

MLS STATISTICS for January 2008

Data for Sacramento County and the City of West Sacramento

SINGLE FAMILY HOME RESALES

Monthly Statistics	Current Month	Last Month	Change	Last Year	Change
New Listings Published	3,138	2,154	45.7%	N/A*	
Total Listing Inventory	8,963	8,965	0.0%	N/A*	
Number of New Escrows	1,290	894	44.3%	N/A*	
Number of Closed Escrows	739	805	-8.2%	751	-1.6%
Month's Inventory	12.1 Months	11.1 Months	9.0%	N/A*	
Dollar Value of Closed Escrows	\$204,306,864	\$250,204,976	-18.3%	\$292,347,771	-30.1%
Median	\$255,000	\$280,000	-8.9%	\$355,000	-28.2%
Mean	\$276,464	\$310,814	-11.1%	\$389,278	-29.0%
Mode	\$250,000 - \$299,000	\$250,000 - \$299,000		\$300,000-\$349,999	

Year-to-Date Statistics	01/01/08 to 1/31/2008	01/01/07 to 1/31/2007	Change
Number of New Escrows	1,290	823	56.7%
Number of Closed Escrows	739	751	-1.6%
Dollar Value of Closed Escrows	\$204,306,864	\$292,347,771	-30.1%
Median	\$255,000	\$355,000	-28.2%
Mean	\$276,464	\$389,278	-29.0%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	Change	Last Year	Change
New Listings Published	232	169	37.3%	N/A*	
Total Listing Inventory	729	738	-1.2%	N/A*	
Number of New Escrows	99	62	59.7%	N/A*	
Number of Closed Escrows	36	57	-36.8%	52	-31%
Dollar Value of Closed Escrows	\$5,248,807	\$11,381,269	-53.9%	\$12,459,582	-58%
Median	\$143,000	\$190,000	-24.7%	\$218,082	-34%
Mean	\$145,800	\$199,671	-27.0%	\$239,607	-39%
Mode	\$140,000 - \$179,999	\$200,000 - \$249,999		\$200,000 - \$249,999	

Year-to-Date Statistics	01/01/08 to 1/31/2008	01/01/07 to 1/31/2007	Change
Number of New Escrows	99	91	
Number of Closed Escrows	36	52	-30.8%
Dollar Value of Closed Escrows	\$5,248,807	\$12,459,582	-57.9%
Median	\$143,000	\$218,082	-34.4%
Mean	\$145,800	\$239,607	-39.2%

Median: The midpoint at which an equal number of homes sold above and below this value.

Mean: The arithmetic average of the total number of residential sales divided into total residential sales dollar volume.

Mode: The price range within which the most number of homes were sold.

*To ensure the greatest possible accuracy, SAR, with the assistance of MetroList, has refined its search methods. Last year's reported listing inventory covered a date range rather than all homes on the market at a specific date.

This representation is based in whole or in part on data supplied by MetroList. MetroList does not guarantee, nor is it in any way responsible for, its accuracy. Data maintained by MetroList does not reflect all real estate activity in the market. All information provided is deemed reliable, but it is not guaranteed and should be independently verified. For the most current statistical information, visit www.sacrealtor.org - about us - statistics

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SALE PRICE BRACKET BASED ON FINAL SALES

Selling Price	Single-Family Residential	% of Total	Condo/PUD	% of Total	Residential Income	Residential Lots/Land	Other Residential*
UNDER \$140,000	70	9.5%	17	47.2%	0	0	11
\$140,000-\$159,999	25	3.4%	5	13.9%	0	0	2
\$160,000-\$179,999	48	6.5%	4	11.1%	0	0	0
\$180,000-\$199,999	40	5.4%	5	13.9%	0	0	2
\$200,000-\$249,999	160	21.7%	1	2.8%	3	0	2
\$250,000-\$299,999	161	21.8%	3	8.3%	5	0	4
\$300,000-\$349,999	88	11.9%	0	0.0%	3	1	4
\$350,000-\$399,999	56	7.6%	1	2.8%	2	0	0
\$400,000-\$449,999	34	4.6%	0	0.0%	1	0	2
\$450,000-\$499,999	20	2.7%	0	0.0%	0	0	0
\$500,000-\$549,000	10	1.4%	0	0.0%	0	0	0
\$550,000-\$599,000	8	1.1%	0	0.0%	0	0	0
\$600,000-\$649,999	8	1.1%	0	0.0%	1	0	0
\$650,000 - \$699,999	3	0.4%	0	0.0%	0	0	0
\$700,000-\$749,999	2	0.3%	0	0.0%	0	0	0
\$750,000 - \$799,999	1	0.1%	0	0.0%	0	0	0
\$800,000-\$849,999	2	0.3%	0	0.0%	0	0	0
\$850,000 - \$899,999	1	0.1%	0	0.0%	0	0	0
\$900,000-\$949,999	0	0.0%	0	0.0%	0	0	0
\$950,000-\$999,999	1	0.1%	0	0.0%	0	0	0
\$1,000,000 and over	1	0.1%	0	0.0%	1	0	1
Total	739	100%	36	100%	16	1	28

Type of Financing

LENGTH OF TIME ON MARKET

(SFR, condo, PUD only) Financing Method	# of Units	% of Total	(SFR, condo, PUD only) Days on Market (DOM)	# of Units	% of Total
Cash	63	8.1%	1-30	281	36.3%
Conventional	599	77.3%	31 - 60	136	17.5%
FHA	27	3.5%	61 - 90	128	16.5%
VA	5	0.6%	91 - 120	61	7.9%
Other †	81	10.5%	121 - 180	96	12.4%
	775	100.0%	181+	73	9.4%
				775	100.0%

† includes: contract of sale, creative, Nehemiah, Owner Financing.

* half-plex, 2-on-1, mobile home

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