

# MLS STATISTICS for April 2005

## Data for Sacramento County and the City of West Sacramento

### SINGLE FAMILY HOME RESALES

Monthly Statistics	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published	3,245	3,081	5.3%	3,088	5.1%
Listing Inventory	5,342	5,160	3.5%	5,637	-5.2%
Number of New Escrows	1,893	1,931	-2.0%	2,230	-15.1%
Number of Closed Escrows	1,925	1,908	0.9%	2,047	-6.0%
Dollar Value of Closed Escrows	\$761,313,849	\$725,451,325	4.9%	\$621,715,398	22.5%
Median	\$369,000	\$350,000	5.4%	\$290,000	27.2%
Mean	\$395,693	\$380,814	3.9%	\$312,734	26.5%
Mode	\$350,000 - \$399,999	\$300,000 - \$349,999		\$200,000 - \$250,000	

Year-to-Date Statistics	01/01/05 to 4/30/2005	01/01/05 to 3/31/2005		01/01/04 to 4/30/2004	% Change
Listing Inventory	18,162	12,820		19,305	-5.9%
Number of New Escrows	6,785	4,892		7,779	-12.8%
Number of Closed Escrows	6,588	4,418		6,390	3.1%
Dollar Value of Closed Escrows	\$2,493,387,508	\$1,685,372,082		\$1,907,798,247	30.7%
Median	\$350,000	\$345,000		\$274,925	27.3%
Mean	\$378,474	\$371,635		\$297,217	27.3%

### CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published	250	239	4.6	NA	NA
Listing Inventory	416	442	-5.9	NA	NA
Number of New Escrows	155	151	2.6	NA	NA
Number of Closed Escrows	151	186	-18.8	178	-15.2
Dollar Value of Closed Escrows	\$36,653,049	\$44,457,449	-21.3	\$36,109,465	1.5
Median	\$229,000	\$225,000	1.8	\$186,975	22.5
Mean	\$242,735	\$236,381	2.7	\$202,862	19.7
Mode	\$200,000 - \$249,999	\$200,000 - \$249,999		\$200,000-\$249,999	

Year-to-Date Statistics	01/01/05 to 4/30/2005	01/01/05 to 3/31/2005		01/01/04 to 4/30/2004	% Change
Listing Inventory	1,048	798		NA	NA
Number of New Escrows	444	289		NA	NA
Number of Closed Escrows	610	459		618	-1.3
Dollar Value of Closed Escrows	\$143,515,378	\$105,576,429		\$117,948,636	21.7
Median	\$222,000	\$220,000		\$180,000	23.3
Mean	\$235,271	\$232,547		\$190,855	23.3

Median: The midpoint at which an equal number of homes sold above and below this value.

Mean: The arithmetic average of the total number of residential sales divided into total residential sales dollar volume.

Mode: The price range within which the most number of homes were sold.

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### SALE PRICE BRACKET BASED ON FINAL SALES

Selling Price	Single-Family Residential	% of Total	Condo/ PUD	Percent of Total	Residential Income	Residential Lots/Land	Other Residential*
UNDER \$140,000	2	0.1%	2	1.3%	0	12	0
\$140,000-\$159,999	2	0.1%	11	7.3%	0	2	0
\$160,000-\$179,999	5	0.3%	19	12.6%	0	0	2
\$180,000-\$199,999	12	0.6%	16	10.6%	0	0	1
\$200,000-\$249,999	85	4.4%	52	34.4%	2	5	19
\$250,000-\$299,999	290	15.1%	21	13.9%	3	5	19
\$300,000-\$349,999	403	20.9%	17	11.3%	11	6	13
\$350,000-\$399,999	409	21.3%	5	3.3%	15	5	4
\$400,000-\$449,999	263	13.7%	4	2.6%	24	3	3
\$450,000-\$499,999	164	8.5%	3	2.0%	12	2	3
\$500,000-\$549,999	107	5.6%	0	0.0%	10	5	1
\$550,000 - \$599,999	60	3.1%	1	0.7%	10	1	0
\$600,000-\$649,999	32	1.7%	0	0.0%	4	0	2
\$650,000 - \$699,999	23	1.2%	0	0.0%	2	1	2
\$700,000-\$749,999	11	0.6%	0	0.0%	2	1	1
\$750,000 - \$799,999	14	0.7%	0	0.0%	1		1
\$800,000-\$849,999	7	0.4%	0	0.0%			
\$850,000 - \$899,999	9	0.5%	0	0.0%			
\$900,000-\$949,999	4	0.2%		0.0%			
\$950,000-\$999,999	8	0.4%		0.0%			
\$1,000,000 and over	14	0.7%		0.0%	3	2	2
<b>TOTAL</b>	<b>1,924</b>	<b>100%</b>	<b>151</b>	<b>100%</b>	<b>99</b>	<b>50</b>	<b>73</b>

### TYPE OF FINANCING

Financing Method	# of Units	% of Total
Cash	54	2.5%
Conventional	1,982	93.5%
FHA	8	0.4%
VA	0	0.0%
Other*	75	3.5%
		100.0%

### LENGTH OF TIME ON MARKET

(SFR, condo, PUD only) Days on Market (DOM)	# of Units	% of Total
1-30	1,564	75.4%
31 - 60	330	15.9%
61 - 90	110	5.3%
91 - 120	47	2.3%
121 - 180	17	0.8%
181+	5	0.2%
	2,073	100.0%

\*half-plex, 2-on-1, mobile home

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