

MLS STATISTICS for April 2008

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	2,262	3,379	-33.1%	N/A*	
Total Listing Inventory	8,612	8,861	-2.8%	N/A*	
Number of New Escrows	2,310	1,778	29.9%	N/A*	
Number of Closed Escrows	1,450	1,069	35.6%	861	68.4%
Month's Inventory	5.9 Months	8.3 Months	-28.9%	N/A*	
Dollar Value of Closed Escrows	\$370,236,437	\$293,884,468	26.0%	\$338,954,648	9.2%
Median	\$236,888	\$254,896	-7.1%	\$355,000	-33.3%
Mean	\$255,335	\$274,915	-7.1%	\$393,676	-35.1%
Mode	\$200,000 - \$250,000	\$250,000 - \$299,000		\$300,000-\$349,999	

Year-to-Date Statistics	01/01/08 to 4/30/2008	01/01/07 to 4/30/2007	Change
Number of New Escrows	6,838	3,505	95.1%
Number of Closed Escrows	4,128	3,505	17.8%
Dollar Value of Closed Escrows	\$1,172,627,367	\$1,385,653,675	-15.4%
Median	\$250,000	\$356,000	-29.8%
Mean	\$269,694	\$395,336	-31.8%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	Change	Last Year	Change
New Listings Published	169	288	-41.3%	N/A*	
Total Listing Inventory	672	721	-6.8%	N/A*	
Number of New Escrows	153	119	28.6%	N/A*	
Number of Closed Escrows	103	92	12.0%	85	21%
Dollar Value of Closed Escrows	\$14,651,668	\$14,074,190	4.1%	\$19,766,794	-26%
Median	\$136,000	\$138,500	-1.8%	\$218,000	-38%
Mean	\$142,249	\$152,980	-7.0%	\$232,551	-39%
Mode	\$120,000 - \$139,999	\$140,000 - \$159,999		\$200,000 - \$249,999	

Year-to-Date Statistics	01/01/08 to 4/30/2008	01/01/07 to 4/30/2007	Change
Number of New Escrows	376	309	22%
Number of Closed Escrows	291	313	-7.0%
Dollar Value of Closed Escrows	\$51,018,281	\$76,863,162	-33.6%
Median	\$144,000	\$220,000	-34.5%
Mean	\$166,183	\$239,449	-30.6%

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.

*To ensure the greatest possible accuracy, SAR, with the assistance of MetroList, has refined its search methods. Last year's reported listing inventory covered a date range rather than all homes on the market at a specific date.

This representation is based in whole or in part on data supplied by MetroList. MetroList does not guarantee, nor is it in any way responsible for, its accuracy. Data maintained by MetroList does not reflect all real estate activity in the market. All information provided is deemed reliable, but it is not guaranteed and should be independently verified. For the most current statistical information, visit www.sacrealtor.org - about us - statistics

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SALE PRICE BRACKET BASED ON FINAL SALES

Selling Price	Single-Family Residential	% of Total	Condo/PUD	% of Total	Residential Income	Residential Lots/Land	Other Residential*
UNDER \$140,000	228	15.7%	52	50.5%	7	0	13
\$140,000-\$159,999	87	6.0%	11	10.7%	7	0	3
\$160,000-\$179,999	102	7.0%	13	12.6%	0	0	3
\$180,000-\$199,999	95	6.6%	8	7.8%	4	0	0
\$200,000-\$249,999	297	20.5%	14	13.6%	7	0	4
\$250,000-\$299,999	234	16.1%	2	1.9%	5	1	2
\$300,000-\$349,999	168	11.6%	1	1.0%	5	2	1
\$350,000-\$399,999	89	6.1%	2	1.9%	1	0	1
\$400,000-\$449,999	56	3.9%	0	0.0%	0	0	0
\$450,000-\$499,999	32	2.2%	0	0.0%	0	0	0
\$500,000-\$549,000	18	1.2%	0	0.0%	0	0	0
\$550,000-\$599,000	14	1.0%	0	0.0%	0	0	0
\$600,000-\$649,999	6	0.4%	0	0.0%	0	0	0
\$650,000 - \$699,999	5	0.3%	0	0.0%	0	0	0
\$700,000-\$749,999	5	0.3%	0	0.0%	0	0	0
\$750,000 - \$799,999	1	0.1%	0	0.0%	1	0	0
\$800,000-\$849,999	3	0.2%	0	0.0%	0	0	0
\$850,000 - \$899,999	0	0.0%	0	0.0%	0	0	0
\$900,000-\$949,999	2	0.1%	0	0.0%	0	0	0
\$950,000-\$999,999	1	0.1%	0	0.0%	0	0	0
\$1,000,000 and over	7	0.5%	0	0.0%	1	0	0
Total	1,450	100%	103	100%	38	2	27

Type of Financing

LENGTH OF TIME ON MARKET

(SFR, condo, PUD only) Financing Method	# of Units	% of Total	(SFR, condo, PUD only) Days on Market (DOM)	# of Units	% of Total
Cash	184	11.8%	1-30	756	48.7%
Conventional	1,068	68.8%	31 - 60	264	17.0%
FHA	120	7.7%	61 - 90	173	11.1%
VA	22	1.4%	91 - 120	104	6.7%
Other †	159	10.2%	121 - 180	156	10.0%
	1,553	100.0%	181+	100	6.4%
				1553	100.0%

† includes: contract of sale, creative, Nehemiah, Owner Financing.

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

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