

MLS STATISTICS for November 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	3,149	4,114	-23.5%	2,835	11.1%
Listing Inventory	5,244	6,325	-17.1%	4,829	8.6%
Number of New Escrows	995	1,351	-26.4%	1,759	-43.4%
Number of Closed Escrows	1,283	1,556	-17.5%	1,717	-25.3%
Dollar Value of Closed Escrows	\$529,951,496	\$644,877,370	-17.8%	\$607,569,137	-12.8%
Median	\$379,000	\$380,000	-0.3%	\$330,000	14.8%
Mean	\$413,701	\$414,712	-0.2%	\$355,720	16.3%
Mode	\$300,000-\$349,000	\$350,000-\$399,999		\$30000-\$349,000	

Year-to-Date Statistics	01/01/05 to 11/30/2005	01/01/05 to 10/31/2005		01/01/04 to 11/30/2004	% Change
Listing Inventory	62,206	56,962		42,953	44.8%
Number of New Escrows	17,863	16,868		22,140	-19.3%
Number of Closed Escrows	20,138	18,739		20,770	-3.0%
Dollar Value of Closed Escrows	\$8,112,416,968	\$7,536,380,194		\$6,778,855,043	19.7%
Median	\$372,000	\$372,000		\$300,000	24.0%
Mean	\$402,841	\$402,176		\$327,384	23.0%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published	264	342	-22.8	NA	NA
Listing Inventory	449	500	-10.2	NA	NA
Number of New Escrows	77	113	-31.9	NA	NA
Number of Closed Escrows	108	96	12.5	139	-22.3
Dollar Value of Closed Escrows	\$28,168,810	\$25,080,900	11.0	\$31,622,237	-10.9
Median	\$253,500	\$242,500	4.5	\$220,000	15.2
Mean	\$260,804	\$261,259	-0.2	\$227,498	14.6
Mode	\$250,000 - \$299,999	\$200,000 - \$249,999		\$200,000-\$249,999	

Year-to-Date Statistics	01/01/05 to 11/30/2005	01/01/05 to 10/31/2005		01/01/04 to 11/30/2004	% Change
Listing Inventory	3,252	2,988		NA	NA
Number of New Escrows	1,297	1,220		NA	NA
Number of Closed Escrows	1,561	1,453		1,858	-16.0
Dollar Value of Closed Escrows	\$408,457,004	\$378,154,194		\$386,043,857	5.8
Median	\$235,000	\$233,000		\$194,700	20.7
Mean	\$250,895	\$250,268		\$207,774	20.8

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/	Percent of Total	Residential Income	Residential Lots/Land
UNDER \$140,000	0	0.0%	0	0.0%	0	4
\$140,000-\$159,999	0	0.0%	5	4.6%	0	1
\$160,000-\$179,999	2	0.2%	8	7.4%	0	0
\$180,000-\$199,999	8	0.6%	16	14.8%	0	2
\$200,000-\$249,999	28	2.2%	22	20.4%	1	1
\$250,000-\$299,999	153	11.9%	33	30.6%	1	4
\$300,000-\$349,999	291	22.7%	10	9.3%	3	0
\$350,000-\$399,999	271	21.2%	9	8.3%	9	3
\$400,000-\$449,999	165	12.9%	4	3.7%	12	4
\$450,000-\$499,999	117	9.1%	0	0.0%	13	1
\$500,000-\$549,999	87	6.8%	0	0.0%	7	2
\$550,000 - \$599,999	45	3.5%	1	0.9%	6	0
\$600,000-\$649,999	35	2.7%	0	0.0%	3	0
\$650,000 - \$699,999	22	1.7%	0	0.0%	0	1
\$700,000-\$749,999	12	0.9%	0	0.0%	0	0
\$750,000 - \$799,999	11	0.9%	0	0.0%	2	0
\$800,000-\$849,999	12	0.9%	0	0.0%	1	0
\$850,000 - \$899,999	3	0.2%	0	0.0%	0	0
\$900,000-\$949,999	5	0.4%	0	0.0%	0	0
\$950,000-\$999,999	5	0.4%	0	0.0%	0	0
\$1,000,000 and over	9	0.7%	0	0.0%	2	2
TOTAL	1,281	100%	108	100%	60	25

TYPE OF FINANCING

LENGTH OF TIME ON MARKET

Financing Method	# of Units	% of Total	(SFR, condo, PUD only)		# of Units
			Days on Market (DOM)		
Cash	69	4.4%	1-30		682
Conventional	1,379	88.9%	31 - 60		431
FHA	5	0.3%	61 - 90		191
VA	1	0.1%	91 - 120		61
Other*	97	6.3%	121 - 180		22
	1,551	100.0%	181+		3
					1,390

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

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Other
Residential*

0
0
0
0
3
16
5
3
2
2
0
0
0
0
0
1
0
1
0
1
0

34



% of
Total

49.1%
31.0%
13.7%
4.4%
1.6%
0.2%
100.0%

does not reflect all real

