

MLS STATISTICS for January 2006

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`	3,393	2,193	54.7%	2,264	49.9%
Listing Inventory	5,174	4,567	13.3%	3,721	39.0%
Number of New Escrows	934	686	36.2%	1,365	-31.6%
Number of Closed Escrows	895	1,300	-31.2%	1,256	-28.7%
Dollar Value of Closed Escrows	\$362,846,249	\$538,950,701	-32.7%	\$453,851,895	-20.1%
Median	\$367,900	\$375,000	-1.9%	\$335,500	9.7%
Mean	\$405,415	\$414,577	-2.2%	\$361,347	12.2%
Mode	\$300,000-\$349,000	\$300,000-\$349,000		\$300,000 - \$349,999	

Year-to-Date Statistics	01/01/06 to 1/31/2006	12/01/05 to 12/31/2005		01/01/05 to 1/31/2005	% Change
Listing Inventory	5,174	66,773		3,721	39.0%
Number of New Escrows	934	18,549		1,365	-31.6%
Number of Closed Escrows	895	21,524		1,256	-28.7%
Dollar Value of Closed Escrows	\$362,846,249	\$8,685,551,424		\$453,851,895	-20.1%
Median	\$367,900	\$372,250		\$335,500	9.7%
Mean	\$405,415	\$403,529		\$361,347	12.2%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published	339	176	92.6	232	NA
Listing Inventory	478	362	32.0	356	NA
Number of New Escrows	84	52	61.5	144	NA
Number of Closed Escrows	61	95	-35.8	107	-43.0
Dollar Value of Closed Escrows	\$15,532,900	\$25,079,590	-61.5	\$24,589,649	-36.8
Median	\$244,950	\$253,000	-3.2	\$220,000	11.3
Mean	\$254,638	\$263,996	-3.5	\$229,810	10.8
Mode	\$200,000 - \$249,999	\$200,000 - \$249,000		\$200,000 - \$249,999	

Year-to-Date Statistics	01/01/06 to 1/31/2006	12/01/05 to 12/31/2005		01/01/05 to 1/31/2005	% Change
Listing Inventory	339	3,428		356	NA
Number of New Escrows	478	1,349		144	NA
Number of Closed Escrows	84	1,656		107	-21.5
Dollar Value of Closed Escrows	\$15,532,900	\$435,123,094		\$24,589,649	-36.8
Median	\$244,950	\$235,000		\$220,000	11.3
Mean	\$254,638	\$251,662		\$229,810	10.8

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	Other Residential*
UNDER \$140,000	0	0.0%	3	4.9%	0	3	0
\$140,000-\$159,999	0	0.0%	7	11.5%	0	0	0
\$160,000-\$179,999	5	0.6%	5	8.2%	0	3	0
\$180,000-\$199,999	11	### 1.2%	17	27.9%	0	0	0
\$200,000-\$249,999	41	4.6%	13	21.3%	0	2	1
\$250,000-\$299,999	97	10.8%	11	18.0%	1	1	9
\$300,000-\$349,999	206	23.0%	3	4.9%	2	1	7
\$350,000-\$399,999	194	21.7%	1	1.6%	9	0	7
\$400,000-\$449,999	106	11.8%	1	1.6%	5	0	0
\$450,000-\$499,999	71	7.9%	0	0.0%	10	0	0
\$500,000-\$549,999	55	6.1%	0	0.0%	6	1	1
\$550,000 - \$599,999	37	4.1%	0	0.0%	6	1	0
\$600,000-\$649,999	18	2.0%	0	0.0%	1	0	0
\$650,000 - \$699,999	16	1.8%	0	0.0%	2	1	0
\$700,000-\$749,999	6	0.7%	0	0.0%	0	0	1
\$750,000 - \$799,999	7	0.8%	0	0.0%	2	0	0
\$800,000-\$849,999	5	0.6%	0	0.0%	0	0	0
\$850,000 - \$899,999	4	0.4%	0	0.0%	1	1	0
\$900,000-\$949,999	6	0.7%	0	0.0%	0	0	0
\$950,000-\$999,999	1	0.1%	0	0.0%	0	1	0
\$1,000,000 and over	9	1.0%	0	0.0%	4	2	0
TOTAL	895	100%	61	100%	49	17	26

Mean

LENGTH OF TIME ON MARKET

Financing Method	# of Units	% of Total	(SFR, condo, PUD only) Days on Market (DOM)	# of Units	% of Total
Cash	35	3.6%	1-30	344	36.0%
Conventional	877	89.3%	31 - 60	295	30.9%
FHA	2	0.2%	61 - 90	192	20.1%
VA	0	0.0%	91 - 120	86	9.0%
Other*	68	6.9%	121 - 180	35	3.7%
	982	100.0%	181+	4	0.4%
				956	100.0%

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

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