

# MLS STATISTICS for May 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	2,323	2,262	2.7%	N/A*	
Total Listing Inventory	7,902	8,612	-8.2%	N/A*	
Number of New Escrows	2,262	2,310	-2.1%	N/A*	
Number of REO Sales (new feature)	1084	984	10.2%	N/A*	
Total Number of Closed Escrows	1,654	1,450	14.1%	940	76.0%
Month's Inventory	4.8 Months	5.9 Months	-18.6%	N/A*	
Dollar Value of Closed Escrows	\$421,524,146	\$370,236,437	13.9%	\$363,523,877	16.0%
Median	\$230,250	\$236,888	-2.8%	\$350,000	-34.2%
Mean	\$254,851	\$255,335	-0.2%	\$389,728	-34.6%
Mode	\$200,000 - \$250,000	\$200,000 - \$250,000		\$300,000-\$349,999	

Year-to-Date Statistics	01/01/08 to 05/31/08	01/01/08 to 05/31/08	01/01/07 to	Change
	SAR monthly data, compiled	MetroList YTD data	5/31/2007	
Number of New Escrows	9,229	9,486	4,413	115.0%
Number of Closed Escrows	5,782	6,106	4,502	35.6%
Dollar Value of Closed Escrows	\$1,532,512,572	\$1,621,359,231	\$1,771,360,966	-8.5%
Median	\$246,587	\$245,000	\$355,000	-31.0%
Mean	\$268,276	\$265,535	\$393,461	-32.5%

### CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	Change	Last Year	Change
New Listings Published	196	169	16.0%	N/A*	
Total Listing Inventory	601	672	-10.6%	N/A*	
Number of New Escrows	155	153	1.3%	N/A*	
Number of REO Sales (new feature)	55	65	-15.4%	N/A*	
Number of Closed Escrows	117	103	13.6%	73	60%
Dollar Value of Closed Escrows	\$21,264,517	\$14,651,668	45.1%	\$17,460,302	22%
Median	\$152,000	\$136,000	11.8%	\$218,000	-30%
Mean	\$181,748	\$142,249	27.8%	\$239,182	-24%
Mode	\$140,000 - \$159,999	\$120,000 - \$139,999		\$200,000 - \$249,999	

Year-to-Date Statistics	01/01/08 to 05/31/08	01/01/08 to 05/31/08	01/01/07 to	Change
	SAR monthly data, compiled	MetroList YTD Data	5/31/2007	
Number of New Escrows	650	657	391	68%
Number of Closed Escrows	408	431	386	11.7%
Dollar Value of Closed Escrows	\$68,705,508	\$74,329,288	\$95,376,854	-22.1%
Median	\$148,112	\$145,000	\$219,975	-34.1%
Mean	\$169,443	\$172,458	\$239,640	-28.0%

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](http://www.sacrealtor.org) - about us - statistics

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# MLS STATISTICS for May 2008

## Data for Sacramento County and the City of West Sacramento

### 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	272	16.4%	50	42.7%	8	1	7
\$140,000-\$159,999	124	7.5%	17	14.5%	2	0	2
\$160,000-\$179,999	114	6.9%	8	6.8%	3	0	3
\$180,000-\$199,999	103	6.2%	9	7.7%	4	0	1
\$200,000-\$249,999	322	19.5%	11	9.4%	4	3	3
\$250,000-\$299,999	262	15.8%	5	4.3%	3	2	2
\$300,000-\$349,999	165	10.0%	9	7.7%	3	1	1
\$350,000-\$399,999	93	5.6%	3	2.6%	1	0	1
\$400,000-\$449,999	67	4.1%	2	1.7%	2	0	0
\$450,000-\$499,999	43	2.6%	0	0.0%	0	0	0
\$500,000-\$549,000	33	2.0%	0	0.0%	0	0	0
\$550,000-\$599,000	21	1.3%	0	0.0%	0	0	0
\$600,000-\$649,999	11	0.7%	0	0.0%	1	0	0
\$650,000 - \$699,999	8	0.5%	1	0.9%	0	0	0
\$700,000-\$749,999	4	0.2%	0	0.0%	1	0	0
\$750,000 - \$799,999	3	0.2%	0	0.0%	0	0	1
\$800,000-\$849,999	2	0.1%	0	0.0%	0	0	0
\$850,000 - \$899,999	2	0.1%	0	0.0%	0	0	0
\$900,000-\$949,999	1	0.1%	1	0.0%	2	0	0
\$950,000-\$999,999	0	0.0%	0	0.0%	1	0	0
\$1,000,000 and over	4	0.2%	1	0.0%	0	0	0
<b>Total</b>	<b>1,654</b>	<b>100%</b>	<b>117</b>	<b>98%</b>	<b>35</b>	<b>7</b>	<b>21</b>

### 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	181	10.2%	1-30	923	52.1%
Conventional	1,212	68.4%	31 - 60	295	16.7%
FHA	188	10.6%	61 - 90	161	9.1%
VA	19	1.1%	91 - 120	118	6.7%
Other †	171	9.7%	121 - 180	162	9.1%
	1,771	100.0%	181+	112	6.3%
				1771	100.0%

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

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

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