

MLS STATISTICS for October 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	2,051		2,103	-2.5%		2,198		-6.7%
Active Listing Inventory †	3,477		3,607	-3.6%		5,319		-34.6%
Active Short Sale Contingent *	2,162		2,268	-4.7%		1,740		24.3%
Number of New Escrows	1,544		1,599	-3.4%		1,305		18.3%
Number of REO Sales	590	36.6%	602	-2.0%	37.3%	537	40.0%	9.9%
Number of Short Sales	436	27.0%	423	3.1%	26.2%	315	23.5%	38.4%
Conventional Sales	588	36.4%	590	-0.3%	36.5%	489	36.5%	20.2%
Total Number of Closed Escrows	1,614	100.0%	1,615	-0.1%	100.0%	1,341	100.0%	20.4%
Months Inventory	2.2 Months		2.2	0.0%		4 Months		-45.0%
Dollar Value of Closed Escrows	\$301,906,652		\$298,843,314	1.0%		\$275,395,707		9.6%
Median	\$164,900		\$164,283	0.4%		\$179,500		-8.1%
Mean	\$187,520		\$185,387	1.2%		\$205,366		-8.7%
Mode	\$200,000 - \$249,999		\$200,000 - \$249,999			\$200,000 - \$249,999		

Year-to-Date Statistics	01/01/11 to 10/31/11	01/01/11 to 10/31/11	1/1/2010	Change
	SAR monthly data, compiled	MetroList YTD data	10/31/2010	
Number of Closed Escrows	15,617	16,195	14,621	6.8%
Dollar Value of Closed Escrows	\$2,960,544,456	\$3,077,472,801	\$3,053,343,146	-3.0%
Median	\$165,690	\$165,690	\$184,900	-10.4%
Mean	\$190,026	\$190,026	\$208,833	-9.0%

CONDOMINIUM RESALES

Monthly Statistics	Current Month	% of Total	Last Month	Change	% of Total	Last Year	Change
New Listings Published	174		177	-1.7%		198	-12.1%
Active Listing Inventory †	318		323	-1.5%		526	-1.7%
Active Short Sale Contingent *	199		211	-5.7%		176	13.1%
Number of New Escrows	89		123	-27.6%		108	-17.6%
Number of REO Sales	58	46.8%	66	-12.1%	45.2%	55	5.5%
Number of Short Sales	30	24.2%	36	-16.7%	24.7%	27	11.1%
Conventional Sales	36	29.0%	44	-18.2%	30.1%	30	20.0%
Total Closed Escrows	124	100.0%	146	-15.1%	100.0%	112	10.7%
Dollar Value of Closed Escrows	\$10,629,379		\$13,900,462	-23.5%		\$11,271,383	-5.7%
Median	\$69,950		\$82,500	-15.2%		\$88,750	-21.2%
Mean	\$85,721		\$98,608	-13.1%		\$100,637	-14.8%
Mode	\$60,000 - \$69,999		\$100,000 - \$119,999			\$50,000 - \$59,999	

Year-to-Date Statistics	01/01/11 to 10/31/11	01/01/11 to 10/31/11	1/1/2010	Change
	SAR monthly data, compiled	MetroList YTD Data	10/31/2010	
Number of Closed Escrows	1,399	1,460	1,203	16.3%
Dollar Value of Closed Escrows	\$137,666,279	\$143,453,793	\$120,341,272	14.4%
Median	\$79,000	\$79,000	\$88,500	-10.7%
Mean	\$98,403	\$98,256	\$110,350	-10.8%

† 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	5	0.3%	4	3.2%	0	1	0
\$30,000 - \$39,999	17	1.1%	15	12.1%	1	0	0
\$40,000 - \$49,999	20	1.2%	13	10.5%	0	0	5
\$50,000 - \$59,999	39	2.4%	10	8.1%	1	0	1
\$60,000 - \$69,999	54	3.3%	20	16.1%	1	0	4
\$70,000 - \$79,999	61	3.8%	10	8.1%	2	0	1
\$80,000 - \$89,999	58	3.6%	10	8.1%	0	0	2
\$90,000 - \$99,999	57	3.5%	9	7.3%	1	0	1
\$100,000 - \$119,999	135	8.4%	12	9.7%	5	2	3
\$120,000 - \$139,999	162	10.0%	9	7.3%	8	0	4
\$140,000 - \$159,999	161	10.0%	3	2.4%	4	0	1
\$160,000 - \$179,999	153	9.5%	3	2.4%	3	0	2
\$180,000 - \$199,999	131	8.1%	0	0.0%	5	0	2
\$200,000 - \$249,999	237	14.7%	3	2.4%	8	0	0
\$250,000 - \$299,999	132	8.2%	1	0.8%	6	1	3
\$300,000 - \$349,999	67	4.2%	1	0.8%	6	0	1
\$350,000 - \$399,999	45	2.8%	0	0.0%	1	0	0
\$400,000 - \$449,999	30	1.9%	0	0.0%	0	0	0
\$450,000 - \$499,999	16	1.0%	0	0.0%	0	0	0
\$500,000 - \$549,000	14	0.9%	1	0.8%	1	0	1
\$550,000 - \$599,000	7	0.4%	0	0.0%	0	0	0
\$600,000 - \$999,999	11	0.7%	0	0.0%	0	0	0
\$1,000,000 and over	2	0.1%	0	0.0%	0	0	1
Total	1,614	100%	124	100%	53	4	32

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	499	28.7%	548	31.1%	0 - 30	749	43.1%	44.5%	42.1%
Conventional	550	31.6%	570	32.3%	31 - 60	330	19.0%	18.1%	18.5%
FHA	534	30.7%	505	28.7%	61 - 90	224	12.9%	12.5%	13.2%
VA	64	3.7%	58	3.3%	91 - 120	138	7.9%	8.6%	9.0%
Other †	91	5.2%	81	4.6%	121 - 180	145	8.3%	8.5%	9.4%
Total	1,738	100.0%	1,762	100.0%	181+	152	8.7%	7.8%	7.8%
					Total	1,738	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:	68
Average DOM 1 - 180 Days:	49
Average DOM 181+ Days:	268

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