

MLS STATISTICS

May 2004 - 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	3,178	3,088	2.9	2946	7.9
Listing Inventory	5,310	5,637	-5.8	5258	1.0
Number of New Escrows	2,173	2,230	-2.6	1870	16.2
Number of Closed Escrows	1,975	2,047	-3.5	1697	16.4
Dollar Value of Closed Escrows	\$639,462,823	\$621,715,398	2.9	\$648,508,519	-1.4
Median	\$298,944	\$290,000	3.1	\$238,000	25.6
Mean	\$324,271	\$312,734	3.7	\$382,150	-15.1
Mode	\$250,000	\$250,000	N/A	\$200,000	N/A
	\$299,999	\$299,999		\$249,999	

YEAR-TO-DATE STATISTICS

	01/01/04 to 5/31/2004	01/01/04 to 4/30/2004	01/01/03 to 5/31/2003	% Change
Listing Inventory	22,483	19,305	11325	98.5
Number of New Escrows	9,952	7,779	5316	87.2
Number of Closed Escrows	8,365	6,390	6962	20.2
Dollar Value of Closed Escrows	\$2,547,261,070	\$1,907,798,247	\$1,989,188,741	28.1
Median	\$280,000	\$274,925	229,000	22.3
Mean	\$303,235	\$297,217	277,608	9.2

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	0
\$30,000-\$39,999	0	0.0%	0	0	0
\$40,000-\$49,999	0	0.0%	1	0	1
\$50,000-\$59,999	0	0.0%	0	0	0
\$60,000-\$69,999	0	0.0%	6	0	3
\$70,000-\$79,999	0	0.0%	1	0	0
\$80,000-\$89,999	0	0.0%	1	0	0
\$90,000-\$99,999	2	0.1%	1	0	0
\$100,000-\$119,999	3	0.2%	4	0	0
\$120,000-\$139,999	6	0.3%	20	0	1
\$140,000-\$159,999	15	0.8%	27	0	0
\$160,000-\$179,999	29	1.6%	15	0	1
\$180,000-\$199,999	47	2.6%	18	2	1
\$200,000-\$249,999	268	14.8%	32	4	2
\$250,000-\$299,999	484	26.8%	14	13	5
\$300,000-\$399,999	597	33.0%	17	36	4
\$400,000-\$499,999	223	12.3%	2	9	0
\$500,000 and over	134	7.4%	1	15	8
TOTAL.....	1,808		160	79	26

Selling Price	Percent
\$49,999 or less.....	0.0%
\$50,000-\$79,999.....	0.0%
\$80,000-\$99,999.....	0.1%
\$100,000-\$159,999.....	1.3%
\$160,000-\$199,999.....	4.2%
\$200,000-\$399,999.....	74.6%
\$400,000 and over.....	19.7%

TYPE OF FINANCING

Financing	# of Units	% of Total
Cash	78	3.8%
Conventional	1784	87.6%
FHA	28	1.4%
VA	5	0.2%
Other	141	6.9%

LENGTH OF TIME ON MARKET

Days on the Market	# of Units	% of Total
1-30	1643	83.5%
31-60	220	11.2%
61-90	56	2.8%
91-120	29	1.5%
121+	20	1.0%
Average Market Time.....		18

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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.