

MLS STATISTICS for January 2010

Data for Sacramento County and the City of West Sacramento

SINGLE FAMILY HOME RESALES

Monthly Statistics	Current Month	% of Total	Total Listing Inventory	Last Month	Change	% of Total	Last Year	Change
New Listings Published	1,929			1,741	10.8%		1,988	-3.0%
Active Listing Inventory †	3,155		5,379	5,425	-0.8%		5,935	-9.4%
Active Short Sale Contingent *	2,224							
Number of New Escrows	1,288			1,228	4.9%		1,832	-29.7%
Number of REO Sales	515	44.4%		671	-23.2%	40.7%	1,168	-55.9%
Number of Short Sales	273	23.6%		403	-32.3%	24.5%	n/a	n/a
Conventional Sales	371	32.0%		574	-35.4%	34.8%	n/a	n/a
Total Number of Closed Escrows	1,159	100.0%		1,648	-29.7%	100.0%	1,542	-24.8%
Months Inventory	4.6 Months			3.3 Months	39.4%		3.8 Months	21.1%
Dollar Value of Closed Escrows	\$229,079,257			\$351,202,489	-34.8%		\$294,307,444	-22.2%
Median	\$170,000			\$187,500	-9.3%		\$169,000	0.6%
Mean	\$197,653			\$214,017	-7.6%		\$190,861	3.6%
Mode	\$200,000 - \$249,999			\$200,000 - \$249,999			\$200,000 - \$249,999	

Year-to-Date Statistics	01/01/10 to 01/31/10 SAR monthly data, compiled	01/01/10 to 01/31/10 MetroList YTD data	1/1/2009 1/31/2009	Change
Number of Closed Escrows	1,159	N/A	1,542	-24.8%
Dollar Value of Closed Escrows	\$229,079,257	N/A	\$294,307,444	-22.2%
Median	\$170,000	N/A	\$169,000	0.6%
Mean	\$197,653	N/A	\$190,861	3.6%

CONDOMINIUM RESALES

Monthly Statistics	Current Month	% of Total	Total Listing Inventory	Last Month	Change	% of Total	Last Year	Change
New Listings Published	190			143	32.9%		172	10.5%
Active Listing Inventory †	305		519	513	1.2%		520	-0.2%
Active Short Sale Contingent *	214							
Number of New Escrows	105			78	34.6%		108	-2.8%
Number of REO Sales	46	54.1%		52	-11.5%	45.6%	65	-29.2%
Number of Short Sales	21	24.7%		32	-34.4%	28.1%	n/a	n/a
Conventional Sales	18	21.2%		30	-40.0%	26.3%	n/a	n/a
Total Closed Escrows	85	100.0%		114	-25.4%	100.0%	81	4.9%
Dollar Value of Closed Escrows	\$9,460,738			\$13,917,988	-32.0%		\$9,136,960	3.5%
Median	\$100,001			\$100,001	0.0%		\$95,000	5.3%
Mean	\$111,303			\$125,387	-11.2%		\$112,802	-1.3%
Mode	\$80,000 - \$89,999			\$120,000 - \$139,999			\$100,000 - \$119,999	
Year-to-Date Statistics	01/01/10 to 01/31/10 SAR monthly data, compiled	01/01/10 to 01/31/10 MetroList YTD Data	1/1/2009 1/31/2009	Change				
Number of Closed Escrows	85	N/A	81	4.9%				
Dollar Value of Closed Escrows	\$9,460,738	N/A	\$9,136,960	3.5%				
Median	\$100,001	N/A	\$95,000	5.3%				
Mean	\$111,303	N/A	\$112,802	-1.3%				

† 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-Family Residential	% of Total	Condo/PUD	% of Total	Residential Income	Residential Lots/Land	Other Residential*
\$29,999 and under	4	0.3%	1	1.2%	0	2	0
\$30,000 - \$39,999	6	0.5%	8	9.4%	0	0	0
\$40,000 - \$49,999	14	1.2%	7	8.2%	0	0	3
\$50,000 - \$59,999	20	1.7%	4	4.7%	0	0	1
\$60,000 - \$69,999	25	2.2%	10	11.8%	0	0	4
\$70,000 - \$79,999	23	2.0%	4	4.7%	1	1	1
\$80,000 - \$89,999	29	2.5%	13	15.3%	1	1	3
\$90,000 - \$99,999	42	3.6%	3	3.5%	2	2	0
\$100,000 - \$119,999	90	7.8%	7	8.2%	4	0	7
\$120,000 - \$139,999	122	10.5%	10	11.8%	8	1	4
\$140,000 - \$159,999	115	9.9%	5	5.9%	8	0	1
\$160,000 - \$179,999	121	10.4%	2	2.4%	10	0	1
\$180,000 - \$199,999	80	6.9%	3	3.5%	8	0	0
\$200,000 - \$249,999	186	16.0%	3	3.5%	6	1	3
\$250,000 - \$299,999	125	10.8%	1	1.2%	4	1	0
\$300,000 - \$349,999	64	5.5%	1	1.2%	3	0	0
\$350,000 - \$399,999	39	3.4%	1	1.2%	0	0	0
\$400,000 - \$449,999	21	1.8%	1	1.2%	0	0	1
\$450,000 - \$499,999	7	0.6%	0	0.0%	0	0	0
\$500,000 - \$549,000	5	0.4%	0	0.0%	0	0	1
\$550,000 - \$599,000	7	0.6%	1	1.2%	0	0	0
\$600,000 - \$999,999	11	0.9%	0	0.0%	0	0	0
\$1,000,000 and over	3	0.3%	0	0.0%	0	0	0
Total	1,159	100%	85	100%	55	9	30

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	332	26.7%	434	24.6%	0 - 30	696	55.9%
Conventional	469	37.7%	684	38.8%	31 - 60	203	16.3%
FHA	355	28.5%	485	27.5%	61 - 90	108	8.7%
VA	23	1.8%	51	2.9%	91 - 120	57	4.6%
Other †	65	5.2%	108	6.1%	121 - 180	91	7.3%
Total	1,244	100.0%	1,762	100.0%	181+	89	7.2%
					Total	1,244	100.0%

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

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

Median DOM: 22
Average DOM: 54
Average DOM 1 - 180 Days: 38
Average DOM 181+ Days: 250

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