

MLS STATISTICS for February 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	2,493	2,264	10.1	2,544	-2.0
Listing Inventory	3,939	3,721	5.9	4,210	-6.4
Number of New Escrows	1,596	1,365	16.9	1,837	-13.1
Number of Closed Escrows	1,254	1,256	-0.2	1,225	2.4
Dollar Value of Closed Escrows	\$471,473,723	\$453,851,895	3.9	\$353,764,573	33.3
Median	\$350,000	\$335,500	4.3	\$268,000	30.6
Mean	\$369,602	\$361,347	2.3	\$287,848	28.4
Mode	\$300,000 - \$349,999	\$300,000 - \$349,999		\$250,000 - \$299,999	

Year-to-Date Statistics	01/01/05 to 2/28/2005	01/01/05 to 1/31/2005		01/01/04 to 2/28/2004	% Change
Listing Inventory	7,660	3,721		8,371	-8.5
Number of New Escrows	2,961	1,365		3,372	-12.2
Number of Closed Escrows	2,510	1,256		2,459	2.1
Dollar Value of Closed Escrows	\$942,679,032	\$453,851,895		\$716,105,093	31.6
Median	\$341,750	\$335,500		\$261,000	30.9
Mean	\$365,206	\$361,347		\$290,298	25.8

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published	219	232	-5.6	NA	NA
Listing Inventory	377	356	5.9	NA	NA
Number of New Escrows	138	144	-4.2	NA	NA
Number of Closed Escrows	143	107	33.6	155	-7.7
Dollar Value of Closed Escrows	\$33,835,581	\$24,589,649	37.6	\$30,156,172	12.2
Median	\$216,300	\$220,000	-1.7	\$190,000	13.8
Mean	\$233,382	\$229,810	1.6	\$194,556	20.0
Mode	\$200,000 - \$249,999	\$200,000 - \$249,999		\$180,000 - \$199,999	

Year-to-Date Statistics	01/01/05 to 2/28/2005	01/01/05 to 1/31/2005		01/01/04 to 2/28/2004	% Change
Listing Inventory		356		NA	NA
Number of New Escrows	282	144		NA	NA
Number of Closed Escrows	250	107		274	-8.8
Dollar Value of Closed Escrows	\$60,425,680	\$24,589,649		\$51,461,509	17.4
Median	\$215,950	\$220,000		\$182,950	18.0
Mean	\$230,265	\$229,810		\$187,816	22.6

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/PUD	Percent of Total	Residential Income	Residential Lots/Land	Other Residential*
UNDER \$140,000	1	0.1%	9	6.3%	0	8	1
\$140,000-\$159,999	5	0.4%	19	13.3%	0	2	0
\$160,000-\$179,999	7	0.6%	17	11.9%	0	0	0
\$180,000-\$199,999	14	1.1%	17	11.9%	0	2	2
\$200,000-\$249,999	74	5.9%	34	23.8%	1	7	16
\$250,000-\$299,999	252	20.1%	24	16.8%	2	2	18
\$300,000-\$349,999	273	21.8%	5	3.5%	6	2	8
\$350,000-\$399,999	256	20.4%	11	7.7%	25	1	3
\$400,000-\$449,999	152	12.1%	5	3.5%	13	2	1
\$450,000-\$499,999	78	6.2%	1	0.7%	5	1	1
\$500,000-\$549,999	48	3.8%	0	0.0%	3	1	0
\$550,000 - \$599,999	34	2.7%	0	0.0%	3		2
\$600,000-\$649,999	21	1.7%	0	0.0%	1		1
\$650,000 - \$699,999	11	0.9%	0	0.0%	2		1
\$700,000-\$749,999	13	1.0%	0	0.0%			
\$750,000 - \$799,999	1	0.1%	0	0.0%			
\$800,000-\$849,999	2	0.2%	0	0.0%			
\$850,000 - \$899,999	4	0.3%	1	0.7%			
\$900,000-\$949,999	2	0.2%		0.0%			
\$950,000-\$999,999	1	0.1%		0.0%			
\$1,000,000 and over	4	0.3%		0.0%			
TOTAL	1,253	100%	143	100%	61	28	54

TYPE OF FINANCING

Financing Method	# of Units	% of Total
Cash	47	3.4%
Conventional	1,247	89.3%
FHA	3	0.2%
VA	2	0.1%
Other	97	6.9%
		100.0%

LENGTH OF TIME ON MARKET

(SFR, condo, PUD only) Days on Market (DOM)	# of Units	% of Total
1-30	897	64.8%
31 - 60	275	19.9%
61 - 90	137	9.9%
91 - 120	50	3.6%
121 - 180	25	1.8%
181+	1	0.1%
	1,385	100.0%

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

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MLS Summary Page 2