

# MLS STATISTICS for March 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	3,379	2,948	14.6%	N/A*	
Total Listing Inventory	8,861	8,731	1.5%	N/A*	
Number of New Escrows	1,778	1,589	11.9%	N/A*	
Number of Closed Escrows	1,069	870	22.9%	1,022	4.6%
Month's Inventory	8.3 Months	10 Months	-17.0%	N/A*	
Dollar Value of Closed Escrows	\$293,884,468	\$242,600,557	21.1%	\$402,141,276	-26.9%
Median	\$254,896	\$255,900	-0.4%	\$350,000	-27.2%
Mean	\$274,915	\$279,816	-1.8%	\$393,485	-30.1%
Mode	\$250,000 - \$299,000	\$200,000 - \$249,000		\$300,000-\$349,999	

Year-to-Date Statistics	01/01/08 to 3/31/2008	01/01/07 to 3/31/2007	Change
Number of New Escrows	4,576	2,624	74.4%
Number of Closed Escrows	2,678	3,630	-26.2%
Dollar Value of Closed Escrows	\$792,226,848	\$1,033,804,990	-23.4%
Median	\$255,000	\$358,000	-28.8%
Mean	\$278,515	\$396,398	-29.7%

### CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	Change	Last Year	Change
New Listings Published	288	209	37.8%	N/A*	
Total Listing Inventory	721	688	4.8%	N/A*	
Number of New Escrows	119	124	-4.0%	N/A*	
Number of Closed Escrows	92	60	53.3%	99	-7%
Dollar Value of Closed Escrows	\$14,074,190	\$13,466,326	4.5%	\$23,183,698	-39%
Median	\$138,500	\$171,000	-19.0%	\$220,000	-37%
Mean	\$152,980	\$224,439	-31.8%	\$234,179	-35%
Mode	\$140,000 - \$159,999	\$180,000 - \$199,999		\$200,000 - \$249,999	

Year-to-Date Statistics	01/01/08 to 3/31/2008	01/01/07 to 3/31/2007	Change
Number of New Escrows	223	235	-5%
Number of Closed Escrows	188	228	-17.5%
Dollar Value of Closed Escrows	\$36,231,713	\$56,499,378	-35.9%
Median	\$146,250	\$220,000	-33.5%
Mean	\$179,365	\$241,450	-25.7%

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.

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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	141	13.2%	46	50.0%	1	1	14
\$140,000-\$159,999	58	5.4%	17	18.5%	2	0	3
\$160,000-\$179,999	50	4.7%	6	6.5%	0	0	4
\$180,000-\$199,999	68	6.4%	3	3.3%	2	0	2
\$200,000-\$249,999	184	17.2%	3	3.3%	5	0	4
\$250,000-\$299,999	202	18.9%	10	10.9%	8	1	2
\$300,000-\$349,999	142	13.3%	2	2.2%	6	0	1
\$350,000-\$399,999	77	7.2%	3	3.3%	4	0	1
\$400,000-\$449,999	62	5.8%	0	0.0%	0	0	0
\$450,000-\$499,999	25	2.3%	1	1.1%	1	0	0
\$500,000-\$549,000	10	0.9%	1	1.1%	1	0	0
\$550,000-\$599,000	17	1.6%	0	0.0%	0	0	1
\$600,000-\$649,999	6	0.6%	0	0.0%	1	0	0
\$650,000 - \$699,999	8	0.7%	0	0.0%	1	0	0
\$700,000-\$749,999	3	0.3%	0	0.0%	0	0	0
\$750,000 - \$799,999	6	0.6%	0	0.0%	0	0	0
\$800,000-\$849,999	1	0.1%	0	0.0%	0	0	0
\$850,000 - \$899,999	5	0.5%	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	3	0.3%	0	0.0%	0	0	0
<b>Total</b>	<b>1,069</b>	<b>100%</b>	<b>92</b>	<b>100%</b>	<b>32</b>	<b>2</b>	<b>32</b>

### 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	131	11.3%	1-30	515	44.4%
Conventional	822	70.8%	31 - 60	209	18.0%
FHA	78	6.7%	61 - 90	168	14.5%
VA	15	1.3%	91 - 120	105	9.0%
Other †	115	9.9%	121 - 180	108	9.3%
	1,161	100.0%	181+	56	4.8%
				1161	100.0%

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

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

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