

## MLS STATISTICS

July 2003 - 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	3189	3258	-2.1	2,763	15.4
Listing Inventory	5615	5532	1.5	5,111	9.9
Number of New Escrows	2001	2080	-3.8	1,294	54.6
Number of Closed Escrows	1776	1658	7.1	1,605	10.7
Dollar Value of Closed Escrows	\$595,961,129	\$543,994,833	9.6	\$361,609,000	64.8
Median	\$243,500	\$246,250	-1.1	\$210,000	16.0
Mean	\$335,564	\$328,103	2.3	\$225,302	48.9
Mode	\$200,000	\$200,000	N/A	\$200,000	N/A

### YEAR-TO-DATE STATISTICS

	01/01/03 to 7/31/2003	01/01/03 to 6/30/2003	01/01/02 to 7/30/2002	% Change
Listing Inventory	20198	14583	15,157	33.3
Number of New Escrows	9397	7396	6,773	38.7
Number of Closed Escrows	10396	8620	10,645	-2.3
Dollar Value of Closed Escrows	\$3,129,144,703	\$2,533,183,574	\$2,317,847,000	35.0
Median	234,000	231,000	\$191,000	22.5
Mean	254,131	251,881	\$213,292	19.1

### PRICE BRACKET OF SALES BASED ON FINAL SALES

Selling Price	Single-family		Condos	Resid. Income	Lots/Land
	Residential	Percent of Total			
UNDER \$29,999	0	0.0%	0	0	1
\$30,000-\$39,999	0	0.0%	0	0	2
\$40,000-\$49,999	0	0.0%	1	0	2
\$50,000-\$59,999	0	0.0%	0	0	10
\$60,000-\$69,999	0	0.0%	0	0	3
\$70,000-\$79,999	1	0.1%	0	0	3
\$80,000-\$89,999	2	0.1%	3	0	3
\$90,000-\$99,999	1	0.1%	8	0	2
\$100,000-\$119,999	10	0.6%	8	0	3
\$120,000-\$139,999	23	1.4%	29	0	5
\$140,000-\$159,999	51	3.1%	26	0	7
\$160,000-\$179,999	98	6.0%	20	0	6
\$180,000-\$199,999	128	7.9%	13	0	1
\$200,000-\$249,999	523	32.1%	14	6	7
\$250,000-\$299,999	371	22.8%	12	20	5
\$300,000-\$399,999	276	16.9%	7	15	2
\$400,000-\$499,999	88	5.4%	1	11	1
\$500,000 and over	58	3.6%	2	3	5
TOTAL.....	1,630		144	55	68

Selling Price	Percent
\$49,999 or less.....	0.0%
\$50,000-\$79,999.....	0.1%
\$80,000-\$99,999.....	0.2%
\$100,000-\$159,999.....	5.2%
\$160,000-\$199,999.....	13.9%
\$200,000-\$399,999.....	71.8%
\$400,000 and over.....	9.0%

### TYPE OF FINANCING

Financing	# of Units	% of Total
Cash	50	2.9%
Conventional	1466	85.0%
FHA	89	5.2%
VA	16	0.9%
Other	104	6.0%

### LENGTH OF TIME ON MARKET

Days on the Market	# of Units	% of Total
1-30	1204	67.9%
31-60	320	18.0%
61-90	154	8.7%
91-120	52	2.9%
121+	44	2.5%
Average Market Time.....		29

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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.