

MLS STATISTICS for July 2011
Data for Sacramento County and the City of West Sacramento

SINGLE FAMILY HOME RESALES

Monthly Statistics	Current Month	% of Total Sales	Last Month	Change	% of Total Sales	Last Year	% of Total Sales	Change
New Listings Published	2,132		2,388	-10.7%		2,407		-11.4%
Active Listing Inventory †	3,747		4,185	-10.5%		4,748		-21.1%
Active Short Sale Contingent *	2,238		2,101	6.5%		2,097		6.7%
Number of New Escrows	1,488		1,620	-8.1%		1,383		7.6%
Number of REO Sales	591	37.4%	735	-19.6%	42.4%	525	38.5%	12.6%
Number of Short Sales	358	22.7%	396	-9.6%	22.8%	318	23.3%	12.6%
Conventional Sales	630	39.9%	603	4.5%	34.8%	520	38.2%	21.2%
Total Number of Closed Escrows	1,579	100.0%	1,734	-8.9%	100.0%	1,363	100.0%	15.8%
Months Inventory	2.4 Months		2.4 Months	2	0.0%	3.5 Months		-31.4%
Dollar Value of Closed Escrows	\$312,519,637		\$325,174,588	-3.9%		\$292,714,896		6.8%
Median	\$166,000		\$164,900	0.7%		\$185,000		-10.3%
Mean	\$198,425		\$187,529	5.8%		\$214,915		-7.7%
Mode	\$200,000 - \$249,999		\$200,000 - \$249,999			\$200,000 - \$249,999		

Year-to-Date Statistics	01/01/11 to 07/31/11	01/01/11 to 07/31/11	1/1/2010	Change
	SAR monthly data, compiled	MetroList YTD data	7/31/2010	
Number of Closed Escrows	10,677	11,048	10,351	3.1%
Dollar Value of Closed Escrows	\$2,036,187,505	\$2,108,771,644	\$2,178,079,484	-6.5%
Median	\$167,000	\$167,000	\$185,000	-9.7%
Mean	\$190,874	\$190,874	\$210,422	-9.3%

CONDOMINIUM RESALES

Monthly Statistics	Current Month	% of Total	Last Month	Change	% of Total	Last Year	Change
New Listings Published	193		191	1.0%		252	-23.4%
Active Listing Inventory †	367		414	-11.4%		498	12.7%
Active Short Sale Contingent *	194		177	9.6%		231	-16.0%
Number of New Escrows	133		131	1.5%		103	29.1%
Number of REO Sales	76	58.5%	79	-3.8%	49.7%	70	8.6%
Number of Short Sales	23	17.7%	24	-4.2%	15.1%	23	0.0%
Conventional Sales	31	23.8%	56	-44.6%	35.2%	29	6.9%
Total Closed Escrows	130	100.0%	159	-18.2%	100.0%	122	6.6%
Dollar Value of Closed Escrows	\$12,505,577		\$17,418,860	-28.2%		\$13,935,157	-10.3%
Median	\$79,350		\$85,000	-6.6%		\$87,250	-9.1%
Mean	\$96,197		\$109,553	-12.2%		\$114,223	-15.8%
Mode	\$100,000 - \$119,999		\$60,000 - \$69,999			\$100,000 - \$119,999	

Year-to-Date Statistics	01/01/11 to 07/31/11	01/01/11 to 07/31/11	1/1/2010	Change
	SAR monthly data, compiled	MetroList YTD Data	7/31/2010	
Number of Closed Escrows	976	1,017	835	16.9%
Dollar Value of Closed Escrows	\$97,761,161	\$101,925,077	\$91,976,796	6.3%
Median	\$80,000	\$80,000	\$85,000	-5.9%
Mean	\$100,221	\$100,221	\$110,152	-9.0%

† includes: Active, Active Release Clause, Active Short Sale, Active Court Approval and Active Court Contingent listings

*Active Short Sale Contingent listings have been displayed independently to more accurately show the original Total Listing Inventory figure

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SALE PRICE BRACKET BASED ON FINAL SALES

Selling Price	Single-Fam Res.	% of Total	Condo/ PUD	% of Total	Res. Incme.	Res. Lots/Land	Other Res.*
\$29,999 and under	1	0.1%	3	2.3%	0	1	0
\$30,000 - \$39,999	14	0.9%	8	6.2%	0	0	1
\$40,000 - \$49,999	23	1.5%	11	8.5%	1	0	2
\$50,000 - \$59,999	40	2.5%	13	10.0%	1	0	3
\$60,000 - \$69,999	52	3.3%	14	10.8%	2	0	5
\$70,000 - \$79,999	32	2.0%	16	12.3%	2	0	3
\$80,000 - \$89,999	52	3.3%	15	11.5%	3	0	1
\$90,000 - \$99,999	65	4.1%	6	4.6%	2	0	6
\$100,000 - \$119,999	140	8.9%	17	13.1%	1	0	7
\$120,000 - \$139,999	150	9.5%	8	6.2%	4	1	5
\$140,000 - \$159,999	155	9.8%	2	1.5%	9	1	0
\$160,000 - \$179,999	159	10.1%	5	3.8%	8	0	1
\$180,000 - \$199,999	100	6.3%	4	3.1%	9	1	5
\$200,000 - \$249,999	230	14.6%	5	3.8%	8	0	0
\$250,000 - \$299,999	145	9.2%	2	1.5%	3	0	3
\$300,000 - \$349,999	74	4.7%	0	0.0%	4	0	1
\$350,000 - \$399,999	52	3.3%	0	0.0%	0	0	0
\$400,000 - \$449,999	23	1.5%	0	0.0%	0	0	0
\$450,000 - \$499,999	15	0.9%	0	0.0%	1	0	0
\$500,000 - \$549,000	11	0.7%	1	0.8%	0	0	0
\$550,000 - \$599,000	13	0.8%	0	0.0%	1	0	0
\$600,000 - \$999,999	29	1.8%	0	0.0%	0	0	0
\$1,000,000 and over	4	0.3%	0	0.0%	0	0	0
Total	1,579	100%	130	100%	59	4	43

Type of Financing	Current Month		Previous Month		LENGTH OF TIME ON MARKET				
					% of Total				
	# of Units	% of Total	# of Units	% of Total	(SFR & Condo) Days on Market	# of Units	Current Month	Last 4 Months	Last 12 Months
(SFR, condo, PUD only) Financing Method									
Cash	475	27.8%	534	28.2%	0 - 30	757	44.3%	44.7%	41.7%
Conventional	607	35.5%	652	34.4%	31 - 60	303	17.7%	18.1%	19.0%
FHA	477	27.9%	550	29.1%	61 - 90	241	14.1%	12.7%	13.2%
VA	62	3.6%	64	3.4%	91 - 120	146	8.5%	8.2%	9.0%
Other †	88	5.1%	93	4.9%	121 - 180	132	7.7%	8.8%	9.6%
Total	1,709	100.0%	1,893	100.0%	181+	130	7.6%	7.5%	7.5%
					Total	1,709	100.0%	100.0%	100.0%

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

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

Median DOM:	39
Average DOM:	64
Average DOM 1 - 180 Days:	48
Average DOM 181+ Days:	267

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