MLS STATISTICS

May 2002 - Sacramento County and the City of West Sacramento

RESIDENTIAL ONLY (Single Family Homes)
Preliminary Report

	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published	2,335	2,313	1.0	2,718	-14.1
Listing Inventory	4,503	4,196	7.3	5,694	-20.9
Number of New Escrows	1,167	963	21.2	844	38.3
Number of Closed Escrows	1,692	1,535	10.2	1,536	10.2
Dollar Value of Closed Escrows	$378,150,000	$338,200,000	11.8	$292,406,000	29.3
Median	$199,000	$190,000	4.7	$169,718	17.3
Mean	$223,493	$220,325	1.4	$190,368	17.4
Mode	$200,000	$200,000	NA	$160,000	NA
	$249,000	$249,000		$179,999	

YEAR-TO-DATE STATISTICS

	01/01/02 to 5/31/02	01/01/02 to 4/30/02	1/1/01 to 5/31/01	% Change
Listings Published	10,137	7,802	11,341	-10.6
Number of New Escrows Opened	4,374	3,207	4,339	0.8
Number of Closed Escrows	7,086	5,394	6,607	7.2
Dollar Value of Closed Escrows	$1,543,445,000	$1,147,458,000	$1,189,949,000	29.7
Median	$187,000	$185,000	$162,000	15.4
Mean	$209,650	$205,748	$180,104	16.4

PRICE BRACKET OF SALES BASED ON FINAL SALES

Selling Price	Single-family Residential	Percent of Total	Condos	Resid. Income	Lots/Land
UNDER $29,999	2	0.1%	0	0	7
$30,000-$39,999	1	0.1%	1	0	1
$40,000-$49,999	3	0.2%	1	0	1
$50,000-$59,999	4	0.2%	1	0	3
$60,000-$69,999	28	1.7%	8	0	3
$70,000-$79,999	17	1.0%	7	1	3
$80,000-$89,999	24	1.4%	10	0	3
$90,000-$99,999	27	1.6%	11	0	3
$100,000-$119,999	61	3.6%	14	1	5
$120,000-$139,999	120	7.1%	19	1	8
$140,000-$159,999	138	8.2%	12	9	7
$160,000-$179,999	189	11.2%	11	11	3
$180,000-$199,999	239	14.1%	7	14	1
$200,000-$249,999	369	21.8%	7	24	4
$250,000-$299,999	206	12.2%	3	17	1
$300,000-$399,999	168	9.9%	1	9	4
$400,000-$499,999	46	2.7%	1	1	3
$500,000 and over	50	3.0%	1	3	0
TOTAL……	1,692		115	91	60

Selling Price	Percent
$49,999 or less……	0.4%
$50,000-$79,999……	2.9%
$80,000-$99,999……	3.0%
$100,000-$159,999……	18.9%
$160,000-$199,999……	25.3%
$200,000-$399,999……	43.9%
$400,000 and over……	5.7%

TYPE OF FINANCING

Financing	*# of Units*	*% of Total*
Cash	58	3.4%
Conventional	1293	76.4%
FHA	176	10.4%
VA	17	1.0%
Other	148	8.7%

LENGTH OF TIME ON MARKET

Days on the Market	*# of Units*	*%of Total*
1-30	1195	66.1%
31-60	286	15.8%
61-90	104	5.8%
91-120	39	2.2%
121+	68	3.8%
Average Market Time…….		30

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1 Median: The midpoint at which an equal number of homes sold above and below this value.
2 Mean: The arithmetic average of the total number of residential sales divided into total residential sales dollar volume.
3 Mode: The price range within which the most number of homes were sold.