.00	\$675,000.00	-3.1%
Sunnyvale	\$688,500.00	\$660,000.00	4.3%
Santa Cruz County	\$674,750.00	\$707,000.00	-4.6%
Aptos	\$745,000.00	\$750,000.00	-0.7%
Santa Cruz	\$715,000.00	\$728,750.00	-1.9%
Scotts Valley	\$720,000.00	\$845,000.00	-14.8%
Watsonville	\$620,000.00	\$705,000.00	-12.1%
Solano County	\$430,000.00	\$462,000.00	-6.9%

December 2006
Median Home Prices

County/City/Area	Dec 2006	Dec 2005	Y-to-Y % Change
Benicia	\$545,000.00	\$647,000.00	-15.8%
Dixon	\$533,500.00	\$470,000.00	13.5%
Fairfield	\$495,000.00	\$515,000.00	-3.9%
Rio Vista	\$347,500.00	\$394,000.00	-11.8%
Suisun City	\$415,000.00	\$439,500.00	-5.6%
Vacaville	\$440,000.00	\$444,250.00	-1.0%
Vallejo	\$403,500.00	\$421,000.00	-4.2%
Sonoma County	\$530,000.00	\$547,500.00	-3.2%
Petaluma	\$625,000.00	\$628,500.00	-0.6%
Rohnert Park	\$477,000.00	\$507,000.00	-5.9%
Santa Rosa	\$500,000.00	\$515,000.00	-2.9%
Sonoma	\$587,000.00	\$640,000.00	-8.3%
Windsor	\$548,500.00	\$602,000.00	-8.9%
Stanislaus County	\$377,000.00	\$385,000.00	-2.1%
Ceres	\$397,000.00	\$415,000.00	-4.3%
Modesto	\$340,000.00	\$357,500.00	-4.9%
Oakdale	\$419,500.00	\$451,250.00	-7.0%
Patterson	\$488,500.00	\$489,000.00	-0.1%
Riverbank	\$367,500.00	\$375,000.00	-2.0%
Salida	\$350,000.00	\$384,500.00	-9.0%
Turlock	\$370,000.00	\$380,500.00	-2.8%
Tulare County	\$269,750.00	\$256,250.00	5.3%
Porterville	\$237,500.00	\$217,000.00	9.4%
Tulare	\$268,500.00	\$273,000.00	-1.6%
Visalia	\$282,750.00	\$285,000.00	-0.8%
Ventura County	\$600,000.00	\$610,000.00	-1.6%
Camarillo	\$600,000.00	\$673,000.00	-10.8%
Moorpark	\$638,000.00	\$690,000.00	-7.5%
Newbury Park	\$685,000.00	\$677,000.00	1.2%
Ojai	\$620,000.00	\$702,000.00	-11.7%
Oxnard	\$617,000.00	\$600,000.00	2.8%
Simi Valley	\$560,000.00	\$585,000.00	-4.3%
Thousand Oaks	\$670,000.00	\$605,000.00	10.7%
Ventura	\$529,000.00	\$592,000.00	-10.6%
Yolo County	\$407,050.00	\$489,000.00	-16.8%
Davis	\$540,000.00	\$564,500.00	-4.3%
West Sacramento	\$330,500.00	\$488,750.00	-32.4%
Woodland	\$400,000.00	\$453,500.00	-11.8%

Median home prices contained in this chart were generated from DataQuick Information Systems. The price statistics are derived from all types of home sales -- new and existing, condos and single-family. Movements in sales prices should not be interpreted as changes in the cost of a standard home. Median prices can be influenced by changes in cost, as well as changes in the characteristics and size of homes sold. Due to the low sales volume in some cities or areas, median price changes may exhibit unusual fluctuation. N.A. = Not available.