

## MLS STATISTICS for February 2010

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

#### SINGLE FAMILY HOME RESALES

Monthly Statistics	Current Month	% of Total	Last Month	Change	% of Total	Last Year	Change
New Listings Published	1,975		1,929	2.4%		1,811	9.1%
Active Listing Inventory †	3,281		3,155	4.0%		5,692	-3.1%
Active Short Sale Contingent *	2,234		2,224			n/a	
Number of New Escrows	1,443		1,288	12.0%		1,709	-15.6%
Number of REO Sales	534	46.2%	515	3.7%	44.4%	1,171	-54.4%
Number of Short Sales	251	21.7%	273	-8.1%	23.6%	n/a	n/a
Conventional Sales	371	32.1%	371	0.0%	32.0%	n/a	n/a
Total Number of Closed Escrows	1,156	100.0%	1,159	-0.3%	100.0%	1,575	-26.6%
Months Inventory	2.8 Months		2.7 Months	3.7%		3.6 Months	-22.2%
Dollar Value of Closed Escrows	\$230,830,151		\$229,079,257	0.8%		\$297,806,472	-22.5%
Median	\$179,900		\$170,000	5.8%		\$167,000	7.7%
Mean	\$199,680		\$197,653	1.0%		\$189,083	5.6%
Mode	\$200,000 - \$249,999		\$200,000 - \$249,999			\$200,000 - \$249,999	

Year-to-Date Statistics	01/01/10 to 02/28/10	01/01/10 to 02/28/10	1/1/2009	Change
	SAR monthly data, compiled	MetroList YTD data	2/28/2009	
Number of Closed Escrows	2,315	2,352	3,114	-25.7%
Dollar Value of Closed Escrows	\$459,909,408	\$467,075,267	\$592,113,916	-22.3%
Median	\$170,000	\$175,000	\$167,000	1.8%
Mean	\$198,665	\$198,586	\$190,861	4.1%

#### CONDOMINIUM RESALES

Monthly Statistics	Current Month	% of Total	Last Month	Change	% of Total	Last Year	Change
New Listings Published	216		190	13.7%		137	57.7%
Active Listing Inventory †	356		305	14.5%		499	19.0%
Active Short Sale Contingent *	238		214			n/a	
Number of New Escrows	81		105	-22.9%		117	-30.8%
Number of REO Sales	59	54.6%	46	28.3%	54.1%	72	-18.1%
Number of Short Sales	15	13.9%	21	-28.6%	24.7%	n/a	n/a
Conventional Sales	34	31.5%	18	88.9%	21.2%	n/a	n/a
Total Closed Escrows	108	100.0%	85	27.1%	100.0%	94	14.9%
Dollar Value of Closed Escrows	\$11,529,927		\$9,460,738	21.9%		\$8,685,413	32.8%
Median	\$94,500		\$85,000	11.2%		\$80,450	17.5%
Mean	\$106,759		\$111,303	-4.1%		\$92,398	15.5%
Mode	\$80,000 - \$89,999		\$80,000 - \$89,999			\$30,000 - \$39,999	

Year-to-Date Statistics	01/01/10 to 02/28/10	01/01/10 to 02/28/10	1/1/2009	Change
	SAR monthly data, compiled	MetroList YTD Data	2/28/2009	
Number of Closed Escrows	193	198	175	10.3%
Dollar Value of Closed Escrows	\$20,990,665	\$21,328,565	\$17,822,373	17.8%
Median	\$85,000	\$88,750	\$84,000	1.2%
Mean	\$108,760	\$107,720	\$101,842	6.8%

† 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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[www.sacrealtor.org/publicaffairs/statistics](http://www.sacrealtor.org/publicaffairs/statistics)

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# MLS STATISTICS for February 2010

## 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*
\$29,999 and under	2	0.2%	3	2.8%	0	2	0
\$30,000 - \$39,999	6	0.5%	11	10.2%	0	0	0
\$40,000 - \$49,999	11	1.0%	7	6.5%	0	0	2
\$50,000 - \$59,999	16	1.4%	8	7.4%	0	2	6
\$60,000 - \$69,999	18	1.6%	9	8.3%	0	0	6
\$70,000 - \$79,999	26	2.2%	5	4.6%	0	0	6
\$80,000 - \$89,999	37	3.2%	8	7.4%	4	0	7
\$90,000 - \$99,999	34	2.9%	7	6.5%	1	1	5
\$100,000 - \$119,999	89	7.7%	9	8.3%	5	0	8
\$120,000 - \$139,999	117	10.1%	12	11.1%	5	0	2
\$140,000 - \$159,999	102	8.8%	12	11.1%	4	0	3
\$160,000 - \$179,999	122	10.6%	5	4.6%	6	0	2
\$180,000 - \$199,999	88	7.6%	3	2.8%	2	0	0
\$200,000 - \$249,999	199	17.2%	5	4.6%	3	2	4
\$250,000 - \$299,999	117	10.1%	3	2.8%	4	0	1
\$300,000 - \$349,999	87	7.5%	1	0.9%	1	0	0
\$350,000 - \$399,999	31	2.7%	0	0.0%	1	1	0
\$400,000 - \$449,999	21	1.8%	0	0.0%	0	1	1
\$450,000 - \$499,999	14	1.2%	0	0.0%	0	0	0
\$500,000 - \$549,000	3	0.3%	0	0.0%	0	0	0
\$550,000 - \$599,000	4	0.3%	0	0.0%	0	0	0
\$600,000 - \$999,999	12	1.0%	0	0.0%	1	0	0
\$1,000,000 and over	0	0.0%	0	0.0%	0	0	0
<b>Total</b>	<b>1,156</b>	<b>100%</b>	<b>108</b>	<b>100%</b>	<b>37</b>	<b>9</b>	<b>53</b>

Type of Financing (SFR, condo, PUD only) Financing Method	Current Month		Previous Month		LENGTH OF TIME ON MARKET		
	# of Units	% of Total	# of Units	% of Total	(SFR, condo, PUD only) Days on Market (DOM)	# of Units	% of Total
Cash	388	30.7%	332	26.7%	0 - 30	706	55.9%
Conventional	409	32.4%	469	37.7%	31 - 60	198	15.7%
FHA	382	30.2%	355	28.5%	61 - 90	122	9.7%
VA	37	2.9%	23	1.8%	91 - 120	75	5.9%
Other †	48	3.8%	65	5.2%	121 - 180	84	6.6%
<b>Total</b>	<b>1,264</b>	<b>100.0%</b>	<b>1,244</b>	<b>100.0%</b>	181+	79	6.3%
					<b>Total</b>	<b>1,264</b>	<b>100.0%</b>

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

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

**Median DOM: 23**  
**Average DOM: 54**  
**Average DOM 1 - 180 Days: 39**  
**Average DOM 181+ Days: 280**

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