

MLS STATISTICS for December 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	1,819	1,589	14.5%	2,154	-15.6%
Total Listing Inventory	6,462	6,643	-2.7%	8,965	-27.9%
Number of New Escrows	1,764	1,715	2.9%	894	97.3%
Number of REO Sales (new feature)	1,402	1,236	13.4%	N/A*	
Total Number of Closed Escrows	1,932	1,716	12.6%	805	140.0%
Month's Inventory	3.3 Months	3.9 Months	-15.4%	11.1 Months	-70.3%
Dollar Value of Closed Escrows	\$388,393,265	\$349,965,233	11.0%	\$250,204,976	55.2%
Median	\$180,000	\$184,944	-2.7%	\$280,000	-35.7%
Mean	\$201,032	\$203,942	-1.4%	\$310,814	-35.3%
Mode	\$200,000 - \$249,999	\$200,000 - \$249,999		\$250,000 - \$299,000	

Year-to-Date Statistics	01/01/08 to 12/31/08	01/01/08 to 12/31/08	01/01/07 to 12/31/2007	Change
	SAR monthly data, compiled	MetroList YTD data		
Number of Closed Escrows	19,286	20,587	10,620	93.9%
Dollar Value of Closed Escrows	\$4,685,771,151	\$4,840,449,186	\$3,927,385,972	23.2%
Median	\$215,000	\$215,000	\$335,000	-35.8%
Mean	\$242,962	\$235,122	\$369,810	-36.4%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	Change	Last Year	Change
New Listings Published	142	141	0.7%	169	-16%
Total Listing Inventory	531	540	-1.7%	738	-28%
Number of New Escrows	102	98	4.1%	62	65%
Number of REO Sales (new feature)	81	68	19.1%	N/A*	
Number of Closed Escrows	124	97	27.8%	57	118%
Dollar Value of Closed Escrows	\$15,572,484	\$11,785,542	32.1%	\$11,381,269	37%
Median	\$93,000	\$107,000	-13.1%	\$190,000	-51%
Mean	\$125,585	\$121,500	3.4%	\$199,671	-37%
Mode	\$40,000 - \$49,999	\$120,000 - \$139,999		\$200,000 - \$249,999	
Year-to-Date Statistics	01/01/08 to 12/31/08	01/01/08 to 12/31/08	01/01/07 to 12/31/2007	Change	
	SAR monthly data, compiled	MetroList YTD Data			
Number of Closed Escrows	1,230	1,335	888	50.3%	
Dollar Value of Closed Escrows	\$188,605,453	\$203,198,790	\$210,792,068	-3.6%	
Median	\$130,000	\$130,000	\$219,000	-40.6%	
Mean	\$153,337	\$152,209	\$237,378	-35.9%	

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. 08/2008

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 \$100,000	344	17.8%	64	51.6%	13	1	40
\$100,000-\$139,999	295	15.3%	23	18.5%	18	0	10
\$140,000-\$159,999	164	8.5%	13	10.5%	7	0	1
\$160,000-\$179,999	152	7.9%	5	4.0%	5	0	1
\$180,000-\$199,999	145	7.5%	3	2.4%	9	0	0
\$200,000-\$249,999	307	15.9%	5	4.0%	9	1	2
\$250,000-\$299,999	219	11.3%	4	3.2%	5	0	1
\$300,000-\$349,999	121	6.3%	1	0.8%	2	2	2
\$350,000-\$399,999	74	3.8%	1	0.8%	2	0	0
\$400,000-\$449,999	38	2.0%	1	0.8%	0	0	0
\$450,000-\$499,999	25	1.3%	0	0.0%	0	0	1
\$500,000-\$549,000	16	0.8%	2	1.6%	0	0	1
\$550,000-\$599,000	10	0.5%	0	0.0%	1	0	0
\$600,000-\$649,999	7	0.4%	1	0.8%	1	0	0
\$650,000 - \$699,999	5	0.3%	0	0.0%	0	0	0
\$700,000-\$749,999	2	0.1%	0	0.0%	0	0	0
\$750,000 - \$799,999	4	0.2%	0	0.0%	0	0	0
\$800,000-\$849,999	2	0.1%	0	0.0%	0	0	0
\$850,000 - \$899,999	0	0.0%	1	0.8%	0	0	0
\$900,000-\$949,999	0	0.0%	0	0.0%	0	0	0
\$950,000-\$999,999	0	0.0%	0	0.0%	0	0	0
\$1,000,000 and over	2	0.1%	0	0.0%	0	0	0
Total	1,932	100%	124	100%	72	4	59

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	463	22.5%	1-30	1,156	56.2%
Conventional	984	47.9%	31 - 60	397	19.3%
FHA	382	18.6%	61 - 90	198	9.6%
VA	40	1.9%	91 - 120	121	5.9%
Other †	187	9.1%	121 - 180	107	5.2%
	2,056	100.0%	181+	77	3.7%
				2,056	100.0%

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

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

Average DOM: **46 Days**
Average DOM 1 - 180 Days: **37.8 Days**
Average DOM 181+ Days: **256.5 Days**

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