

MLS STATISTICS

September 2002 - Sacramento County and the City of West Sacramento

RESIDENTIAL ONLY (Single Family Homes)

Preliminary Report

	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published	2,634	2,811	-6.3	2,107	25.0
Listing Inventory	5,454	5,383	1.3	5,326	2.4
Number of New Escrows	1,049	1,148	-8.6	515	103.7
Number of Closed Escrows	1,479	1,665	-11.2	1,258	17.6
Dollar Value of Closed Escrows	\$354,816,000	\$409,104,000	-13.3	\$259,656,000	36.6
Median	\$218,000	\$215,000	1.4	\$170,000	28.2
Mean	\$239,903	\$245,708	-2.4	\$188,020	27.6
Mode	\$200,000	\$200,000	N/A	\$160,000	N/A
	\$249,000	\$249,000		\$179,000	

YEAR-TO-DATE STATISTICS

	01/01/02 to 9/30/02	01/01/02 to 8/31/02	1/1/01 to 9/30/01	% Change
Listings Published	20,602	17,968	21,448	-3.9
Number of New Escrows Opened	8,970	7,921	11,866	-24.4
Number of Closed Escrows	14,142	12,663	13,267	6.6
Dollar Value of Closed Escrows	\$3,142,886,000	\$2,751,987,000	\$2,487,637,000	26.3
Median	\$196,500	\$194,500	\$166,500	18.0
Mean	\$218,104	\$217,325	\$185,558	17.5

PRICE BRACKET OF SALES BASED ON FINAL SALES

Selling Price	Single-family Residential	Percent of Total	Condos	Resid. Income	Lots/Land
UNDER \$29,999	0	0.0%	0	0	2
\$30,000-\$39,999	0	0.0%	0	0	2
\$40,000-\$49,999	0	0.0%	0	0	1
\$50,000-\$59,999	1	0.1%	0	0	6
\$60,000-\$69,999	3	0.2%	1	0	1
\$70,000-\$79,999	4	0.3%	2	0	2
\$80,000-\$89,999	13	0.9%	8	0	1
\$90,000-\$99,999	13	0.9%	10	0	2
\$100,000-\$119,999	31	2.1%	13	1	0
\$120,000-\$139,999	80	5.4%	16	0	2
\$140,000-\$159,999	116	7.8%	19	3	6
\$160,000-\$179,999	138	9.3%	10	2	1
\$180,000-\$199,999	171	11.6%	9	7	1
\$200,000-\$249,999	423	28.6%	11	15	3
\$250,000-\$299,999	213	14.4%	7	13	1
\$300,000-\$399,999	176	11.9%	5	18	1
\$400,000-\$499,999	54	3.7%	1	5	1
\$500,000 and over	43	2.9%	0	1	1
TOTAL.....	1,479		112	65	34

Selling Price	Percent
\$49,999 or less.....	0.0%
\$50,000-\$79,999.....	0.5%
\$80,000-\$99,999.....	1.8%
\$100,000-\$159,999.....	15.3%
\$160,000-\$199,999.....	20.9%
\$200,000-\$399,999.....	54.9%
\$400,000 and over.....	6.6%

TYPE OF FINANCING

Financing	# of Units	% of Total
Cash	58	3.9%
Conventional	1157	78.2%
FHA	133	9.0%
VA	14	0.9%
Other	117	7.9%

LENGTH OF TIME ON MARKET

Days on the Market	# of Units	% of Total
1-30	1090	68.5%
31-60	222	14.0%
61-90	91	5.7%
91-120	36	2.3%
121+	40	2.5%
Average Market Time.....		27

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- 1 Median: The midpoint at which an equal number of homes sold above and below this value.
 2 Mean: The arithmetic average of the total number of residential sales divided into total residential sales dollar volume.
 3 Mode: The price range within which the most number of homes were sold.