

MLS STATISTICS

November 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	2,835	3,539	-19.9	1,872	51.4
Listing Inventory	4,829	5,725	-15.7	5,327	-9.3
Number of New Escrows	1,759	2,025	-13.1	684	157.2
Number of Closed Escrows	1,717	1,884	-8.9	1,402	22.5
Dollar Value of Closed Escrows	\$607,569,137	\$655,725,716	-7.3	\$334,605,000	81.6
Median	\$330,000	\$325,000	1.5	\$219,000	50.7
Mean	\$355,720	\$348,483	2.1	\$238,662	49.0
Mode	\$300,000	\$300,000	N/A	\$200,000	N/A
	\$349,000	\$349,000		\$249,000	

YEAR-TO-DATE STATISTICS

	01/01/04 to 11/30/2004	01/01/04 to 10/31/2004	01/01/03 to 11/30/2003	% Change
Listing Inventory	42,953	40,118	25,109	71.1
Number of New Escrows	22,140	20,381	10,728	106.4
Number of Closed Escrows	20,770	19,053	17,162	21.0
Dollar Value of Closed Escrows	\$6,778,855,043	\$6,171,285,906	\$3,933,659,000	72.3
Median	\$300,000	\$296,000	\$199,950	50.0
Mean	\$327,384	\$320,256	\$220,707	48.3

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	1
\$20,000-\$29,000	0	0.0%	0	0	0
\$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%	0	0	1
\$60,000-\$69,999	0	0.0%	0	0	2
\$70,000-\$79,999	0	0.0%	0	0	0
\$80,000-\$89,999	0	0.0%	2	2	0
\$90,000-\$99,999	0	0.0%	0	0	0
\$100,000-\$119,999	1	0.1%	0	1	5
\$120,000-\$139,999	5	0.3%	6	11	3
\$140,000-\$159,999	5	0.3%	12	17	2
\$160,000-\$179,999	8	0.5%	19	27	2
\$180,000-\$199,999	15	0.9%	11	26	2
\$200,000-\$249,999	133	8.4%	42	175	2
\$250,000-\$299,999	311	19.6%	21	332	4
\$300,000-\$349,000	386	24.4%	9	395	0
\$350,000-\$399,999	293	18.5%	7	300	1
\$400,000-\$449,000	161	10.2%	0	161	1
\$450,000-\$499,1000	99	6.3%	0	99	1
\$500,000-\$749,000	134	8.5%	1	135	0
\$750,000-\$999,999	25	1.6%	0	25	0
\$1,000,000 and over	7	0.4%	0	7	2
TOTAL	1,583		130	1,713	29

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.....	0.7%
\$160,000-\$199,999.....	1.5%
\$200,000-\$299,999.....	28.0%
\$300,000-\$399,999.....	42.9%
\$400,000 and over.....	26.9%

TYPE OF FINANCING

	# of Units	% of Total
Cash	66	3.7%
Conventional	1,545	86.9%
FHA	10	0.6%
VA	2	0.1%
Other	154	8.7%

LENGTH OF TIME ON MARKET

Days on the Market	# of Units	% of Total
1-30	1,189	69.4%
31-60	359	21.0%
61-90	111	6.5%
91-120	31	1.8%
121+	23	1.3%

Average Market Time..... 28

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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.