

MLS STATISTICS for August 2005

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	4,687	4,211	11.3%	3,622	29.4%
Listing Inventory	7,135	6,510	9.6%	6,075	17.4%
Number of New Escrows	1,670	1,834	-8.9%	2,182	-23.5%
Number of Closed Escrows	2,052	1,971	4.1%	2,217	-7.4%
Dollar Value of Closed Escrows	\$872,593,451	\$819,542,737	6.5%	\$747,531,816	16.7%
Median	\$392,750	\$389,000	1.0%	\$314,290	25.0%
Mean	\$425,655	\$415,800	2.4%	\$336,423	26.5%
Mode	\$300,000-\$349,999	\$350,000-\$399,999		\$250,000-\$299,000	

Year-to-Date Statistics	01/01/05 to 8/31/2005	01/01/05 to 7/31/2005		01/01/04 to 8/31/2004	% Change
Listing Inventory	43,987	36,852		32,845	33.9%
Number of New Escrows	14,177	12,507		16,280	-12.9%
Number of Closed Escrows	15,160	13,003		15,115	0.3%
Dollar Value of Closed Escrows	\$6,041,295,396	\$5,126,439,426		\$4,807,655,413	25.7%
Median	\$370,000	\$365,000		\$293,300	26.2%
Mean	\$398,502	\$394,251		\$317,149	25.7%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published	357	356	0.3	NA	NA
Listing Inventory	555	509	9.0	NA	NA
Number of New Escrows	127	161	-21.1	NA	NA
Number of Closed Escrows	168	134	25.4	197	-14.7
Dollar Value of Closed Escrows	\$43,358,010	\$36,586,300	15.6	\$41,682,086	4.0
Median	\$235,750	\$244,750	-3.7	\$201,000	17.3
Mean	\$258,083	\$273,032	-5.5	\$211,584	22.0
Mode	\$200,000 - \$249,999	\$200,000 - \$249,999		\$200,000-\$249,999	

Year-to-Date Statistics	01/01/05 to 8/31/2005	01/01/05 to 7/31/2005		01/01/04 to 8/31/2004	% Change
Listing Inventory	2,345	1,988		NA	NA
Number of New Escrows	1,024	897		NA	NA
Number of Closed Escrows	1,230	1,062		1,360	-9.6
Dollar Value of Closed Escrows	\$316,190,043	\$269,767,583		\$275,304,700	14.9
Median	\$230,000	\$229,975		\$189,000	21.7
Mean	\$248,382	\$246,588		\$202,430	22.7

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.

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SALE PRICE BRACKET BASED ON FINAL SALES

Selling Price	Single-Family Residential	% of Total	Condo/	Percent of Total	Residential Income	Residential Lots/Land	Other Residential*
UNDER \$140,000	0	0.0%	4	2.4%	0	6	0
\$140,000-\$159,999	0	0.0%	5	3.0%	0	0	0
\$160,000-\$179,999	2	0.1%	14	8.4%	0	0	0
\$180,000-\$199,999	7	0.3%	19	11.4%	0	2	0
\$200,000-\$249,999	54	2.6%	57	34.1%	0	4	14
\$250,000-\$299,999	180	8.8%	36	21.6%	2	1	22
\$300,000-\$349,999	416	20.3%	15	9.0%	4	1	20
\$350,000-\$399,999	412	20.1%	4	2.4%	22	1	4
\$400,000-\$449,999	344	16.8%	9	5.4%	19	1	4
\$450,000-\$499,999	203	9.9%	2	1.2%	19	1	4
\$500,000-\$549,999	149	7.3%	1	0.6%	12	4	0
\$550,000 - \$599,999	84	4.1%	1	0.6%	8	1	1
\$600,000-\$649,999	63	3.1%	0	0.0%	6	0	1
\$650,000 - \$699,999	41	2.0%	0	0.0%	2	0	0
\$700,000-\$749,999	28	1.4%	0	0.0%	1	0	2
\$750,000 - \$799,999	16	0.8%	0	0.0%	0	2	1
\$800,000-\$849,999	10	0.5%	0	0.0%	4	0	2
\$850,000 - \$899,999	6	0.3%	0	0.0%	0	0	0
\$900,000-\$949,999	13	0.6%	0	0.0%	0	1	0
\$950,000-\$999,999	9	0.4%	0	0.0%	0	1	0
\$1,000,000 and over	13	0.6%	0	0.0%	1	3	1
TOTAL	2,050	100%	167	100%	100	29	76

TYPE OF FINANCING

LENGTH OF TIME ON MARKET

Financing Method	# of Units	% of Total	(SFR, condo, PUD only)		
			Days on Market (DOM)	# of Units	% of Total
Cash	104	4.2%	1-30	1,461	65.8%
Conventional	2,242	91.4%	31 - 60	556	25.0%
FHA	7	0.3%	61 - 90	155	7.0%
VA	0	0.0%	91 - 120	32	1.4%
Other*	101	4.1%	121 - 180	16	0.7%
		100.0%	181+	0	0.0%
				2,220	100.0%

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

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