

MLS STATISTICS

August 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	3,622	3,531	2.6	3,034	19.4
Listing Inventory	6,075	5,935	2.4	5,558	9.3
Number of New Escrows	2,182	2,101	3.9	1,862	17.2
Number of Closed Escrows	2,217	2,208	0.4	1,890	17.3
Dollar Value of Closed Escrows	\$747,531,816	\$746,314,211	0.2	\$630,974,045	18.5
Median	\$314,290	\$314,950	-0.2	\$249,500	26.0
Mean	\$336,423	\$338,005	-0.5	\$333,849	0.8
Mode	\$250,000	\$250,000	N/A	\$200,000	N/A
	\$299,000	\$299,000		249,000	

YEAR-TO-DATE STATISTICS

	01/01/04 to 8/31/2004	01/01/04 to 7/31/2004	01/01/03 to 8/31/2003	% Change
Listing Inventory	32,845	29,223	25,756	27.5
Number of New Escrows	16,280	14,098	11,259	44.6
Number of Closed Escrows	15,115	12,898	12,286	23.0
Dollar Value of Closed Escrows	\$4,807,655,413	\$4,060,123,597	\$3,760,118,748	27.9
Median	\$293,300	\$290,000	\$235,000	24.8
Mean	\$317,149	\$314,294	\$256,519	23.6

PRICE BRACKET OF SALES BASED ON FINAL SALES

Selling Price	Single-family Residential	Percent of Total	Condos	Resid. Income	Lots/Land
\$19,000 or UNDER	0	0.0%	0	0	0
\$20,000-\$29,000	0	0.0%	0	0	1
\$30,000-\$39,999	0	0.0%	0	0	0
\$40,000-\$49,999	0	0.0%	0	0	0
\$50,000-\$59,999	0	0.0%	1	1	3
\$60,000-\$69,999	0	0.0%	1	1	0
\$70,000-\$79,999	0	0.0%	4	4	0
\$80,000-\$89,999	1	0.0%	0	1	2
\$90,000-\$99,999	0	0.0%	1	1	2
\$100,000-\$119,999	1	0.0%	6	7	2
\$120,000-\$139,999	5	0.2%	11	16	0
\$140,000-\$159,999	4	0.2%	23	27	2
\$160,000-\$179,999	27	1.3%	25	52	2
\$180,000-\$199,999	41	2.0%	15	56	2
\$200,000-\$249,999	221	11.0%	42	263	10
\$250,000-\$299,999	481	23.8%	27	508	10
\$300,000-\$349,000	473	23.4%	11	484	4
\$350,000-\$399,999	308	15.3%	6	314	1
\$400,000-\$449,000	182	9.0%	0	182	1
\$450,000-\$499,1000	110	5.5%	1	111	1
\$500,000-\$749,000	135	6.7%	2	137	3
\$750,000-\$999,999	21	1.0%	0	21	1
\$1,000,000 and over	8	0.4%	0	8	3
TOTAL	2,018		176	2,194	50

Selling Price	Percent
\$49,999 or less.....	0.0%
\$50,000-\$79,999.....	0.0%
\$80,000-\$99,999.....	0.0%
\$100,000-\$159,999.....	0.5%
\$160,000-\$199,999.....	3.4%
\$200,000-\$299,999.....	34.8%
\$300,000-\$399,999.....	38.7%
\$400,000 and over.....	22.6%

TYPE OF FINANCING

	# of Units	% of Total
Cash	64	2.8%
Conventional	2,021	89.3%
FHA	24	1.1%
VA	1	0.0%
Other	153	6.8%

LENGTH OF TIME ON MARKET

Days on the Market	# of Units	% of Total
1-30	1,693	77.2%
31-60	363	16.5%
61-90	106	4.8%
91-120	17	0.8%
121+	15	0.7%

Average Market Time..... 22

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

- 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.