

MLS STATISTICS for September 2009

Data for Sacramento County and the City of West Sacramento

SINGLE FAMILY HOME RESALES

Monthly Statistics	Current Month	% of Sales	Last Month	Change	% of Sales	Last Year	Change
New Listings Published	1,794		1,705	5.2%		2,178	-17.6%
Total Listing Inventory	5,273		4,987	5.7%		7,124	-26.0%
Number of New Escrows	1,679		1,653	1.6%		2,089	-19.6%
Number of REO Sales	741	45.4%	801	-7.5%	47.6%	1,414	-47.6%
Number of Short Sales	314	19.3%	317	-0.9%	18.8%	n/a	n/a
Conventional Sales	576	35.3%	565	1.9%	33.6%	n/a	n/a
Total Number of Closed Escrows	1,631	100.0%	1,683	-3.1%	100.0%	2,020	-19.3%
Months Inventory	3.2 Months		3 Months	6.7%		3.5 Months	-8.6%
Dollar Value of Closed Escrows	\$337,941,846		\$346,597,302	-2.5%		\$433,380,655	-22.0%
Median	\$183,000		\$190,000	-3.7%		\$194,950	-6.1%
Mean	\$207,199		\$205,940	0.6%		\$214,545	-3.4%
Mode	\$200,000 - \$249,999		\$200,000 - \$249,999			\$200,000 - \$250,000	

Year-to-Date Statistics	01/01/09 to 09/30/09	01/01/09 to 09/30/09	01/01/08 to 9/30/2008	Change
	SAR monthly data, compiled	MetroList YTD data		
Number of Closed Escrows	15,185	15,855	13,535	17.1%
Dollar Value of Closed Escrows	\$3,006,336,877	\$3,135,558,131	\$3,375,353,206	-7.1%
Median	\$175,000	\$176,000	\$225,000	-21.8%
Mean	\$197,981	\$197,765	\$249,380	-20.7%

CONDOMINIUM RESALES

Monthly Statistics	Current Month	% of REOs	Last Month	Change	% of REOs	Last Year	Change
New Listings Published	189		160	18.1%		152	24.3%
Total Listing Inventory	532		504	5.6%		551	-3.4%
Number of New Escrows	117		122	-4.1%		132	-11.4%
Number of REO Sales	63	54.8%	53	18.9%	44.9%	71	-11.3%
Number of Short Sales	14	12.2%	19	-26.3%	16.1%	n/a	n/a
Conventional Sales	38	33.0%	46	-17.4%	39.0%	n/a	n/a
Total Closed Escrows	115	100.0%	118	-2.5%	100.0%	109	5.5%
Dollar Value of Closed Escrows	\$13,779,076		\$13,804,994	-0.2%		\$14,275,086	-3.5%
Median	\$90,000		\$93,300	-3.5%		\$112,000	-19.6%
Mean	\$199,818		\$116,991	70.8%		\$130,964	52.6%
Mode	\$100,000 - \$119,999		\$100,000 - \$119,999			\$100,000 - \$119,999	

Year-to-Date Statistics	01/01/09 to 09/30/09	01/01/09 to 09/30/09	01/01/08 to 9/30/2008	Change
	SAR monthly data, compiled	MetroList YTD Data		
Number of Closed Escrows	991	1057	883	19.7%
Dollar Value of Closed Escrows	\$117,978,686	\$125,900,051	\$141,351,029	-10.9%
Median	\$99,444	\$97,500	\$137,000	-28.8%
Mean	\$119,050	\$119,111	\$160,080	-25.6%

This representation is based in whole or in part on data supplied by MetroList. MetroList does not guarantee, nor is it in any way responsible for, its accuracy. Data maintained by MetroList does not reflect all real estate activity in the market. All information provided is deemed reliable, but it is not guaranteed and should be independently verified. For the most current statistical information, visit

www.sacrealtor.org/publicaffairs/statistics

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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	3	0.2%	3	2.6%	0	0	1
\$30,000 - \$39,999	4	0.2%	8	7.0%	0	0	1
\$40,000 - \$49,999	19	1.2%	14	12.2%	0	0	3
\$50,000 - \$59,999	25	1.5%	10	8.7%	1	1	2
\$60,000 - \$69,999	40	2.5%	9	7.8%	0	0	4
\$70,000 - \$79,999	47	2.9%	3	2.6%	3	2	2
\$80,000 - \$89,999	49	3.0%	10	8.7%	6	0	2
\$90,000 - \$99,999	51	3.1%	7	6.1%	2	0	5
\$100,000 - \$119,999	126	7.7%	7	6.1%	3	1	3
\$120,000 - \$139,999	129	7.9%	10	8.7%	8	0	4
\$140,000 - \$159,999	149	9.1%	2	1.7%	6	0	0
\$160,000 - \$179,999	149	9.1%	6	5.2%	5	0	2
\$180,000 - \$199,999	119	7.3%	8	7.0%	3	1	0
\$200,000 - \$249,999	283	17.4%	7	6.1%	7	0	3
\$250,000 - \$299,999	174	10.7%	7	6.1%	5	0	0
\$300,000 - \$349,999	91	5.6%	0	0.0%	1	0	0
\$350,000 - \$399,999	67	4.1%	2	1.7%	2	0	0
\$400,000 - \$449,999	33	2.0%	0	0.0%	3	0	1
\$450,000 - \$499,999	26	1.6%	1	0.9%	0	0	1
\$500,000 - \$549,000	14	0.9%	1	0.9%	1	0	0
\$550,000 - \$599,000	12	0.7%	0	0.0%	0	0	0
\$600,000 - \$999,999	19	1.2%	0	0.0%	3	0	1
\$1,000,000 and over	2	0.1%	0	0.0%	0	0	0
Total	1,631	100%	115	100%	59	5	35

Type of Financing	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	440	25.2%	445	24.7%	0 - 30	1,088	62.3%
Conventional	673	38.5%	691	38.4%	31 - 60	249	14.3%
FHA	482	27.6%	484	26.9%	61 - 90	112	6.4%
VA	35	2.0%	39	2.2%	91 - 120	81	4.6%
Other †	116	6.6%	142	7.9%	121 - 180	119	6.8%
Total	1,746	100.0%	1,801	100.0%	181+	97	5.6%
					Total	1,746	100.0%

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

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

Median DOM: 18
Average DOM: 48
Average DOM 1 - 180 Days: 34.5
Average DOM 181+ Days: 267

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