

# MLS STATISTICS for January 2009

## Data for Sacramento County and the City of West Sacramento

### SINGLE FAMILY HOME RESALES

Monthly Statistics	Current Month	Last Month	Change	Last Year	Change
New Listings Published	1,988	1,819	9.3%	3,138	-36.6%
Total Listing Inventory	5,935	6,462	-8.2%	8,963	-33.8%
Number of New Escrows	1,832	1,764	3.9%	1,290	42.0%
Number of REO Sales (new feature)	1,168	1,402	-16.7%	N/A*	
Total Number of Closed Escrows	1,542	1,932	-20.2%	739	108.7%
Month's Inventory	3.8 Months	3.3 Months	15.2%	12.1 Months	-68.6%
Dollar Value of Closed Escrows	\$294,307,444	\$388,393,265	-24.2%	\$204,306,864	44.1%
Median	\$169,000	\$180,000	-6.1%	\$255,000	-33.7%
Mean	\$190,861	\$201,032	-5.1%	\$276,464	-31.0%
Mode	\$200,000 - \$249,000	\$200,000 - \$249,000		\$250,000 - \$299,000	

Year-to-Date Statistics	01/01/09 to 01/31/09	01/01/09 to 01/31/09	01/01/08 to 1/31/2008	Change
	SAR monthly data, compiled	MetroList YTD data		
Number of Closed Escrows	1,542	1,542	739	108.7%
Dollar Value of Closed Escrows	\$294,307,444	\$294,307,444	\$204,306,864	44.1%
Median	\$169,000	\$169,000	\$255,000	-33.7%
Mean	\$190,861	\$190,861	\$246,464	-22.6%

### CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	Change	Last Year	Change
New Listings Published	172	142	21.1%	232	-26%
Total Listing Inventory	520	531	-2.1%	729	-29%
Number of New Escrows	108	102	5.9%	99	9%
Number of REO Sales (new feature)	65	81	-19.8%	N/A*	
Number of Closed Escrows	81	124	-34.7%	36	125%
Dollar Value of Closed Escrows	\$9,136,960	\$15,572,484	-41.3%	\$5,248,807	74%
Median	\$95,000	\$93,000	2.2%	\$143,000	-34%
Mean	\$112,802	\$125,585	-10.2%	\$145,800	-23%
Mode	\$100,000 - \$119,999	\$40,000 - \$49,999		\$140,000 - \$179,999	
Year-to-Date Statistics	01/01/09 to 01/31/09	01/01/09 to 01/31/09	01/01/08 to 1/31/2008	Change	
	SAR monthly data, compiled	MetroList YTD Data			
Number of Closed Escrows	81	81	36	125.0%	
Dollar Value of Closed Escrows	\$9,136,960	\$9,136,960	\$5,248,807	74.1%	
Median	\$95,000	\$95,000	\$143,000	-33.6%	
Mean	\$112,802	\$112,802	\$145,800	-22.6%	

Median: The midpoint at which an equal number of homes sold above and below this value.

Mean: The arithmetic average of the total number of residential sales divided into total residential sales dollar volume.

Mode: The price range within which the most number of homes were sold.

\*To ensure the greatest possible accuracy, SAR, with the assistance of MetroList, has refined its search methods. Last year's reported listing inventory covered a date range rather than all homes on the market at a specific date. 08/2008

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# MLS STATISTICS for January 2009

## Data for Sacramento County and the City of West Sacramento

### 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*
Under \$100,000	332	21.5%	42	51.9%	18	3	28
\$100,000-\$139,999	266	17.3%	14	17.3%	11	1	10
\$140,000-\$159,999	115	7.5%	11	13.6%	5	0	3
\$160,000-\$179,999	120	7.8%	4	4.9%	4	2	1
\$180,000-\$199,999	91	5.9%	4	4.9%	4	0	2
\$200,000-\$249,999	241	15.6%	4	4.9%	17	1	2
\$250,000-\$299,999	172	11.2%	0	0.0%	3	0	1
\$300,000-\$349,999	89	5.8%	0	0.0%	1	0	0
\$350,000-\$399,999	41	2.7%	0	0.0%	0	0	0
\$400,000-\$449,999	27	1.8%	0	0.0%	0	0	0
\$450,000-\$499,999	11	0.7%	0	0.0%	1	0	0
\$500,000-\$549,000	16	1.0%	2	2.5%	0	0	0
\$550,000-\$599,000	3	0.2%	0	0.0%	0	0	0
\$600,000-\$649,999	5	0.3%	0	0.0%	0	0	0
\$650,000 - \$699,999	4	0.3%	0	0.0%	0	0	0
\$700,000-\$749,999	1	0.1%	0	0.0%	0	0	0
\$750,000 - \$799,999	0	0.0%	0	0.0%	0	0	0
\$800,000-\$849,999	4	0.3%	0	0.0%	1	0	0
\$850,000 - \$899,999	0	0.0%	0	0.0%	0	0	0
\$900,000-\$949,999	1	0.1%	0	0.0%	0	0	0
\$950,000-\$999,999	0	0.0%	0	0.0%	0	0	0
\$1,000,000 and over	3	0.2%	0	0.0%	0	0	0
<b>Total</b>	<b>1,542</b>	<b>100%</b>	<b>81</b>	<b>100%</b>	<b>65</b>	<b>7</b>	<b>47</b>

### Type of Financing

### LENGTH OF TIME ON MARKET

(SFR, condo, PUD only) Financing Method	# of Units	% of Total	(SFR, condo, PUD only) Days on Market (DOM)	# of Units	% of Total
Cash	385	23.7%	1-30	812	50.0%
Conventional	778	47.9%	31 - 60	314	19.3%
FHA	354	21.8%	61 - 90	202	12.4%
VA	21	1.3%	91 - 120	99	6.1%
Other †	85	5.2%	121 - 180	123	7.6%
	1,623	100.0%	181+	73	4.5%
				1,623	100.0%

† includes: contract of sale, creative, Owner Financing.

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

Average DOM: **53 Days**  
Average DOM 1 - 180 Days: **43.8 Days**  
Average DOM 181+ Days: **253 Days**

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