

MLS STATISTICS for February 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	3,362	3,393	-0.9%	2,493	34.9%
Listing Inventory	4,966	5,174	-4.0%	3,939	26.1%
Number of New Escrows	1,093	934	17.0%	1,596	-31.5%
Number of Closed Escrows	912	895	1.9%	1,254	-27.3%
Dollar Value of Closed Escrows	\$374,917,065	\$362,846,249	3.3%	\$471,473,723	-20.5%
Median	\$373,000	\$367,900	1.4%	\$350,000	6.6%
Mean	\$411,093	\$405,415	1.4%	\$369,602	11.2%
Mode	\$300,000-\$349,000	\$300,000-\$349,000		\$300,000 - \$349,999	

Year-to-Date Statistics	02/01/06 to 2/28/2006	01/01/06 to 1/31/2006		02/01/05 to 2/28/2005	% Change
Listing Inventory	10,140	5,174		7,660	32.4%
Number of New Escrows	2,027	934		2,961	-31.5%
Number of Closed Escrows	1,841	895		2,510	-26.7%
Dollar Value of Closed Escrows	\$752,007,465	\$362,846,249		\$942,679,032	-20.2%
Median	\$370,000	\$367,900		\$341,750	8.3%
Mean	\$408,478	\$405,415		\$365,206	11.8%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published	268	339	-20.9	219	22%
Listing Inventory	407	478	-14.9	377	8%
Number of New Escrows	74	84	-11.9	138	-46%
Number of Closed Escrows	73	61	19.7	143	-49%
Dollar Value of Closed Escrows	\$18,969,440	\$15,532,900	18.1	\$33,835,581	-44%
Median	\$244,000	\$244,950	-0.4	\$216,300	13%
Mean	\$259,588	\$254,638	1.9	\$233,382	11%
Mode	\$200,000 - \$249,999	\$200,000 - \$249,999		\$200,000 - \$249,999	

Year-to-Date Statistics	02/01/06 to 2/28/2006	01/01/06 to 1/31/2006		02/01/05 to 2/28/2005	% Change
Listing Inventory	607	339		356	NA
Number of New Escrows	552	478		282	96%
Number of Closed Escrows	157	84		250	-37.2
Dollar Value of Closed Escrows	\$35,625,840	\$15,532,900		\$60,425,680	-41.0
Median	\$244,158	\$244,950		\$215,950	13.1
Mean	\$258,158	\$254,638		\$230,265	12.1

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	4.1%	0	4	0
\$140,000-\$159,999	0	0.0%	6	8.2%	0	2	0
\$160,000-\$179,999	3	0.3%	5	6.8%	0	0	0
\$180,000-\$199,999	5	0.5%	5	6.8%	0	0	0
\$200,000-\$249,999	37	4.1%	19	26.0%	1	1	3
\$250,000-\$299,999	98	10.7%	15	20.5%	2	0	9
\$300,000-\$349,999	216	23.7%	9	12.3%	5	0	5
\$350,000-\$399,999	179	19.6%	8	11.0%	6	0	4
\$400,000-\$449,999	124	13.6%	0	0.0%	9	1	3
\$450,000-\$499,999	79	8.7%	1	1.4%	3	1	2
\$500,000-\$549,999	48	5.3%	1	1.4%	10	1	0
\$550,000 - \$599,999	41	4.5%	0	0.0%	0	1	0
\$600,000-\$649,999	28	3.1%	1	1.4%	1	0	0
\$650,000 - \$699,999	13	1.4%	0	0.0%	1	1	0
\$700,000-\$749,999	10	1.1%	0	0.0%	0	0	1
\$750,000 - \$799,999	10	1.1%	0	0.0%	0	0	1
\$800,000-\$849,999	8	0.9%	0	0.0%	0	1	0
\$850,000 - \$899,999	4	0.4%	0	0.0%	0	1	0
\$900,000-\$949,999	1	0.1%	0	0.0%	0	0	0
\$950,000-\$999,999	0	0.0%	0	0.0%	1	0	0
\$1,000,000 and over	8	0.9%	0	0.0%	0	0	1
TOTAL	912	100%	73	100%	39	14	29

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	41	4.0%	1-30	375	38.1%
Conventional	897	88.3%	31 - 60	240	24.4%
FHA	5	0.5%	61 - 90	207	21.0%
VA	0	0.0%	91 - 120	100	10.2%
Other*	73	7.2%	121 - 180	54	5.5%
	1,016	100.0%	181+	9	0.9%
				985	100.0%

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

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