

## **SACOG Region Housing Conditions Status Report – September 1, 2009**

In preparation for SACOG's next Metropolitan Transportation Plan (MTP) forecast as well as the Blueprint five year anniversary, staff has begun to examine the changes in the region's housing stock between 2005 and 2008. This report examines the first three sources of information collected. Over the next three months additional information will be examined to gain a more complete picture of the current state of housing in the SACOG region. To set the stage for discussion, total housing change by housing type for the region was summarized from the California Department of Finance Current Estimates Program. New construction information was obtained from MetroStudy and home resale information as well as foreclosure data was collected from MDA DataQuick.

### **Housing Change by Type**

To present a complete picture of housing change both the California Department of Finance (DOF) and MetroStudy data are presented. MetroStudy publishes information on new for-sale housing construction in developments of five units or more. Their totals do not include custom homes, small custom developments, unit splits, units built for rental or condo units that were converted to rentals. California DOF produces estimates of housing stock change by year. These estimates are derived from building permit surveys, industry surveys and demographic models. This data is the most commonly used population and housing information in the State and thus a logical source to review when looking for total housing change that includes rentals.

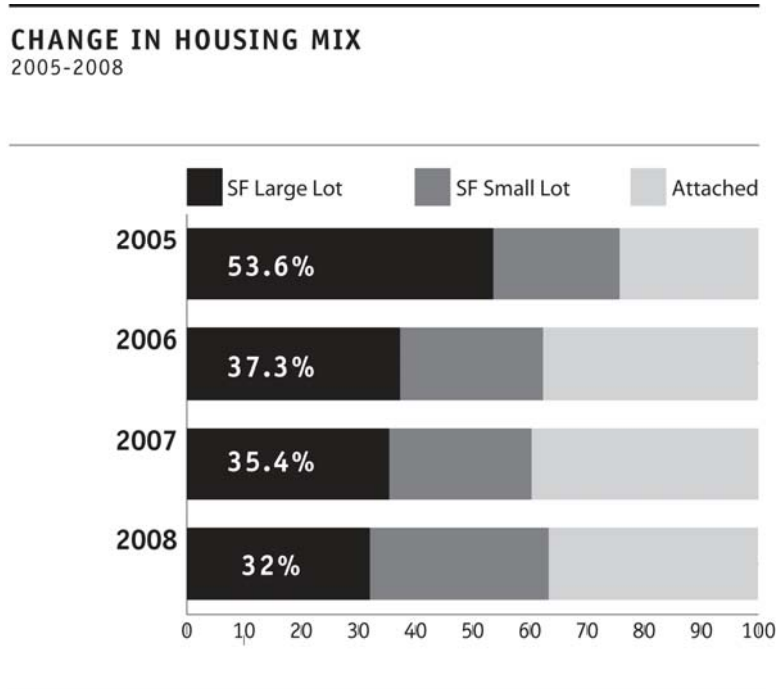
California DOF total housing change shows an addition of 60,004 units between 2005 and the end of 2008. Totals by housing type (single family v. multi-family) for the region for 2005-2008 are summarized in Table 1 at the end of this report. The table shows that the percentage of new multi-family housing units increased in our region from 19 percent of total housing in 2005 to more than 30 percent in 2007.

The MetroStudy data provides the most comprehensive source of information showing for-sale new construction by lot-size in the SACOG region. From 2005 to the end of 2008, new for-sale construction in developments of five units or more accounts for 40,563 units discussed in this report. Lots smaller than 5,500 square feet are considered small lots for the analysis. Attached units in the MetroStudy data include only for-sale condos, and town-homes. Table 2 of the report shows that new for sale condos and townhomes were more than 23 percent of the new construction in 2006 and over 37 percent in 2007. The percent of small single family lots under construction grew from 26 percent in 2005 to almost 44 percent in 2008.

Chart 1 below shows the estimates by lot size and unit type for the total housing growth for each of the years 2005, 2006, 2007 and 2008. To portray the growth of multi-family units California DOF estimates of total growth for multi-family are used to capture both for-rent and for-sale units. To portray single family units, the percentages derived from MetroStudy estimates of new single family large and small information are applied to the total single family growth numbers from California DOF. Further investigation will look at County Assessor tax parcel records and local government permit data to identify lot sizes for the entire number of single family units.

According to the estimates described above, the regional share of new large lot detached housing has contracted from 53 percent in 2005 to 32 percent in 2008. The small lot single family category increased from 22 percent of units in 2005, 25 percent in 2006 and 2007, to over 31 percent in 2008.

**Chart 1**



Sources: combined information from California DOF and MetroStudy

## Distribution of New Construction by Jurisdiction

MetroStudy conducts their own primary research throughout the western states collecting approved subdivision maps and conducting windshield surveys to identify new occupied units. They publish their data in quarterly surveys of over 2,400 development projects across our region. New construction activity has slowed significantly over the last 18 months (January 2008-June 2009) in the SACOG Region. In 2008 only 3,850 units were started in the development process compared to a high of 15,130 in 2005.

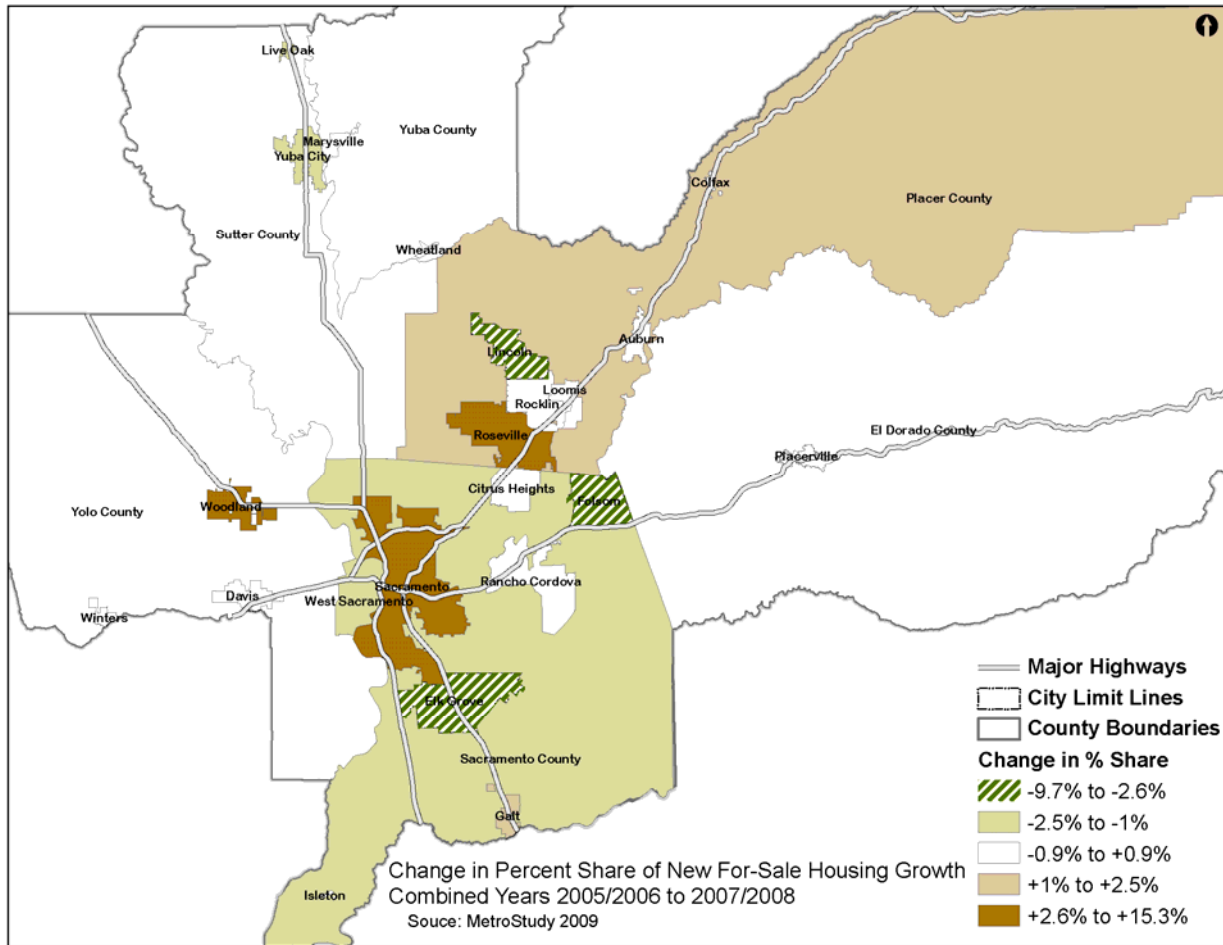
Maps 1 and 2 below show how the regional distribution of new housing growth changed between the combined years of 2005-2006 and 2007-2008. To compare numbers during the height of the housing market in 2005 and 2006, to “post boom” conditions in 2007 and 2008, a regional share of the total growth during this period was developed for each jurisdiction.

Map 1 shows the change in the regional share of **new for-sale construction** by jurisdiction according to MetroStudy data. The City of Sacramento saw the largest increase in the regional share of new construction from 13 percent to 28 percent between the two time periods. The City

of Roseville's share increased from 6 percent to 13 percent while the City of Woodland increased from 1 percent to 4 percent of the regional share. Jurisdictions that experienced rapid growth in new for-sale units in earlier years such as Lincoln, Elk Grove, Folsom and Unincorporated Sacramento County experienced the largest decrease in the share of regional new construction over the time period. Table 2 shows the breakdown of these shares by jurisdiction.

**Map 1**

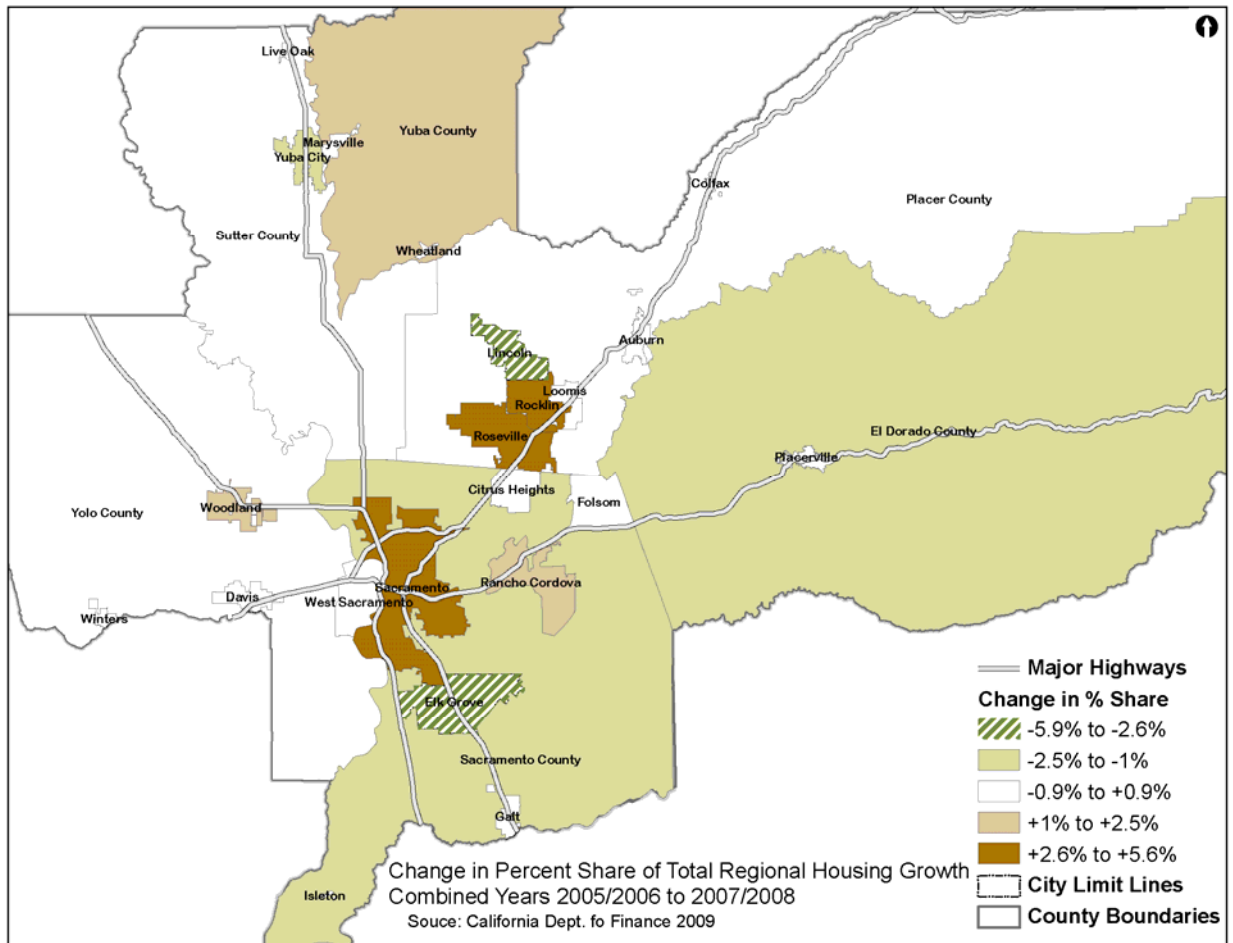
**Change in Percent Share of New For-Sale Housing Growth**



Map 2 uses the California DOF total housing growth estimates to illustrate total housing growth (for-sale, custom builders and rentals) in our region. The change in total unit estimates was compared once again for the combined years of 2005 and 2006 to the combined years 2007 and 2008. The City of Roseville's regional share of total housing grew from almost 5 percent to over 10 percent – a similar trend in new for-sale units shown in Map 1 above for Roseville. The City of Sacramento also experienced total housing growth, but at a much smaller scale compared to new for-sale units alone while Woodland held a similar change for both total units and new for-sale units

**Map 2**

**Change in Percent Share of Total Regional Housing Growth**

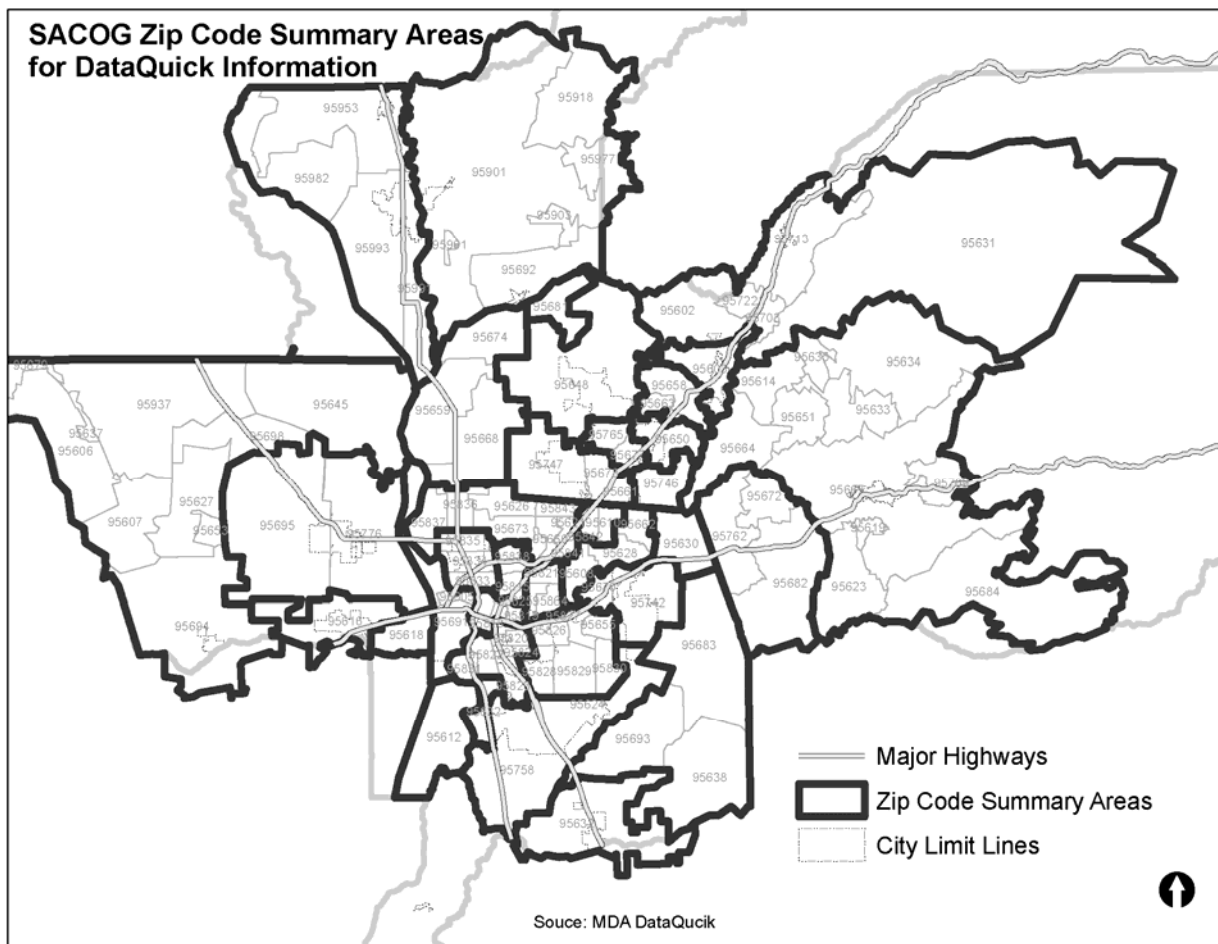


## Resale Housing Market and Foreclosures

Home resale information was collected from MDA Data Quick, one of the largest real estate information providers in the country. The real estate information available is collected and summarized by Zip Code. Zip Codes that are primarily out of the SACOG Region or those that had very limited real estate transactions are not included in the data set, so the City of Isleton, portions south Sutter, El Dorado and Placer Counties are excluded. To better represent the data, SACOG staff aggregated Zip Codes into 29 sub-areas. Map 3 below shows the 29 sub-areas that are included in the resale and foreclosure information summaries. Some subareas, like the one created for the City of Woodland, include zip code areas that are much larger than the City boundaries.

Map 3

SACOG Zip Code Summary Areas for DataQuick Information

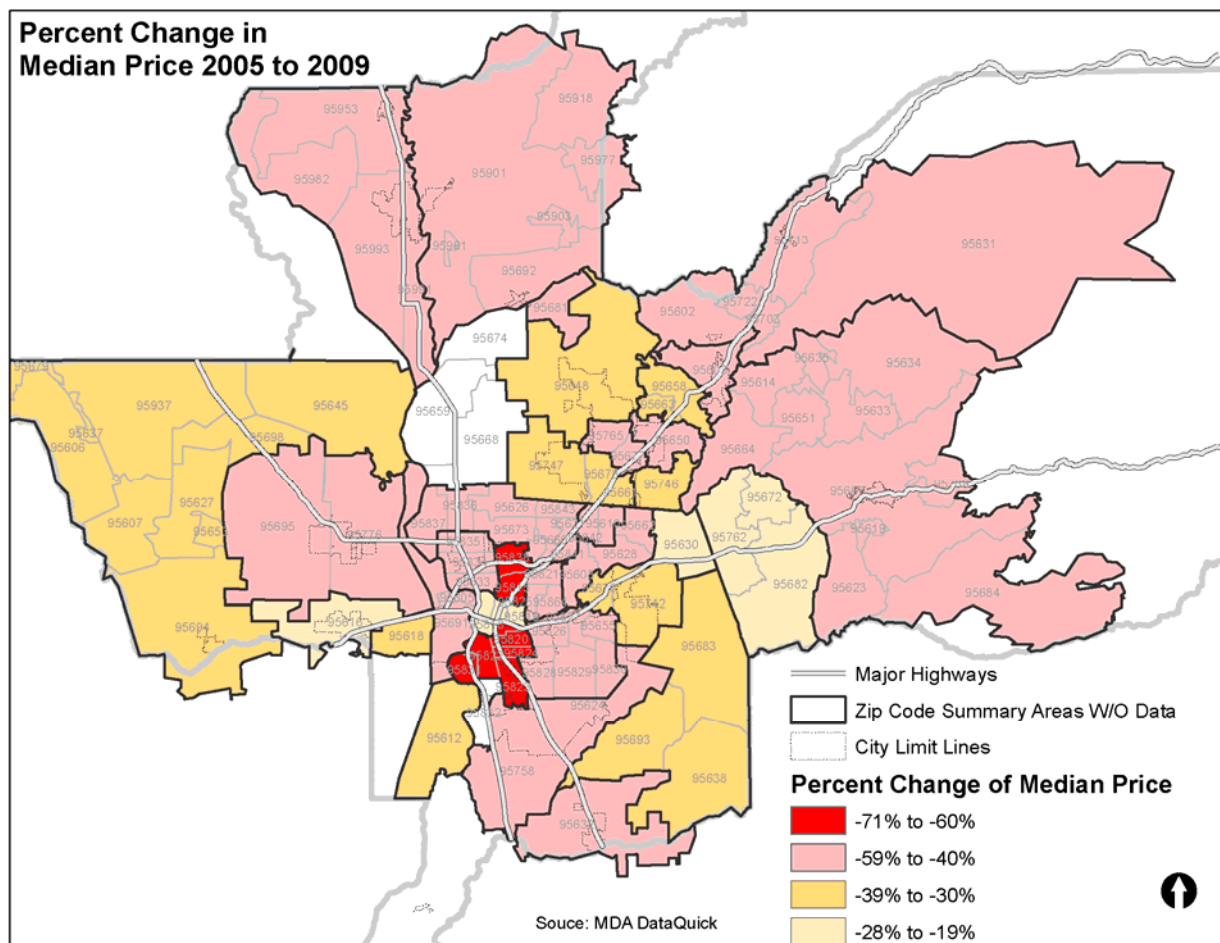


## Home Resale Information

Residential resale transactions fell from almost 48,000 in 2005 to 34,000 in 2008. Table 3 at the end of this report shows that as of July 2009 there were 19,000 transactions. Median sale prices are compared for transactions during the first seven months of 2009 and entire year 2005. All sub-areas showed a drop in real estate prices during this period with seven sub-areas showing a drop of more than 50 percent. The City of Sacramento's North Sacramento and Del Paso Heights sub-areas had the largest drop in prices with the median price almost 74 percent below 2005 levels. Map 4 below shows that the City of Sacramento's Central City sub-area containing Downtown Sacramento, Midtown Sacramento, Land Park and East Sacramento had the lowest percentage drop in prices - only 19 percent below 2005 levels.

**Map 4**

**Percent Change in Median Price 2005 to 2009**



## Foreclosures

There has been a steep rise in the number of foreclosures in the SACOG Region. Foreclosures rose from a low of 159 in reported sub-areas during 2005 to more than 22,000 in 2008. Map 5 displays a ratio of the number of foreclosures over the number of recorded home sales during the period from 2007 through the first seven months of 2009. The Yuba County sub-area showed the highest ratio of foreclosures during this period with a ration of almost 74 percent foreclosures to sales. The City of Davis sub-area had the lowest ratio with only 2.7 foreclosures compared to the number of sales. Foreclosure ratios for all sub-areas are included in Table 4 of the report.

Map 5

Ratio of Annual Foreclosures to Annual Sales

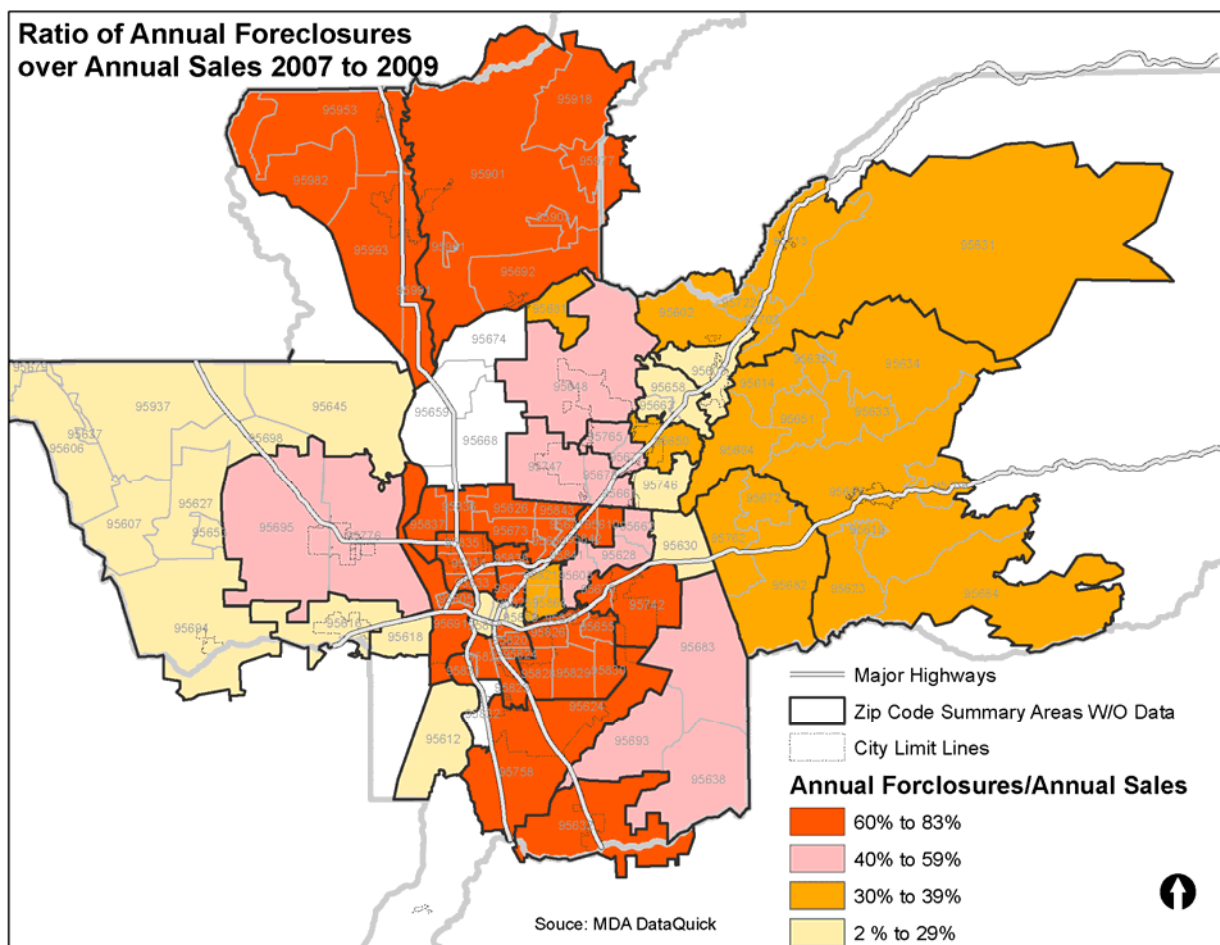


Table 4, at the end of this report also includes the number of notices of default by sub-area for 2005 through the second quarter of 2009. Notices of default are required by many lenders before adjustments can be made to a mortgage so there is not always a direct relationship between these notices and the number of foreclosures. While there were 3,600 notices of default in 2005 there were only 1,633 foreclosures in 2006. However a relationship might be present in the 23,011

notices of default in 2007 and the 22,431 foreclosures in 2008. These data warrant annual monitoring as planning for the next MTP continues.

## **National Studies on Housing Trends**

A number of National studies have been recently released discussing some factors which may contribute to change in future housing growth following the current recession.

### Declining home values lead to greater demand for center city housing

Following their recent study on the impact of gas prices, a recent New York Times article presented research by Moody's Economy.com and Coldwell Banker showing that homes beyond the urban core have been falling in value faster than those within, and that three-quarters of prospective home buyers are more inclined to live in an urban area because of fuel prices. In the SACOG Region all areas have experienced a drop in real estate prices, however the Sacramento City urban core retained the lowest percentage drop in value overall. This phenomenon may be due to many other factors, but the high number of foreclosures in the older suburbs of North Sacramento, Del Paso Heights and South Sacramento appear to be the largest factor for price declines in those areas.

### With declining demand, suburban construction has fallen

A study by the U.S. Environmental Protection Agency in January 2009 found that in 15 regions across the country, central cities more than doubled their share of building permits. Sacramento is one of four medium-sized regions where the shift has been dramatic. In the four-county Sacramento Arden Arcade Roseville MSA, the City of Sacramento had 9 percent of the housing permits in the 1990 to 1995 period. This share increased to 23 percent in the 2002 to 2007 period and in 2007 the City of Sacramento made up 25 percent of the permits in the MSA.

### Walkability raises home value in US Cities.

A recent study released for CEOs for Cities in August 2009 found that houses sold between 2006-2008 with above-average levels of walkability command a premium of approximately \$4,000 to \$34,000 over houses with just average levels of walkability in the typical metropolitan areas studied. Of the fifteen metropolitan regions in the study, four-county the Sacramento Arden Arcade Roseville MSA showed the potentially highest estimated housing price gain of \$34,345 for a home with walking access to retail and entertainment opportunities. Within the entire SACOG region we have seen dramatic housing value declines over the last 30 months. While most of our region has seen over a 50 percent drop in median values, the City of Davis dropped less than three percent and the City of Sacramento's walkable central city neighborhoods (Land Park, Curtis Park, Midtown and downtown) only saw a 19 percent decrease.

Cortright, Joe, Impresa Inc. "Walking the Walk: How Walkability Raises Home Values in US Cities." August 2009. CEOs for Cities

Thomas, John. "Residential Construction Trends in America's Metropolitan Regions." January 2009. [www.epa.gov/smartgrowth](http://www.epa.gov/smartgrowth)

## **Further Research**

In addition to monitoring national trends, further research topics will include a review of the U.S. Census Bureau's survey of residential construction permits to see if those data differ from what is derived from the California DOF information. The 2008 tax roll file from each County Assessor will also be examined through their Geographic Information Systems (GIS ) parcel files to look at recent trends for new parcels. SACOG is also finishing our annual survey of electronic building permits.



**Table 2**  
**MetroStudy - New For Sale Housing Construction Starts 2008 - 2005 Projects 5 Units or More**

Jurisdiction	Housing Development Starts Total Units				Housing Development Starts Detached Units Missing Lot Size (Not Included in Total)				% of Large Lot Detached Housing Units					% of Small Lot Detached Housing Units					% of Housing Starts Attached Units					% Jurisdiction Total Housing Starts Based on Regional Total				2007 2008 Share	2005 2006 Share	Change In Share	
	2008	2007	2006	2005	2008	2007	2006	2005	2008	2007	2006	2005	Base Case*	2008	2007	2006	2005	Base Case*	2008	2007	2006	2005	Base Case*	2008	2007	2006	2005				
<b>El Dorado County Unicorporated</b>	147	421	405	839	0	35	14	52	93.9%	53.4%	100.0%	94.9%	N/A	0.0%	0.0%	0.0%	5.1%	N/A	6.1%	46.6%	0.0%	0.0%	N/A	3.8%	4.5%	3.9%	5.5%	4.3%	4.9%	-0.5%	
Placerville	16	34	7	2	0	0	0	0	6.3%			100.0%	56.0%	93.8%	94.1%	28.6%	0.0%	23.0%		0.4%	5.9%	57.1%	0.0%	0.0%	0.4%	0.4%	0.1%	0.0%	0.4%	0.0%	0.3%
<b>County Total</b>	<b>163</b>	<b>455</b>	<b>412</b>	<b>841</b>	<b>0</b>	<b>35</b>	<b>14</b>	<b>52</b>	<b>85.3%</b>	<b>49.5%</b>	<b>98.5%</b>	<b>94.9%</b>		<b>9.7%</b>	<b>12.5%</b>	<b>0.5%</b>	<b>5.1%</b>		<b>6.5%</b>	<b>88.0%</b>	<b>1.0%</b>	<b>0.0%</b>		<b>4.2%</b>	<b>4.9%</b>	<b>3.9%</b>	<b>5.6%</b>	<b>4.7%</b>	<b>4.9%</b>	<b>-0.2%</b>	
<b>Placer County Unicorporated</b>	<b>246</b>	<b>239</b>	<b>198</b>	<b>360</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>45.1%</b>	<b>63.6%</b>	<b>58.6%</b>	<b>100.0%</b>	<b>62.0%</b>	<b>43.5%</b>	<b>28.9%</b>	<b>41.4%</b>		<b>1.0%</b>	<b>11.4%</b>		<b>0.0%</b>		<b>4.0%</b>	<b>6.4%</b>	<b>2.6%</b>	<b>1.9%</b>	<b>2.4%</b>	<b>3.7%</b>	<b>2.2%</b>	<b>1.5%</b>	
Auburn	16	11	17	125	0	0	0	0	62.5%	100.0%	100.0%	100.0%	44.0%					7.0%	37.5%				38.0%	0.4%	0.1%	0.2%	0.8%	0.2%	0.6%	-0.3%	
Colfax																															
Lincoln	163	536	1,120	2,719	0	0	0	1	36.2%	46.6%	50.9%	72.4%	85.0%	39.9%	38.6%	39.3%	25.3%	4.0%	23.9%	14.7%	9.8%	2.3%	11.0%	4.2%	5.8%	10.7%	18.0%	5.3%	15.0%	-9.7%	
Loomis	6	6	1	112	0	0	0	1	66.7%	100.0%	100.0%	58.0%	46.0%	33.3%				6.0%					0.0%	0.2%	0.1%	0.0%	0.7%	0.1%	0.4%	-0.4%	
Rocklin	161	234	310	323	0	0	0	0	80.7%	80.3%	88.4%	76.2%	77.0%	19.3%	10.7%	11.6%	7.7%	3.0%					19.0%	4.2%	2.5%	3.0%	2.1%	3.0%	2.5%	0.5%	
Roseville	787	905	644	1,079	0	89	0	100	40.0%	32.9%	13.7%	41.1%	82.0%	44.7%	43.4%	43.3%	21.8%	3.0%	15.2%	23.6%	43.0%	37.1%	15.0%	20.4%	9.8%	6.2%	7.1%	12.9%	6.7%	6.2%	
<b>County Total</b>	<b>1,379</b>	<b>1,931</b>	<b>2,290</b>	<b>4,718</b>	<b>0</b>	<b>90</b>	<b>0</b>	<b>102</b>	<b>45.6%</b>	<b>46.9%</b>	<b>46.6%</b>	<b>68.0%</b>		<b>40.4%</b>	<b>35.9%</b>	<b>36.6%</b>	<b>21.1%</b>		<b>14.0%</b>	<b>17.2%</b>	<b>16.9%</b>	<b>10.9%</b>		<b>35.8%</b>	<b>20.9%</b>	<b>21.9%</b>	<b>31.2%</b>	<b>25.2%</b>	<b>27.4%</b>	<b>-2.2%</b>	
<b>Sacramento County Unicorporated</b>	<b>192</b>	<b>382</b>	<b>1,147</b>	<b>627</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>6</b>	<b>49.0%</b>	<b>21.2%</b>	<b>24.0%</b>	<b>65.1%</b>		<b>39.1%</b>	<b>52.9%</b>	<b>30.8%</b>	<b>34.9%</b>	<b>N/A</b>	<b>12.0%</b>	<b>25.9%</b>	<b>45.2%</b>	<b>0.0%</b>		<b>5.0%</b>	<b>4.1%</b>	<b>11.0%</b>	<b>4.1%</b>	<b>4.4%</b>	<b>6.9%</b>	<b>-2.6%</b>	
Citrus Heights	9	79	25	20	0	1	11	34	11.1%	7.6%		60.0%	62.0%	88.9%	15.2%	0.0%	40.0%	1.0%	0.0%	77.2%	0.0%	0.0%	37.0%	0.2%	0.9%	0.2%	0.1%	0.7%	0.2%	0.5%	
Elk Grove	342	644	1,207	1,786	0	35	0	187	67.3%	53.3%	39.5%	77.0%	75.0%	26.3%	37.4%	15.2%	9.2%	1.0%	6.4%	9.3%	45.3%	13.8%	18.0%	8.9%	7.0%	11.6%	11.8%	7.5%	11.7%	-4.2%	
Folsom	114	215	726	670	6	16	0	0	29.8%	21.9%	18.2%	66.7%	75.0%	44.7%	46.0%	14.2%	14.2%	1.0%	25.4%	32.1%	67.6%	19.1%	24.0%	3.0%	2.3%	7.0%	4.4%	2.5%	5.5%	-3.0%	
Galt	27	323	217	200	0	0	0	0	96.3%	18.3%	88.5%	52.0%	70.0%	3.7%	0.0%	11.5%	34.5%	1.0%	0.0%	81.7%	0.0%	13.5%	24.0%	0.7%	3.5%	2.1%	1.3%	2.7%	1.6%	1.0%	
Isleton					0	0	0	0																							0.0%
Rancho Cordova	370	579	759	1,346	0	0	0	0	52.2%	61.5%	72.5%	50.9%	71.0%	36.5%	30.2%	23.8%	49.1%	1.0%	11.4%	8.3%	3.7%	0.0%	28.0%	9.6%	6.3%	7.3%	8.9%	7.2%	8.2%	-1.0%	
Sacramento	721	2,976	1,768	1,541	1	73	18	1	3.9%	5.7%	6.4%	24.5%	29.0%	84.5%	24.1%	73.2%	63.1%	8.0%	11.7%	70.3%	20.4%	12.5%	62.0%	18.7%	32.1%	16.9%	10.2%	28.2%	12.9%	15.3%	
<b>County Total</b>	<b>1,775</b>	<b>5,198</b>	<b>5,849</b>	<b>6,190</b>	<b>7</b>	<b>130</b>	<b>29</b>	<b>228</b>	<b>34.1%</b>	<b>20.4%</b>	<b>30.2%</b>	<b>55.1%</b>		<b>61.5%</b>	<b>57.7%</b>	<b>54.8%</b>	<b>39.1%</b>		<b>11.3%</b>	<b>51.8%</b>	<b>33.3%</b>	<b>9.6%</b>		<b>46.1%</b>	<b>56.1%</b>	<b>56.0%</b>	<b>40.9%</b>	<b>53.2%</b>	<b>47.1%</b>	<b>6.1%</b>	
<b>Sutter County Unicorporated</b>	<b>0</b>	<b>80</b>	<b>90</b>	<b>174</b>	<b>0</b>	<b>3</b>	<b>10</b>	<b>0</b>		<b>55.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>84.0%</b>			<b>0.0%</b>		<b>1.0%</b>		<b>45.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>7.0%</b>	<b>0.0%</b>	<b>0.9%</b>	<b>0.9%</b>	<b>1.2%</b>	<b>0.6%</b>	<b>1.0%</b>	<b>-0.4%</b>	
Live Oak	13	71	270	156	0	5	0	0	100.0%	100.0%	100.0%	100.0%	94.0%			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.3%	0.8%	2.6%	1.0%	0.6%	1.7%	-1.0%		
Yuba City	72	140	277	635	0	0	24	0	87.5%	87.1%	78.3%	66.3%	78.0%	12.5%	12.9%	21.7%	33.7%	4.0%	0.0%	0.0%	0.0%	0.0%	18.0%	1.9%	1.5%	2.7%	4.2%	1.6%	3.6%	-1.9%	
<b>County Total</b>	<b>85</b>	<b>291</b>	<b>637</b>	<b>965</b>	<b>0</b>	<b>8</b>	<b>34</b>	<b>0</b>	<b>89.4%</b>	<b>81.4%</b>	<b>90.6%</b>	<b>77.8%</b>		<b>10.6%</b>	<b>7.1%</b>	<b>9.4%</b>	<b>22.2%</b>		<b>0.0%</b>	<b>15.2%</b>	<b>0.0%</b>	<b>0.0%</b>		<b>2.2%</b>	<b>3.1%</b>	<b>6.1%</b>	<b>6.4%</b>	<b>2.9%</b>	<b>6.3%</b>	<b>-3.4%</b>	
<b>Yolo County Unicorporated</b>	<b>21</b>	<b>26</b>	<b>23</b>	<b>146</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>		<b>77.0%</b>				<b>11.0%</b>		<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>		<b>10.0%</b>	<b>0.5%</b>	<b>0.3%</b>	<b>0.2%</b>	<b>1.0%</b>	<b>0.4%</b>	<b>0.7%</b>	<b>-0.3%</b>	
Davis	24	21	32	88	0	0	0	0	29.2%	42.9%	12.5%	11.4%	59.0%	4.2%	38.1%	46.9%		14.0%	66.7%	19.0%	40.6%	88.6%	26.0%	0.6%	0.2%	0.3%	0.6%	0.3%	0.5%	-0.1%	
West Sacramento	86	353	240	1,157	0	12	11	54	27.9%	45.3%	71.7%	32.5%	49.0%	72.1%	35.1%	14.2%	45.7%	23.0%	0.0%	19.5%	14.2%	21.8%	26.0%	2.2%	3.8%	2.3%	7.6%	3.3%	5.5%	-2.1%	
Winters	5	39	10	0	0	0	0	0	0.0%	0.0%	0.0%	71.0%		0.0%	12.8%	50.0%	11.0%	100.0%	100.0%	87.2%	50.0%	18.0%	0.1%	0.4%	0.1%	0.0%	0.3%	0.0%	0.3%		
Woodland	230	300	304	65	0	0	0	0	62.2%	44.0%	44.4%	38.5%	73.0%	33.5%	19.7%	38.2%	49.2%	12.0%	4.3%	36.3%	17.4%	12.3%	15.0%	6.0%	3.2%	2.9%	0.4%	4.0%	1.4%	2.6%	
<b>County Total</b>	<b>366</b>	<b>739</b>	<b>609</b>	<b>1,456</b>	<b>0</b>	<b>12</b>	<b>11</b>	<b>54</b>	<b>53.3%</b>	<b>44.2%</b>	<b>54.8%</b>	<b>38.3%</b>		<b>38.3%</b>	<b>26.5%</b>	<b>27.9%</b>	<b>38.5%</b>		<b>8.5%</b>	<b>29.2%</b>	<b>17.2%</b>	<b>23.2%</b>		<b>9.5%</b>	<b>8.0%</b>	<b>5.8%</b>	<b>9.6%</b>	<b>8.4%</b>	<b>8.1%</b>	<b>0.4%</b>	
<b>Yuba County Unicorporated</b>	<b>82</b>	<b>645</b>	<b>641</b>	<b>960</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100.0%</b>	<b>97.5%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>54.0%</b>			<b>0.0%</b>	<b>0.0%</b>	<b>13.0%</b>		<b>0.0%</b>	<b>2.5%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>2.1%</b>	<b>7.0%</b>	<b>6.1%</b>	<b>6.3%</b>	<b>5.5%</b>	<b>6.3%</b>	<b>-0.7%</b>	
Marysville	0	0	0	0	0	0	0	0					60.0%					1.0%					37.0%					0.0%	0.0%	0.0%	
Wheatland	0	0	0	0	0	0	0	0					100.0%					0.0%					0.0%					0.0%	0.0%	0.0%	
<b>County Total</b>	<b>82</b>	<b>645</b>	<b>641</b>	<b>960</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100.0%</b>	<b>97.5%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>80.0%</b>			<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>		<b>0.0%</b>	<b>2.5%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>2.1%</b>	<b>7.0%</b>	<b>6.1%</b>	<b>6.3%</b>	<b>5.5%</b>	<b>6.3%</b>	<b>-0.7%</b>	
<b>Regional Total</b>	<b>3,850</b>	<b>9,259</b>	<b>10,438</b>	<b>15,130</b>	<b>7</b>	<b>275</b>	<b>88</b>	<b>436</b>	<b>44.9%</b>	<b>36.5%</b>	<b>45.9%</b>	<b>64.0%</b>	<b>80.0%</b>		<b>43.9%</b>	<b>25.8%</b>	<b>30.7%</b>	<b>26.5%</b>	<b>2.0%</b>	<b>11.2%</b>	<b>37.7%</b>	<b>23.4%</b>	<b>9.6%</b>	<b>18.0%</b>	<b>2.1%</b>	<b>7.0%</b>	<b>6.1%</b>	<b>6.3%</b>	<b>5.5%</b>	<b>6.3%</b>	<b>-0.7%</b>

\* Original Estimates from 1996-1999 Used in the SACOG Blueprint Base Case Scenario, total may not add up to 100% where rural residential is missing



Table 4

Annual Notices of Default and Foreclosures by Zip Code Sub-Areas<sup>1</sup>

Source: MDA DataQuick Information Systems

2009 is January through July

Jurisdiction	Notices of Default					Foreclosures					2007 -2009 # of Foreclosures/ # of Sales <sup>2</sup>
	2005	2006	2007	2008	Jan-July 2009	2005	2006	2007	2008	Jan-July 2009	
E. El Dorado County	55	114	218	350	321	3	13	84	175	138	38.9%
El Dorado Hills/Cameron Park/Shingle Springs	73	144	464	681	665	4	24	180	348	204	32.5%
Placer County	45	110	248	381	366	4	9	99	190	111	34.9%
Auburn	26	56	117	156	182	3	12	31	100	53	27.3%
Granite Bay Newcastle	42	83	150	244	211	7	14	46	115	65	25.6%
Lincoln	34	162	596	946	745	3	32	233	610	282	49.8%
Loomis	16	34	86	119	107		4	19	63	31	30.2%
Rocklin	69	195	472	617	542	5	35	191	419	175	43.0%
Roseville	126	395	1,162	1,557	1,309	2	68	468	959	374	42.1%
Arden Arcade	100	167	502	638	508	1	37	212	437	189	37.1%
Citrus Heights	189	294	974	1,282	933	5	85	411	867	415	60.3%
Elk Grove	247	509	1,928	2,464	1,824	7	118	834	1,781	763	68.4%
Fair Oaks Carmichael Orangevale	214	341	1,061	1,238	968	7	73	339	746	352	40.0%
Folsom	61	112	376	561	497	1	30	126	284	146	25.7%
Galt	71	98	463	582	387	1	18	174	434	161	74.3%
North Highlands Rio Linda Elverta	396	716	2,454	3,023	2,003	11	197	1,135	2,313	870	70.8%
Rancho Cordova	63	138	639	937	682	4	39	267	643	310	62.0%
Sacramento City Central	54	81	175	190	165	4	14	64	94	60	13.0%
Sacramento City Natomas	156	309	1,655	2,351	1,574	8	101	666	1,739	671	71.4%
Sacramento City North Sac/Del Paso	209	329	1,168	1,583	958	15	114	565	1,385	468	83.2%
Sacramento City South	642	1,031	3,258	4,443	2,741	41	280	1,464	3,626	1,355	72.8%
Vineyard South Sacramento	335	611	2,067	2,794	1,841	11	154	911	2,161	836	70.9%
Wilton/Rancho Murieta	22	31	151	194	168		11	47	125	55	45.5%
Sutter	106	229	755	1,133	785	3	53	326	811	329	59.6%
Yolo County	22	32	119	214	153		4	30	133	60	23.8%
Davis	10	10	11	24	20			5	6	6	2.7%
West Sacramento	73	137	517	782	575	2	21	214	501	223	60.4%
Woodland	58	134	423	668	510	1	17	150	473	199	55.6%
Yuba County	93	241	802	1,216	863	6	56	370	893	438	73.8%
Total	3,607	6,843	23,011	31,368	22,603	159	1,633	9,661	22,431	9,339	

Notes:

1 - See Map 3 for Sub-Area Boundaries

2 - Ratio displaying the number of foreclosures during calendar years 2007, 2008 and Jan-July 2009 over the number of total recorded home sales during the same period.