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.

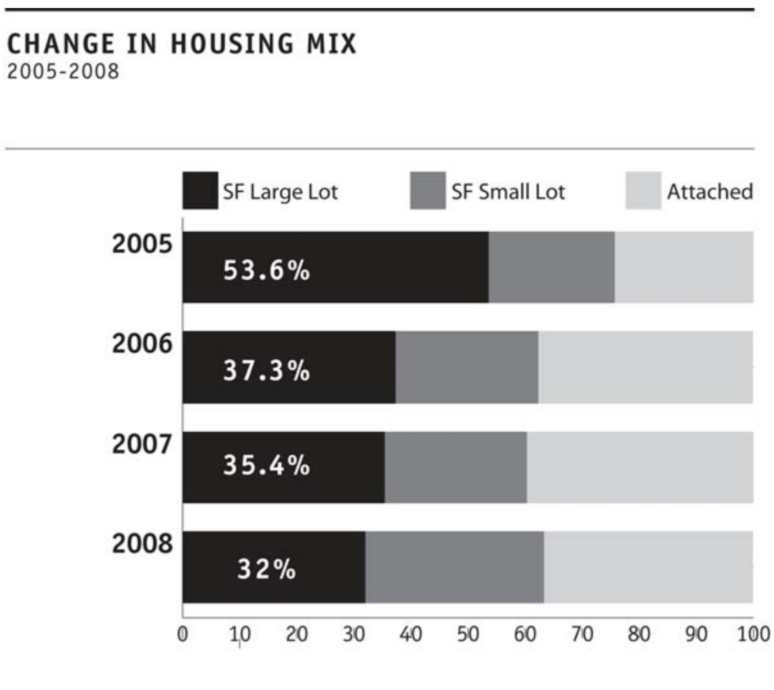
California DOF total housing change shows an addition of 60,004 units between 2005 and the end of 2008. Totals by housing type (single family v. multi-family) for the region for 2005-2008 are summarized in Table 1 at the end of this report. The table shows that the percentage of new multi-family housing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

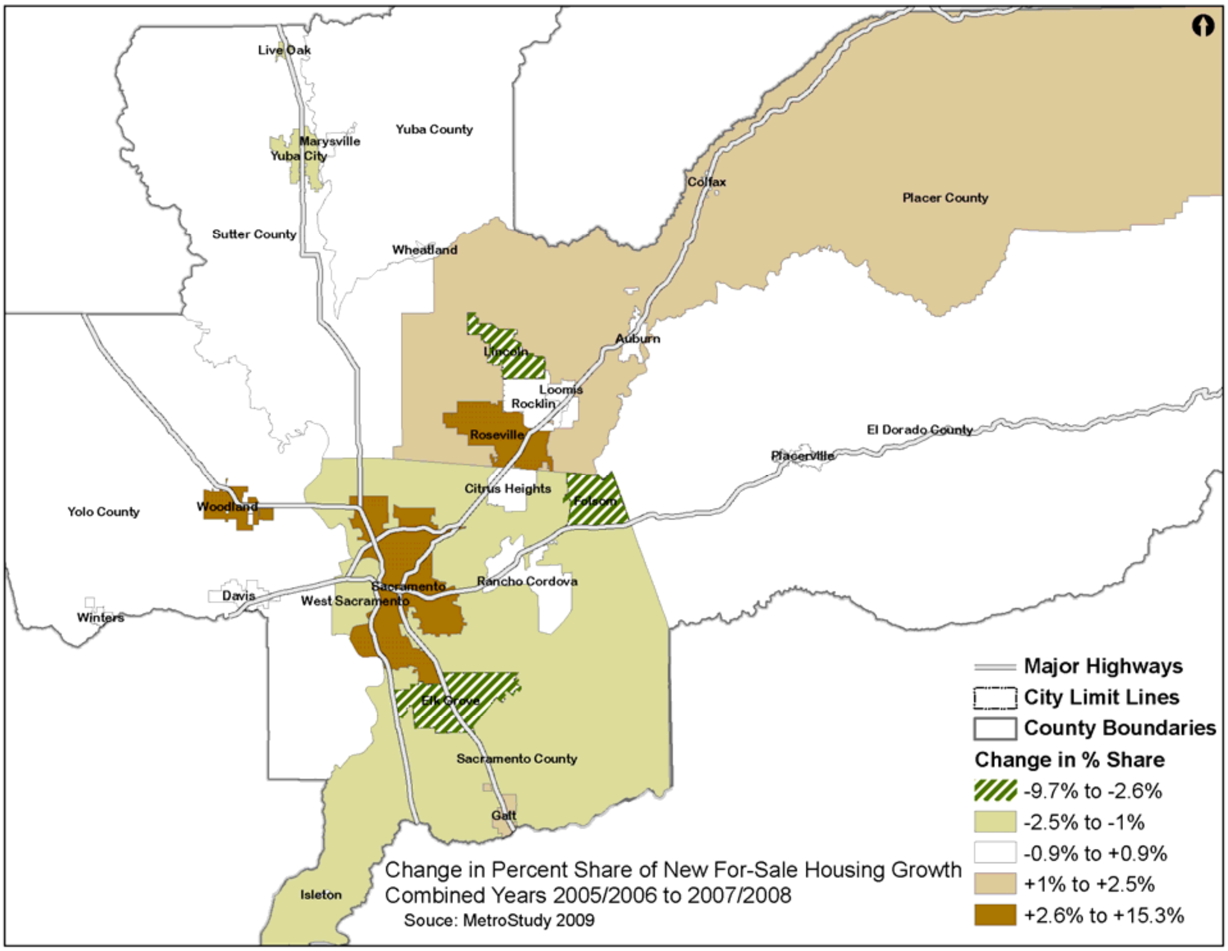
MetroStudy conducts their own primary research throughout the western states collecting approved subdivision maps and conducting windshield surveys to identify new occupied units. They publish their data in quarterly surveys of over 2,400 development projects across our region. New construction activity 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

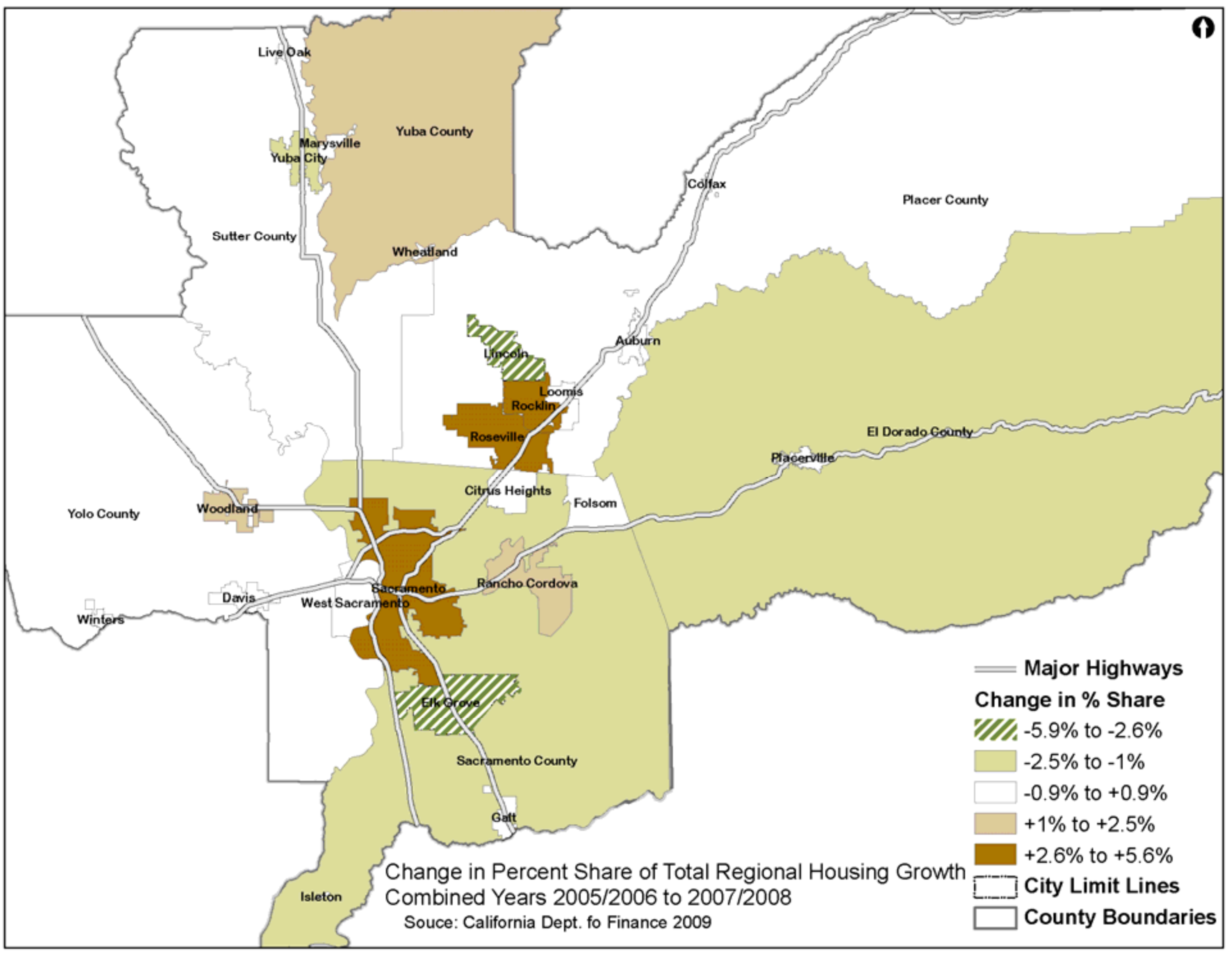
Change in Percent Share of New For-Sale Housing Growth



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

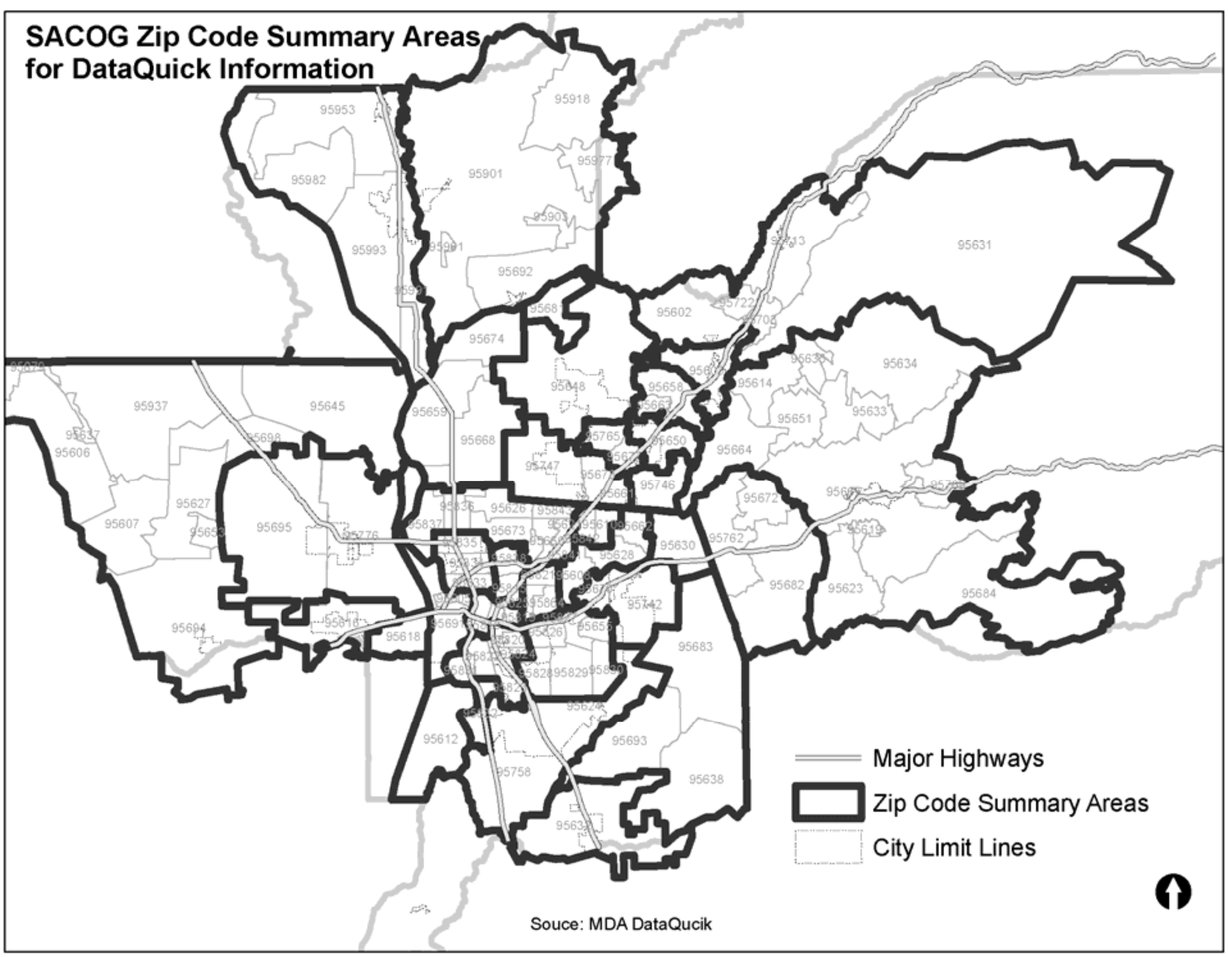


Resale Housing Market and Foreclosures

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

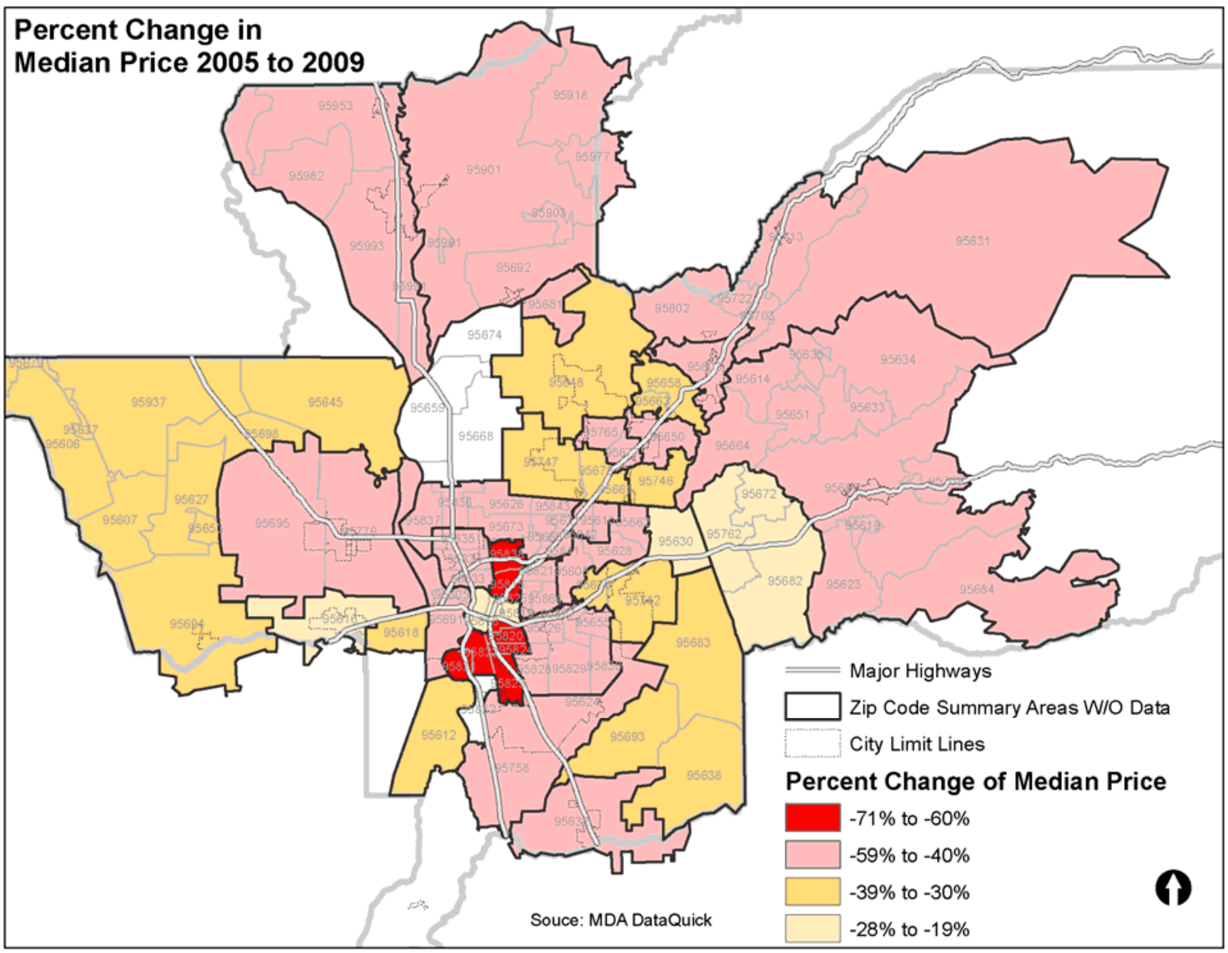


Home Resale Information

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 rations for all sub-areas are included in Table 4 of the report.

Map 5

Ratio of Annual Foreclosures to Annual Sales

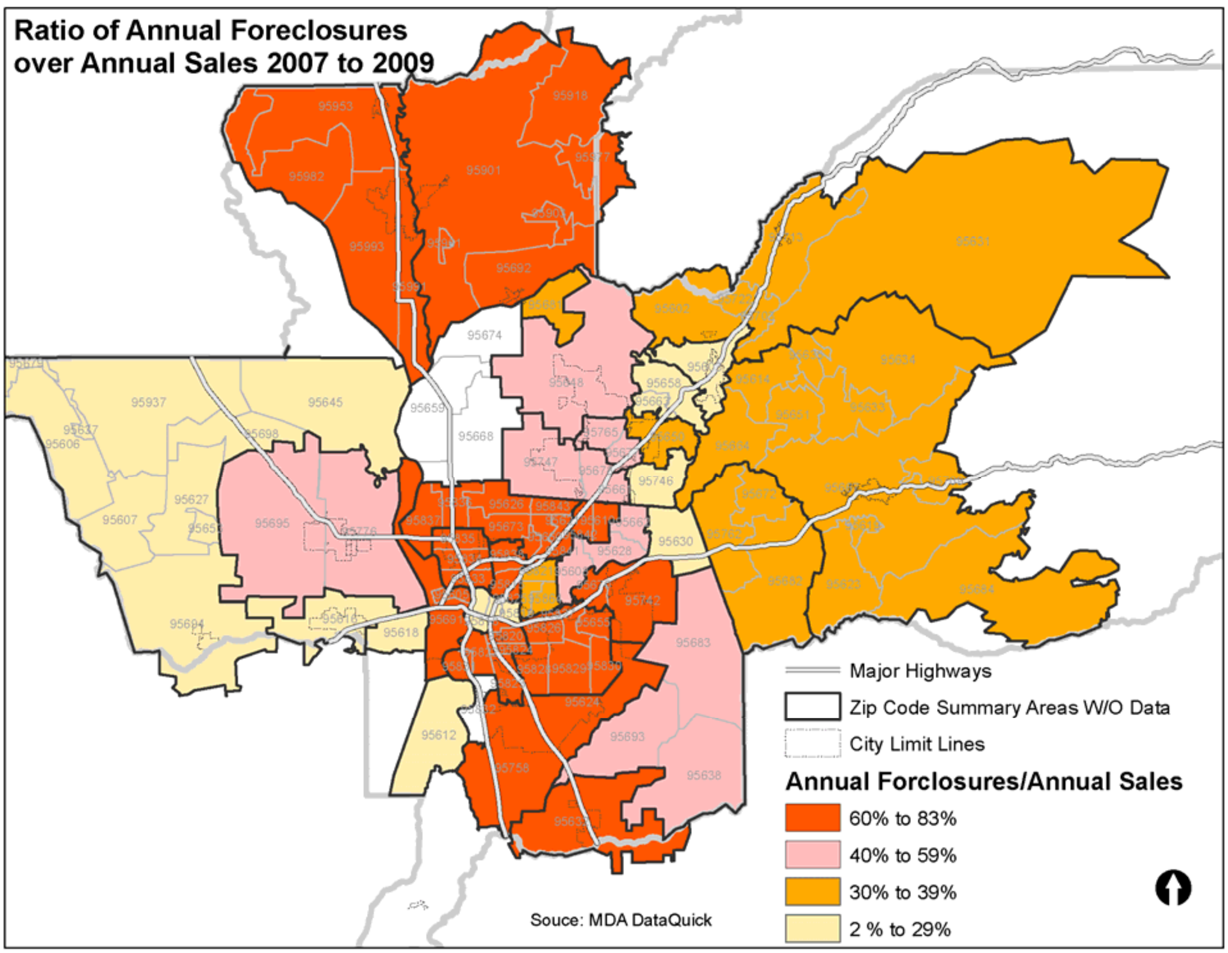


Table 4, at the end of this report also includes the number of notices of default by sub-are for 2005 through the second quarter of 2009. Notices of default are required by many lenders before adjustments can be made to a mortgage so there is not always a direct relationship between these notices and 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

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 1

Estimated Annual Housing Growth by Jurisdiction by Type 2005-2008

Source: California Department of Finanace E-5 Tables

	2008		2007		2006		2005		Percentage of Jurisdiction Level Housing Growth that was Multi-Family by Year				Percentage of Regional Growth for Total Housing by Year				Percentage of Regional Level Housing Growth that was Multi-Family by Spans		Percentage of Regional Growth for Total Housing by Spans	
Jurisdiction	Single Family 2008	Multi Family 2008	Single Family 2007	Multi Family 2007	Single Family 2006	Multi Family 2006	Single Family 2005	Multi Family 2005	2008	2007	2006	2005	2008	2007	2006	2005	2007-2008	2005-2006	2007-2008	2005-2006
El Dorado County																				
El Dorado Unincoporated	488	57	475	36	1,116	24	1,565	404	10.5%	7.0%	2.1%	20.5%	7.7%	4.1%	6.5%	8.5%	1.6%	4.6%	5.4%	7.7%
Placerville	22	2	33	-8	21	4	22	0	8.3%	-32.0%	16.0%		0.3%	0.2%	0.1%	0.1%	-0.1%	0.0%	0.3%	0.1%
County Total	510	59	508	28	1,137	28	1,587	404	10.4%	5.2%	2.4%	20.3%	8.0%	3.0%	5.9%	4.3%	1.5%	4.7%	5.7%	7.8%
Placer County																				
Placer Unincorporated	380	3	496	64	744	23	911	10	0.8%	11.4%	3.0%	1.1%	5.4%	4.5%	4.4%	4.0%	1.2%	0.4%	4.8%	4.2%
Auburn	21	9	33	0	73	0	84	0	30.0%				0.4%	0.3%	0.4%	0.4%	0.2%	0.0%	0.3%	0.4%
Colfax	4	0	5	0	5	0	4	1				20.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Lincoln	203	55	724	158	1,728	97	2,816	111	21.3%	17.9%	5.3%	3.8%	3.6%	7.1%	10.5%	12.7%	3.7%	2.3%	5.8%	11.7%
Loomis	2	0	1	7	0	11	88	0		87.5%	100.0%		0.0%	0.1%	0.1%	0.4%	0.1%	0.1%	0.1%	0.2%
Rocklin	168	12	217	453	328	114	193	52	6.7%	67.6%	25.8%	21.2%	2.5%	5.4%	2.5%	1.1%	8.1%	1.8%	4.4%	1.7%
Roseville	956	44	949	94	641	113	827	387	4.4%	9.0%	15.0%	31.9%	14.1%	8.4%	4.3%	5.3%	2.4%	5.4%	10.5%	4.9%
County Total	1,734	123	2,425	776	3,519	358	4,923	561	6.6%	24.2%	9.2%	10.2%	26.2%	25.8%	22.3%	23.8%	15.6%	10.0%	25.9%	23.1%
Sacramento County																				
Sacramento Unincorprated	205	96	582	15	767	36	1,177	916	31.9%	2.5%	4.5%	43.8%	4.2%	4.8%	4.6%	9.1%	1.9%	10.3%	4.6%	7.2%
Citrus Heights	16	20	47	4	35	0	71	4	55.6%	7.8%	0.0%	5.3%	0.5%	0.4%	0.2%	0.3%	0.4%	0.0%	0.4%	0.3%
Elk Grove	379	238	698	230	1,323	654	3,271	315	38.6%	24.8%	33.1%	8.8%	8.7%	7.5%	11.4%	15.5%	8.1%	10.5%	7.9%	13.7%
Folsom	144	30	175	476	367	274	649	152	17.2%	73.1%	42.7%	19.0%	2.5%	5.2%	3.7%	3.5%	8.8%	4.6%	4.2%	3.6%
Galt	56	0	128	0	171	0	110	18				14.1%	0.8%	1.0%	1.0%	0.6%	0.0%	0.2%	0.9%	0.7%
Isleton	0	0	0	0	2	0	0	0					0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Rancho	259	71	636	87	1,109	0	695	0	21.5%	12.0%			4.7%	5.8%	6.4%	3.0%	2.7%	0.0%	5.4%	4.5%
Sacramento	912	1,033	1,325	1,529	1,634	3,127	2,472	1,338	53.1%	53.6%	65.7%	35.1%	27.4%	23.0%	27.4%	16.5%	44.4%	48.5%	24.6%	21.2%
County Total	1,971	1,488	3,591	2,341	5,408	4,091	8,445	2,743	43.0%	39.5%	43.1%	24.5%	48.8%	47.7%	54.6%	48.5%	66.4%	74.2%	48.1%	51.1%
Sutter County																				
Live Oak	21	-4	83	-3	173	7	230	4	-23.5%	-3.8%	3.9%	1.7%	0.2%	0.6%	1.0%	1.0%	-0.1%	0.1%	0.5%	1.0%
Yuba City	177	28	251	46	384	12	1,023	41	13.7%	15.5%	3.0%	3.9%	2.9%	2.4%	2.3%	4.6%	1.3%	0.6%	2.6%	3.6%
Sutter Unincorporated	-24	-8	45	0	21	0	34	-35	25.0%				-0.5%	0.4%	0.1%	0.0%	-0.1%	-0.4%	0.1%	0.0%
County Total	174	16	379	43	578	19	1,287	10	8.4%	10.2%	3.2%	0.8%	2.7%	3.4%	3.4%	5.6%	1.0%	0.3%	3.1%	4.7%
Yolo County																				
Yolo County Unincorporated	66	2	21	4	20	3	78	2	2.9%	16.0%	13.0%	2.5%	1.0%	0.2%	0.1%	0.3%	0.1%	0.1%	0.5%	0.3%
Davis	14	85	22	125	22	111	65	283	85.9%	85.0%	83.5%	81.3%	1.4%	1.2%	0.8%	1.5%	3.6%	4.3%	1.3%	1.2%
West Sacramento	172	124	430	258	484	190	1,110	327	41.9%	37.5%	28.2%	22.8%	4.2%	5.5%	3.9%	6.2%	6.6%	5.6%	5.0%	5.2%
Winters	2	0	0	35	4	0	2	0		100.0%			0.0%	0.3%	0.0%	0.0%	0.6%	0.0%	0.2%	0.0%
Woodland	208	0	325	163	351	28	80	58		33.4%	7.4%	42.0%	2.9%	3.9%	2.2%	0.6%	2.8%	0.9%	3.6%	1.3%
County Total	462	211	798	585	881	332	1,335	670	31.4%	42.3%	27.4%	33.4%	9.5%	11.1%	7.0%	8.7%	13.8%	10.9%	10.5%	7.9%
Yuba County																				
Yuba Unincorporated	268	78	930	17	1,055	0	1,095	0	22.5%	1.8%			4.9%	7.6%	6.1%	4.7%	1.6%	0.0%	6.6%	5.3%
Marysville	-2	1	3	4	-1	0	3	-2	-100.0%	57.1%		-200.0%	0.0%	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%
Wheatland	-1	0	0	0	2	0	16	0					0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%
County Total	265	79	933	21	1,056	0	1,114	-2	23.0%	2.2%	0.0%	-0.2%	4.9%	7.7%	6.1%	4.8%	1.7%	0.0%	6.6%	5.4%
Regional Total	**5,116**	**1,976**	**8,634**	**3,794**	**12,579**	**4,828**	**18,691**	**4,386**	**27.9%**	**30.5%**	**27.7%**	**19.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

Table 2

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

	Housing Development Starts Total Units				Housing Development Starts Detached Units Missing Lot Size (Not Included in Total)				% of Large Lot Detached Housing Units				
Jurisdiction	**2008**	**2007**	**2006**	**2005**	**2008**	**2007**	**2006**	**2005**	**2008**	**2007**	**2006**	**2005**	**Base Case***
El Dorado County Unicorporated	147	421	405	839	0	35	14	52	93.9%	53.4%	100.0%	94.9%	N/A
Placerville	16	34	7	2	0	0	0	0	6.3%			100.0%	56.0%
County Total	163	455	412	841	0	35	14	52	85.3%	49.5%	98.5%	94.9%	
Placer County Unicorporated	246	239	198	360	0	1	0	0	45.1%	63.6%	58.6%	100.0%	62.0%
Auburn	16	11	17	125	0	0	0	0	62.5%	100.0%	100.0%	100.0%	44.0%
Colfax													
Lincoln	163	536	1,120	2,719	0	0	0	1	36.2%	46.6%	50.9%	72.4%	85.0%
Loomis	6	6	1	112	0	0	0	1	66.7%	100.0%	100.0%	58.0%	46.0%
Rocklin	161	234	310	323	0	0	0	0	80.7%	80.3%	88.4%	76.2%	77.0%
Roseville	787	905	644	1,079	0	89	0	100	40.0%	32.9%	13.7%	41.1%	82.0%
County Total	1,379	1,931	2,290	4,718	0	90	0	102	45.6%	46.9%	46.6%	68.0%	
Sacramento County Unicorporated	192	382	1,147	627	0	5	0	6	49.0%	21.2%	24.0%	65.1%	
Citrus Heights	9	79	25	20	0	1	11	34	11.1%	7.6%		60.0%	62.0%
Elk Grove	342	644	1,207	1,786	0	35	0	187	67.3%	53.3%	39.5%	77.0%	75.0%
Folsom	114	215	726	670	6	16	0	0	29.8%	21.9%	18.2%	66.7%	75.0%
Galt	27	323	217	200	0	0	0	0	96.3%	18.3%	88.5%	52.0%	70.0%
Isleton					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%
Sacramento	721	2,976	1,768	1,541	1	73	18	1	3.9%	5.7%	6.4%	24.5%	29.0%
County Total	1,775	5,198	5,849	6,190	7	130	29	228	34.1%	20.4%	30.2%	55.1%	
Sutter County Unicorporated	0	80	90	174	0	3	10	0		55.0%	100.0%	100.0%	84.0%
Live Oak	13	71	270	156	0	5	0	0	100.0%	100.0%	100.0%	100.0%	94.0%
Yuba City	72	140	277	635	0	0	24	0	87.5%	87.1%	78.3%	66.3%	78.0%
County Total	85	291	637	965	0	8	34	0	89.4%	81.4%	90.6%	77.8%	
Yolo County Unicorporated	21	26	23	146	0	0	0	0	100.0%	100.0%	100.0%		77.0%
Davis	24	21	32	88	0	0	0	0	29.2%	42.9%	12.5%	11.4%	59.0%
West Sacramento	86	353	240	1,157	0	12	11	54	27.9%	45.3%	71.7%	32.5%	49.0%
Winters	5	39	10	0	0	0	0	0	0.0%	0.0%	0.0%		71.0%
Woodland	230	300	304	65	0	0	0	0	62.2%	44.0%	44.4%	38.5%	73.0%
County Total	366	739	609	1,456	0	12	11	54	53.3%	44.2%	54.8%	38.3%	
Yuba County Unicorporated	82	645	641	960	0	0	0	0	100.0%	97.5%	100.0%	100.0%	54.0%
Marysville	0	0	0	0	0	0	0	0					60.0%
Wheatland	0	0	0	0	0	0	0	0					100.0%
County Total	82	645	641	960	0	0	0	0	100.0%	97.5%	100.0%	100.0%	
Regional Total	3,850	9,259	10,438	15,130	7	275	88	436	44.9%	36.5%	45.9%	64.0%	80.0%

	% of Small Lot Detached Housing Units					% of Housing Starts Attached Units					% Jurisdiction Total Housing Starts Based on Regional Total						
Jurisdiction	**2008**	**2007**	**2006**	**2005**	**Base Case***	**2008**	**2007**	**2006**	**2005**	**Base Case***	**2008**	**2007**	**2006**	**2005**	**2007 2008 Share**	**2005 2006 Share**	**Change In Share**
El Dorado County Unicorporated	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	93.8%	94.1%	28.6%	0.0%	23.0%		5.9%	57.1%	0.0%	0.0%	0.4%	0.4%	0.1%	0.0%	0.4%	0.0%	0.3%
County Total	9.7%	12.5%	0.5%	5.1%		6.5%	88.0%	1.0%	0.0%		4.2%	4.9%	3.9%	5.6%	4.7%	4.9%	-0.2%
Placer County Unicorporated	43.5%	28.9%	41.4%		1.0%	11.4%		0.0%		4.0%	6.4%	2.6%	1.9%	2.4%	3.7%	2.2%	1.5%
Auburn					7.0%	37.5%				38.0%	0.4%	0.1%	0.2%	0.8%	0.2%	0.6%	-0.3%
Colfax																	
Lincoln	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	33.3%				6.0%					0.0%	0.2%	0.1%	0.0%	0.7%	0.1%	0.4%	-0.4%
Rocklin	19.3%	10.7%	11.6%	7.7%	3.0%		9.0%		16.1%	19.0%	4.2%	2.5%	3.0%	2.1%	3.0%	2.5%	0.5%
Roseville	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%
County Total	40.4%	35.9%	36.6%	21.1%		14.0%	17.2%	16.9%	10.9%		35.8%	20.9%	21.9%	31.2%	25.2%	27.4%	-2.2%
Sacramento County Unicorporated	39.1%	52.9%	30.8%	34.9%	N/A	12.0%	25.9%	45.2%	0.0%		5.0%	4.1%	11.0%	4.1%	4.4%	6.9%	-2.6%
Citrus Heights	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	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	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	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%
Rancho Cordova	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	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%
County Total	61.5%	57.7%	54.8%	39.1%		11.3%	51.8%	33.3%	9.6%		46.1%	56.1%	56.0%	40.9%	53.2%	47.1%	6.1%
Sutter County Unicorporated			0.0%		1.0%		45.0%	0.0%	0.0%	7.0%	0.0%	0.9%	0.9%	1.2%	0.6%	1.0%	-0.4%
Live Oak			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	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%
County Total	10.6%	7.1%	9.4%	22.2%		0.0%	15.2%	0.0%	0.0%		2.2%	3.1%	6.1%	6.4%	2.9%	6.3%	-3.4%
Yolo County Unicorporated					11.0%	0.0%	0.0%	0.0%		10.0%	0.5%	0.3%	0.2%	1.0%	0.4%	0.7%	-0.3%
Davis	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	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	0.0%	12.8%	50.0%		11.0%	100.0%	87.2%	50.0%		18.0%	0.1%	0.4%	0.1%	0.0%	0.3%	0.0%	0.3%
Woodland	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%
County Total	38.3%	26.5%	27.9%	38.5%		8.5%	29.2%	17.2%	23.2%		9.5%	8.0%	5.8%	9.6%	8.4%	8.1%	0.4%
Yuba County Unicorporated			0.0%	0.0%	13.0%	0.0%	2.5%	0.0%	0.0%	0.0%	2.1%	7.0%	6.1%	6.3%	5.5%	6.3%	-0.7%
Marysville					1.0%					37.0%					0.0%	0.0%	0.0%
Wheatland					0.0%					0.0%					0.0%	0.0%	0.0%
County Total	0.0%	0.0%	0.0%	0.0%		0.0%	2.5%	0.0%	0.0%		2.1%	7.0%	6.1%	6.3%	5.5%	6.3%	-0.7%
Regional Total	43.9%	25.8%	30.7%	26.5%	2.0%	11.2%	37.7%	23.4%	9.6%	18.0%					100.0%	100.0%	

* 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 3

Annual Resale Home Sales Data by Zip Code Sub-Areas

Source: MDA DataQuick Information Systems

2009 is January through July

	Number of Sales					Median Prices					Year to Year % Change					2005-2009
	2005	2006	2007	2008	2009	2005	2006	2007	2008	2009	2005	2006	2007	2008	2009	% Change
E. El Dorado County	844	550	426	362	233	$362,250	$370,500	$335,000	$257,750	$215,500	24.9%	2.3%	-9.6%	-23.1%	-16.4%	-40.51%
El Dorado Hills/Cameron Park/Shingle Springs	1,463	973	871	873	505	$556,000	$567,555	$524,500	$440,000	$399,000	27.8%	2.1%	-7.6%	-16.1%	-9.3%	-28.24%
Placer County	802	460	456	402	289	$435,000	$416,250	$393,500	$313,000	$256,000	20.5%	-4.3%	-5.5%	-20.5%	-18.2%	-41.15%
Auburn	489	365	278	244	152	$446,000	$435,000	$386,750	$335,000	$265,000	20.9%	-2.5%	-11.1%	-13.4%	-20.9%	-40.58%
Granite Bay Newastle	585	405	408	283	191	$750,000	$746,000	$734,000	$607,500	$504,000	14.0%	-0.5%	-1.6%	-17.2%	-17.0%	-32.80%
Lincoln	1,062	750	699	987	574	$430,000	$430,000	$401,000	$315,000	$270,000	17.8%	0.0%	-6.7%	-21.4%	-14.3%	-37.21%
Loomis	241	177	158	128	88	$575,000	$529,000	$450,000	$394,500	$316,818	47.4%	-8.0%	-14.9%	-12.3%	-19.7%	-44.90%
Rocklin	1,281	853	653	785	389	$470,000	$455,000	$410,000	$325,750	$285,000	20.5%	-3.2%	-9.9%	-20.5%	-12.5%	-39.36%
Roseville	2,596	1,690	1,511	1,835	935	$435,000	$425,000	$385,500	$320,000	$272,000	16.0%	-2.3%	-9.3%	-17.0%	-15.0%	-37.47%
Arden Arcade	1,444	997	869	863	528	$336,000	$345,000	$330,000	$224,000	$176,000	15.9%	2.7%	-4.3%	-32.1%	-21.4%	-47.62%
Citrus Heights	1,926	1,130	884	1,200	724	$335,000	$327,000	$283,500	$200,000	$165,000	20.1%	-2.4%	-13.3%	-29.5%	-17.5%	-50.75%
Elk Grove	3,287	1,914	1,331	2,271	1,333	$410,000	$406,000	$350,000	$250,000	$215,000	17.8%	-1.0%	-13.8%	-28.6%	-14.0%	-47.56%
Fair Oaks Carmichael Orangevale	2,443	1,613	1,324	1,433	832	$390,000	$385,000	$360,000	$270,000	$220,000	16.8%	-1.3%	-6.5%	-25.0%	-18.5%	-43.59%
Folsom	1,311	965	868	799	496	$490,000	$479,000	$458,000	$404,000	$355,000	19.5%	-2.2%	-4.4%	-11.8%	-12.1%	-27.55%
Galt	599	366	268	476	291	$362,250	$359,000	$315,000	$205,000	$160,000	24.9%	-0.9%	-12.3%	-34.9%	-22.0%	-55.83%
North Highlands Rio Linda Elverta	3,742	2,282	1,504	2,992	1,602	$315,000	$310,000	$265,000	$160,000	$134,250	18.9%	-1.6%	-14.5%	-39.6%	-16.1%	-57.38%
Rancho Cordova	996	639	528	926	514	$330,000	$339,750	$327,000	$231,000	$208,250	20.0%	3.0%	-3.8%	-29.4%	-9.8%	-36.89%
Sacramento City Central	1,013	859	734	588	352	$445,000	$435,000	$430,000	$390,000	$360,000	17.1%	-2.2%	-1.1%	-9.3%	-7.7%	-19.10%
Sacramento City Natomas	1,983	1,347	1,088	1,974	1,245	$405,000	$395,000	$344,500	$238,000	$195,000	24.6%	-2.5%	-12.8%	-30.9%	-18.1%	-51.85%
Sacramento City North Sac/Del Paso	1,559	882	576	1,413	916	$259,000	$273,000	$218,750	$100,000	$75,000	25.1%	5.4%	-19.9%	-54.3%	-25.0%	-71.04%
Sacramento City South	5,232	3,295	2,027	4,157	2,673	$297,000	$300,000	$263,000	$127,000	$97,500	25.1%	1.0%	-12.3%	-51.7%	-23.2%	-67.17%
Vineyard South Sacramento	3,401	2,016	1,305	2,648	1,560	$341,000	$338,000	$295,500	$182,000	$155,000	21.8%	-0.9%	-12.6%	-38.4%	-14.8%	-54.55%
Wilton/Rancho Murieta	303	214	168	184	147	$560,000	$595,000	$535,000	$425,000	$368,000	25.8%	6.3%	-10.1%	-20.6%	-13.4%	-34.29%
Sutter	1,360	817	740	1,069	649	$282,000	$275,000	$265,000	$195,000	$155,000	20.0%	-2.5%	-3.6%	-26.4%	-20.5%	-45.04%
Yolo County	562	421	369	326	241	$496,750	$504,500	$485,000	$422,000	$339,000	21.5%	1.6%	-3.9%	-13.0%	-19.7%	-31.76%
Davis	376	309	275	233	113	$535,000	$545,000	$524,500	$489,000	$425,000	19.4%	1.9%	-3.8%	-6.8%	-13.1%	-20.56%
West Sacramento	822	529	396	756	401	$365,000	$360,000	$335,000	$261,000	$223,000	24.6%	-1.4%	-6.9%	-22.1%	-14.6%	-38.90%
Woodland	903	569	403	666	409	$392,750	$385,000	$355,000	$250,000	$207,500	23.5%	-2.0%	-7.8%	-29.6%	-17.0%	-47.17%
Yuba County	1,145	805	601	1,061	643	$245,000	$252,000	$230,000	$173,500	$141,000	32.1%	2.9%	-8.7%	-24.6%	-18.7%	-42.45%
Sub-Area Total	43,770	28,192	21,718	31,934	19,025											

Table 4

Annual Notices of Default and Foreclosures by Zip Code Sub-Areas[1]

Source: MDA DataQuick Information Systems

2009 is January through July

	Notices of Default					Foreclosures					2007 -2009 # of Foreclosures/ # of Sales[2]
Jurisdiction	**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 Newastle	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	1781	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	1135	2313	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	1739	671	71.4%
Sacramento City North Sac/Del Paso	209	329	1,168	1,583	958	15	114	565	1385	468	83.2%
Sacramento City South	642	1,031	3,258	4,443	2,741	41	280	1464	3626	1355	72.8%
Vineyard South Sacramento	335	611	2,067	2,794	1,841	11	154	911	2161	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.