

MLS STATISTICS

April 2003 - Sacramento County and the City of West Sacramento

RESIDENTIAL ONLY (Single Family Homes)

Preliminary Report

	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published	2016	1902	6.0	2,313	-12.8
Listing Inventory	1906	2529	-24.6	4,196	-54.6
Number of New Escrows	863	839	2.9	963	-10.4
Number of Closed Escrows	1528	1413	8.1	1,535	-0.5
Dollar Value of Closed Escrows	391,308,814	\$390,628,408	0.2	\$338,200,000	15.7
Median	234,800	\$229,000	2.5	\$190,000	23.6
Mean	256,092	\$276,453	-7.4	\$220,325	16.2
Mode	200,000	\$200,000	N/A	\$200,000	N/A

YEAR-TO-DATE STATISTICS

	01/01/03 to 4/30/2003	01/01/03 to 3/31/2003	01/01/02 to 12/31/2002	% Change
Listings Published	8379	6363	26,478	-68.4
Number of New Escrows Opened	3446	2583	11,244	-69.4
Number of Closed Escrows	5265	3736	18,805	-72.0
Dollar Value of Closed Escrows	\$1,340,680,222	\$949,371,408	\$4,373,491,000	-69.3
Median	227,000	\$225,000	\$201,000	12.9
Mean	248,009	\$252,389	\$222,536	11.4

PRICE BRACKET OF SALES BASED ON FINAL SALES

Selling Price	Single-family		Condos	Resid. Income	Lots/Land
	Residential	Percent of Total			
UNDER \$29,999	0	0.0%	0	0	2
\$30,000-\$39,999	0	0.0%	0	0	2
\$40,000-\$49,999	0	0.0%	0	0	1
\$50,000-\$59,999	1	0.1%	0	0	1
\$60,000-\$69,999	0	0.0%	0	0	1
\$70,000-\$79,999	4	0.3%	2	0	1
\$80,000-\$89,999	7	0.5%	4	1	5
\$90,000-\$99,999	8	0.5%	4	0	0
\$100,000-\$119,999	26	1.7%	14	0	1
\$120,000-\$139,999	37	2.4%	14	0	0
\$140,000-\$159,999	75	4.9%	25	0	3
\$160,000-\$179,999	140	9.2%	19	1	3
\$180,000-\$199,999	166	10.9%	10	0	1
\$200,000-\$249,999	445	29.1%	11	13	6
\$250,000-\$299,999	286	18.7%	4	19	3
\$300,000-\$399,999	217	14.2%	4	10	1
\$400,000-\$499,999	71	4.6%	0	4	0
\$500,000 and over	46	3.0%	0	4	2
TOTAL.....	1,529		111	52	33

Selling Price	Percent
\$49,999 or less.....	0.0%
\$50,000-\$79,999.....	0.3%
\$80,000-\$99,999.....	1.0%
\$100,000-\$159,999.....	9.0%
\$160,000-\$199,999.....	20.0%
\$200,000-\$399,999.....	62.0%
\$400,000 and over.....	7.7%

TYPE OF FINANCING

Financing	# of Units	% of Total
Cash	57	3.8%
Conventional	1228	81.5%
FHA	124	8.2%
VA	8	0.5%
Other	89	5.9%

LENGTH OF TIME ON MARKET

Days on the Market	# of Units	% of Total
1-30	989	60.3%
31-60	294	17.9%
61-90	122	7.4%
91-120	55	3.4%
121+	69	4.2%
Average Market Time.....		33

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- 1 Median: The midpoint at which an equal number of homes sold above and below this value.
 2 Mean: The arithmetic average of the total number of residential sales divided into total residential sales dollar volume.
 3 Mode: The price range within which the most number of homes were sold.