

MLS STATISTICS for August 2009

Data for Sacramento County and the City of West Sacramento

SINGLE FAMILY HOME RESALES

Monthly Statistics	Current Month	% of Sales	Last Month	Change	% of Sales	Last Year	Change
New Listings Published	1,705		1,911	-10.8%		2,156	-20.9%
Total Listing Inventory	4,987		5,327	-6.4%		7,225	-31.0%
Number of New Escrows	1,653		1,788	-7.6%		2,134	-22.5%
Number of REO Sales	801	47.6%	908	-11.8%	49.1%	1,239	-35.4%
Number of Short Sales	317	18.8%	310	2.3%	16.8%	n/a	n/a
Conventional Sales	565	33.6%	630	-10.3%	34.1%	n/a	n/a
Total Number of Closed Escrows	1,683	100.0%	1,848	-8.9%	100.0%	1,871	-10.0%
Months Inventory	3 Months		2.9 Months	3.4%		3.9 Months	-23.1%
Dollar Value of Closed Escrows	\$346,597,302		\$376,335,738	-7.9%		\$453,071,653	-23.5%
Median	\$190,000		\$180,000	5.6%		\$218,000	-12.8%
Mean	\$205,940		\$203,645	1.1%		\$242,155	-15.0%
Mode	\$200,000 - \$249,999		\$200,000 - \$249,999			\$200,000 - \$250,000	

Year-to-Date Statistics	01/01/09 to 08/31/09	01/01/09 to 08/31/09	01/01/08 to 8/31/2008	Change
	SAR monthly data, compiled	MetroList YTD data		
Number of Closed Escrows	13,554	14,170	11,515	23.1%
Dollar Value of Closed Escrows	\$2,668,395,031	\$2,787,234,668	\$2,941,972,550	-5.3%
Median	\$173,000	\$175,000	\$230,000	-23.9%
Mean	\$196,871	\$196,700	\$255,490	-23.0%

CONDOMINIUM RESALES

Monthly Statistics	Current Month	% of REOs	Last Month	Change	% of REOs	Last Year	Change
New Listings Published	160		192	-16.7%		169	-5.3%
Total Listing Inventory	504		519	-2.9%		568	-11.3%
Number of New Escrows	122		106	15.1%		182	-33.0%
Number of REO Sales	53	44.9%	71	-25.4%	60.7%	77	-31.2%
Number of Short Sales	19	16.1%	32	-40.6%	27.4%	n/a	n/a
Conventional Sales	46	39.0%	14	228.6%	12.0%	n/a	n/a
Total Closed Escrows	118	100.0%	117	0.9%	100.0%	130	-9.2%
Dollar Value of Closed Escrows	\$13,804,994		\$14,866,191	-7.1%		\$18,944,201	-27.1%
Median	\$93,300		\$104,900	-11.1%		\$129,000	-27.7%
Mean	\$116,991		\$127,061	-7.9%		\$145,725	-19.7%
Mode	\$100,000 - \$119,999		\$100,000 - \$119,999			\$120,000 - \$139,999	

Year-to-Date Statistics	01/01/09 to 08/31/09	01/01/09 to 08/31/09	01/01/08 to 8/31/2008	Change
	SAR monthly data, compiled	MetroList YTD Data		
Number of Closed Escrows	876	936	836	12.0%
Dollar Value of Closed Escrows	\$104,199,610	\$111,561,975	\$136,520,855	-18.3%
Median	\$99,000	\$99,444	\$139,000	-28.5%
Mean	\$118,949	\$119,190	\$163,302	-27.0%

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/public_affairs/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*
\$29,999 and under	6	0.4%	2	1.7%	1	3	0
\$30,000 - \$39,999	13	0.8%	5	4.2%	0	0	1
\$40,000 - \$49,999	25	1.5%	10	8.5%	2	0	2
\$50,000 - \$59,999	32	1.9%	6	5.1%	0	1	7
\$60,000 - \$69,999	43	2.6%	11	9.3%	1	2	3
\$70,000 - \$79,999	41	2.4%	10	8.5%	2	0	3
\$80,000 - \$89,999	47	2.8%	9	7.6%	1	0	3
\$90,000 - \$99,999	55	3.3%	10	8.5%	3	2	1
\$100,000 - \$119,999	93	5.5%	10	8.5%	7	1	5
\$120,000 - \$139,999	141	8.4%	8	6.8%	9	0	6
\$140,000 - \$159,999	131	7.8%	6	5.1%	13	2	3
\$160,000 - \$179,999	138	8.2%	9	7.6%	1	0	3
\$180,000 - \$199,999	127	7.5%	5	4.2%	4	1	4
\$200,000 - \$249,999	314	18.7%	11	9.3%	6	1	1
\$250,000 - \$299,999	198	11.8%	2	1.7%	1	0	1
\$300,000 - \$349,999	120	7.1%	3	2.5%	1	0	1
\$350,000 - \$399,999	77	4.6%	1	0.8%	2	0	0
\$400,000 - \$449,999	37	2.2%	0	0.0%	0	0	1
\$450,000 - \$499,999	17	1.0%	0	0.0%	2	0	0
\$500,000 - \$549,000	8	0.5%	0	0.0%	0	0	0
\$550,000 - \$599,000	8	0.5%	0	0.0%	1	0	0
\$600,000 - \$999,999	9	0.5%	0	0.0%	0	0	0
\$1,000,000 and over	3	0.2%	0	0.0%	0	0	0
Total	1,683	100%	118	100%	57	13	45

Type of Financing	Current Month		Previous Month		LENGTH OF TIME ON MARKET		
	# of Units	% of Total	# of Units	% of Total	(SFR, condo, PUD only) Days on Market (DOM)	# of Units	% of Total
Cash	445	24.7%	524	26.7%	0 - 30	1,116	62.0%
Conventional	691	38.4%	750	38.2%	31 - 60	252	14.0%
FHA	484	26.9%	530	27.0%	61 - 90	136	7.6%
VA	39	2.2%	47	2.4%	91 - 120	88	4.9%
Other †	142	7.9%	114	5.8%	121 - 180	104	5.8%
Total	1,801	100.0%	1,965	100.0%	181+	105	5.8%
					Total	1,801	100.0%

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

† includes: cal vet, contract of sale, creative, farm home loan, owner financing.

Median DOM: 16
Average DOM: 47
Average DOM 1 - 180 Days: 33
Average DOM 181+ Days: 272

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