

MLS STATISTICS for May 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	2,151		2,531	-15.0%		2,336		-7.9%
Active Listing Inventory †	4,111		4,484	-8.3%		4,189		-1.9%
Active Short Sale Contingent *	2,101		2,086	0.7%		2,429		-13.5%
Number of New Escrows	1,481		1,581	-6.3%		1,334		11.0%
Number of REO Sales	685	41.5%	672	1.9%	44.1%	606	35.2%	13.0%
Number of Short Sales	386	23.4%	344	12.2%	22.6%	407	23.7%	-5.2%
Conventional Sales	579	35.1%	508	14.0%	33.3%	707	41.1%	-18.1%
Total Number of Closed Escrows	1,650	100.0%	1,524	8.3%	100.0%	1,720	100.0%	-4.1%
Months Inventory	2.5 Months		2.9 Months	-13.8%		2.4 Months		4.2%
Dollar Value of Closed Escrows	\$307,259,092		\$290,014,097	5.9%		\$370,458,991		-17.1%
Median	\$167,000		\$169,900	-1.7%		\$190,000		-12.1%
Mean	\$186,218		\$190,548	-2.3%		\$215,383		-13.5%
Mode	\$200,000 - \$249,999		\$200,000 - \$249,999			\$200,000 - \$249,999		

Year-to-Date Statistics	01/01/11 to 05/30/11 SAR monthly data, compiled	01/01/11 to 05/30/11 MetroList YTD data	1/1/2010 5/30/2010	Change
Number of Closed Escrows	7,364	7,595	7,211	2.1%
Dollar Value of Closed Escrows	\$1,399,060,478	\$1,443,249,967	\$1,502,372,783	-6.9%
Median	\$168,000	\$168,000	\$180,000	-6.7%
Mean	\$190,026	\$190,026	\$208,345	-8.8%

CONDOMINIUM RESALES

Monthly Statistics	Current Month	% of Total	Last Month	Change	% of Total	Last Year	Change
New Listings Published	194		224	-13.4%		210	-7.6%
Active Listing Inventory †	405		456	-11.2%		495	20.2%
Active Short Sale Contingent *	190		163	16.6%		200	n/a
Number of New Escrows	110		133	-17.3%		113	-2.7%
Number of REO Sales	76	52.4%	68	11.8%	50.0%	52	46.2%
Number of Short Sales	30	20.7%	25	20.0%	18.4%	34	n/a
Conventional Sales	39	26.9%	43	-9.3%	31.6%	24	n/a
Total Closed Escrows	145	100.0%	136	6.6%	100.0%	110	31.8%
Dollar Value of Closed Escrows	\$14,128,588		\$13,093,760	7.9%		\$13,636,615	3.6%
Median	\$78,000		\$78,000	0.0%		\$108,000	-27.8%
Mean	\$97,439		\$96,991	0.5%		\$126,265	-22.8%
Mode	\$100,000 - \$119,999		\$60,000 - \$69,999			\$40,000 - \$49,999	

Year-to-Date Statistics	01/01/11 to 05/30/11 SAR monthly data, compiled	01/01/11 to 05/30/11 MetroList YTD Data	1/1/2010 5/30/2010	Change
Number of Closed Escrows	687	713	559	22.9%
Dollar Value of Closed Escrows	\$67,836,724	\$69,807,140	\$59,299,797	14.4%
Median	\$78,900	\$78,900	\$85,000	-7.2%
Mean	\$97,906	\$97,906	\$106,082	-7.7%

† 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. Incm.	Res. Lots/Land	Other Res.*
\$29,999 and under	2	0.1%	6	4.1%	0	3	0
\$30,000 - \$39,999	9	0.5%	19	13.1%	0	1	0
\$40,000 - \$49,999	24	1.5%	12	8.3%	0	0	2
\$50,000 - \$59,999	37	2.2%	14	9.7%	0	0	2
\$60,000 - \$69,999	52	3.2%	10	6.9%	6	0	4
\$70,000 - \$79,999	44	2.7%	14	9.7%	1	0	4
\$80,000 - \$89,999	51	3.1%	9	6.2%	0	0	5
\$90,000 - \$99,999	75	4.5%	9	6.2%	1	0	3
\$100,000 - \$119,999	142	8.6%	15	10.3%	6	1	3
\$120,000 - \$139,999	158	9.6%	12	8.3%	6	0	2
\$140,000 - \$159,999	158	9.6%	3	2.1%	3	0	4
\$160,000 - \$179,999	178	10.8%	8	5.5%	10	0	2
\$180,000 - \$199,999	132	8.0%	4	2.8%	1	2	1
\$200,000 - \$249,999	261	15.8%	5	3.4%	9	2	3
\$250,000 - \$299,999	144	8.7%	3	2.1%	4	0	0
\$300,000 - \$349,999	72	4.4%	0	0.0%	1	0	0
\$350,000 - \$399,999	49	3.0%	0	0.0%	1	0	0
\$400,000 - \$449,999	25	1.5%	0	0.0%	1	0	0
\$450,000 - \$499,999	17	1.0%	0	0.0%	1	0	0
\$500,000 - \$549,000	5	0.3%	2	1.4%	0	0	0
\$550,000 - \$599,000	2	0.1%	0	0.0%	0	0	0
\$600,000 - \$999,999	11	0.7%	0	0.0%	0	0	1
\$1,000,000 and over	2	0.1%	0	0.0%	0	0	0
Total	1,650	100%	145	100%	51	9	36

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	550	30.6%	479	28.9%	0 - 30	790	44.0%	40.7%	42.6%
Conventional	554	30.9%	535	32.2%	31 - 60	331	18.4%	18.0%	18.9%
FHA	539	30.0%	497	29.9%	61 - 90	249	13.9%	13.4%	13.0%
VA	60	3.3%	91	5.5%	91 - 120	135	7.5%	8.9%	8.7%
Other †	92	5.1%	58	3.5%	121 - 180	145	8.1%	10.3%	9.3%
Total	1,795	100.0%	1,660	100.0%	181+	145	8.1%	8.6%	7.5%
					Total	1,795	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:	66
Average DOM 1 - 180 Days:	48
Average DOM 181+ Days:	265

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