El Dorado Hills average home sales price decreased slightly in Q3 16, down 1.8% from the previous quarter. Even after two consecutive quarters of decreased average home prices, 2016 is still higher than pre-recession values, and 7.8% above when the index started in Q1 08.

Q3 16 average home price was $620,335 after seasonal adjustment. The majority of homes sold were in the $500-$749k range, with 149 homes or 62% of all sold in Q3 16, an increase of 2% from Q2 16. Homes selling over $1 million and under $499,999 decreased in Q3 16. Properties stayed on the market an average of 38 days, up 4 days in Q2 16.

Average housing prices remain high regardless of the current decrease. We expect this component to remain stable in the last quarter of 2016.

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