

MLS STATISTICS for July 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	1,911		1,933	-1.1%		2,421	-21.1%
Total Listing Inventory	5,327		5,339	-0.2%		7,880	-32.4%
Number of New Escrows	1,788		1,782	0.3%		2,271	-21.3%
Number of REO Sales	908	49.1%	941	-3.5%	54.0%	1,371	-33.8%
Number of Short Sales	310	16.8%	290	6.9%	16.6%	n/a	n/a
Equity Sales	630	34.1%	513	22.8%	29.4%	n/a	n/a
Total Number of Closed Escrows	1,848	100.0%	1,744	6.0%	100.0%	1,979	-6.6%
Months Inventory	2.9 Months		3.1 Months	-6.5%		4 Months	-27.5%
Dollar Value of Closed Escrows	\$376,335,738		\$354,079,876	6.3%		\$470,970,215	-20.1%
Median	\$180,000		\$180,000	0.0%		\$216,500	-16.9%
Mean	\$203,645		\$203,027	0.3%		\$237,984	-14.4%
Mode	\$200,000 - \$249,999		\$200,000 - \$249,999			\$200,000 - \$250,000	

Year-to-Date Statistics	01/01/09 to 07/31/09	01/01/09 to 07/31/09	01/01/08 to 7/31/2008	Change
	SAR monthly data, compiled	MetroList YTD data		
Number of Closed Escrows	11,871	12,388	9,644	28.5%
Dollar Value of Closed Escrows	\$2,321,797,729	\$2,420,508,565	\$2,488,900,897	-2.7%
Median	\$173,000	\$175,000	\$235,000	-25.5%
Mean	\$195,586	\$195,391	\$258,078	-24.3%

CONDOMINIUM RESALES

Monthly Statistics	Current Month	% of REOs	Last Month	Change	% of REOs	Last Year	Change
New Listings Published	192		160	20.0%		173	11.0%
Total Listing Inventory	519		492	5.5%		594	-12.6%
Number of New Escrows	106		140	-24.3%		142	-25.4%
Number of REO Sales	71	60.7%	51	39.2%	44.0%	86	-17.4%
Number of Short Sales	32	27.4%	21	52.4%	18.1%	n/a	n/a
Equity Sales	14	12.0%	44	-68.2%	37.9%	n/a	n/a
Total Closed Escrows	117	100.0%	116	0.9%	100.0%	135	-13.3%
Dollar Value of Closed Escrows	\$14,866,191		\$15,018,335	-1.0%		\$19,257,019	-22.8%
Median	\$104,900		\$110,750	-5.3%		\$125,000	-16.1%
Mean	\$127,061		\$129,468	-1.9%		\$142,645	-10.9%
Mode	\$100,000 - \$119,999		\$120,000 - \$139,999			\$120,000 - \$139,999	

Year-to-Date Statistics	01/01/09 to 07/31/09	01/01/09 to 07/31/09	01/01/08 to 7/31/2008	Change
	SAR monthly data, compiled	MetroList YTD Data		
Number of Closed Escrows	758	810	644	25.8%
Dollar Value of Closed Escrows	\$90,394,616	\$96,794,581	\$103,462,627	-6.4%
Median	\$99,000	\$100,000	\$140,000	-28.6%
Mean	\$119,254	\$119,499	\$160,656	-25.6%

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	9	0.5%	1	0.9%	0	0	0
\$30,000 - \$39,999	23	1.2%	3	2.6%	1	1	1
\$40,000 - \$49,999	25	1.4%	9	7.7%	2	1	4
\$50,000 - \$59,999	38	2.1%	11	9.4%	1	0	5
\$60,000 - \$69,999	61	3.3%	5	4.3%	2	0	5
\$70,000 - \$79,999	60	3.2%	7	6.0%	3	0	4
\$80,000 - \$89,999	58	3.1%	9	7.7%	4	0	1
\$90,000 - \$99,999	55	3.0%	7	6.0%	11	0	1
\$100,000 - \$119,999	114	6.2%	15	12.8%	6	1	7
\$120,000 - \$139,999	156	8.4%	11	9.4%	7	1	4
\$140,000 - \$159,999	134	7.3%	6	5.1%	6	0	4
\$160,000 - \$179,999	163	8.8%	7	6.0%	3	0	0
\$180,000 - \$199,999	146	7.9%	4	3.4%	7	1	2
\$200,000 - \$249,999	307	16.6%	12	10.3%	9	2	2
\$250,000 - \$299,999	199	10.8%	6	5.1%	4	1	1
\$300,000 - \$349,999	112	6.1%	3	2.6%	0	0	1
\$350,000 - \$399,999	66	3.6%	0	0.0%	1	0	0
\$400,000 - \$449,999	42	2.3%	1	0.9%	0	0	0
\$450,000 - \$499,999	30	1.6%	0	0.0%	0	0	0
\$500,000 - \$549,000	15	0.8%	0	0.0%	0	0	0
\$550,000 - \$599,000	16	0.9%	0	0.0%	0	0	0
\$600,000 - \$999,999	16	0.9%	0	0.0%	1	0	0
\$1,000,000 and over	3	0.2%	0	0.0%	1	0	0
Total	1,848	100%	117	100%	69	8	42

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	524	26.7%	436	23.4%	0 - 30	1,191	60.6%
Conventional	750	38.2%	782	42.0%	31 - 60	253	12.9%
FHA	530	27.0%	490	26.3%	61 - 90	171	8.7%
VA	47	2.4%	48	2.6%	91 - 120	113	5.8%
Other †	114	5.8%	104	5.6%	121 - 180	122	6.2%
Total	1,965	100.0%	1,860	100.0%	181+	115	5.9%
					Total	1,965	100.0%

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

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

Median DOM: 18 Days
Average DOM: 49.5 Days
Average DOM 1 - 180 Days: 36 Days
Average DOM 181+ Days: 267 Days

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