

MLS STATISTICS for April 2009

Data for Sacramento County and the City of West Sacramento

SINGLE FAMILY HOME RESALES

Monthly Statistics	Current Month	% of REOs	Last Month	Change	% of REOs	Last Year	Change
New Listings Published	1,957		2,143	-8.7%		2,262	-13.5%
Total Listing Inventory	5,377		6,266	-14.2%		8,612	-37.6%
Number of New Escrows	2,059		2,035	1.2%		2,310	-10.9%
Number of REO Sales	1,113	65.2%	1,216	-8.5%	70.5%	1,004	10.9%
Total Number of Closed Escrows	1,707		1,725	-1.0%		1,450	17.7%
Months Inventory	3.1 Months		3.6 Months	-13.9%		5.9 Months	-47.5%
Dollar Value of Closed Escrows	\$325,455,502		\$325,794,200	-0.1%		\$370,236,437	-12.1%
Median	\$167,100		\$167,500	-0.2%		236,888	-29.5%
Mean	\$190,771		\$188,866	1.0%		255,335	-25.3%
Mode	\$200,000 - \$249,999		\$200,000 - \$249,999			\$200,000 - \$250,000	

Year-to-Date Statistics	01/01/09 to 04/30/09	01/01/09 to 04/30/09	01/01/08 to 4/30/2008	Change
	SAR monthly data, compiled	MetroList YTD data		
Number of Closed Escrows	6,546	6,760	4,128	63.8%
Dollar Value of Closed Escrows	\$1,243,363,618	\$1,282,887,539	\$1,172,627,367	9.4%
Median	\$167,000	\$167,962	\$250,000	-32.8%
Mean	\$189,943	\$189,776	\$269,694	-29.6%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	% of REOs	Last Month	Change	% of REOs	Last Year	Change
New Listings Published	163		168	-3.0%		169	-4%
Total Listing Inventory	484		517	-6.4%		672	-28%
Number of New Escrows	133		145	-8.3%		153	-13%
Number of REO Sales	70	63.1%	67	4.5%	61.5%	65	
Number of Closed Escrows	111		109	1.8%		103	8%
Dollar Value of Closed Escrows	\$11,850,927		\$14,321,584	-17.3%		\$14,074,190	-16%
Median	\$90,000		\$120,000	-25.0%		\$138,500	-35%
Mean	\$106,765		\$131,391	-18.7%		\$152,980	-30%
Mode	\$100,000 - \$119,999		\$120,000 - \$139,999			\$140,000 - \$159,999	

Year-to-Date Statistics	01/01/09 to 04/30/09	01/01/09 to 04/30/09	01/01/08 to 4/30/2008	Change
	SAR monthly data, compiled	MetroList YTD Data		
Number of Closed Escrows	395	415	291	42.6%
Dollar Value of Closed Escrows	\$43,994,884	\$45,840,004	\$51,018,281	-10.1%
Median	\$90,000	\$90,000	\$144,000	-37.5%
Mean	\$111,379	\$110,458	\$166,183	-33.5%

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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*
\$29,999 and under	16	0.9%	7	6.3%	0	4	2
\$30,000 - \$39,999	32	1.9%	10	9.0%	1	0	4
\$40,000 - \$49,999	31	1.8%	11	9.9%	1	0	3
\$50,000 - \$59,999	48	2.8%	7	6.3%	2	0	3
\$60,000 - \$69,999	63	3.7%	3	2.7%	4	0	9
\$70,000 - \$79,999	87	5.1%	8	7.2%	3	0	9
\$80,000 - \$89,999	67	3.9%	8	7.2%	0	0	2
\$90,000 - \$99,999	58	3.4%	7	6.3%	6	0	2
\$100,000 - \$119,999	138	8.1%	16	14.4%	3	1	6
\$120,000 - \$139,999	150	8.8%	11	9.9%	6	0	3
\$140,000 - \$159,999	122	7.1%	5	4.5%	5	0	3
\$160,000 - \$179,999	113	6.6%	6	5.4%	7	0	0
\$180,000 - \$199,999	123	7.2%	3	2.7%	6	0	3
\$200,000 - \$249,999	243	14.2%	5	4.5%	10	1	4
\$250,000 - \$299,999	168	9.8%	2	1.8%	2	0	1
\$300,000 - \$349,999	85	5.0%	0	0.0%	1	0	2
\$350,000 - \$399,999	69	4.0%	0	0.0%	1	0	1
\$400,000 - \$449,999	32	1.9%	0	0.0%	1	0	1
\$450,000 - \$499,999	22	1.3%	0	0.0%	0	0	1
\$500,000 - \$549,000	12	0.7%	0	0.0%	0	0	1
\$550,000 - \$599,000	6	0.4%	1	0.9%	0	0	0
\$600,000 - \$999,999	20	1.2%	1	0.9%	1	0	0
\$1,000,000 and over	2	0.1%	0	0.0%	1	0	0
Total	1,707	100%	111	100%	61	6	60

Type of Financing	Current Month		Previous Month		LENGTH OF TIME ON MARKET		
	# of Units	% of Total	# of Units	% of Total	(SFR, condo, PUD only) Days on Market (DOM)	# of Units	% of Total
Cash	503	27.7%	450	24.5%	1-30	931	51.2%
Conventional	738	40.6%	836	45.5%	31 - 60	309	17.0%
FHA	405	22.3%	431	23.5%	61 - 90	210	11.6%
VA	42	2.3%	39	2.1%	91 - 120	118	6.5%
Other †	130	7.2%	81	4.4%	121 - 180	132	7.3%
	1,818	100.0%	1,837	100.0%	181+	118	6.5%
						1,818	100.0%

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

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

Average DOM: **57 Days**
Average DOM 1 - 180 Days: **41.8 Days**
Average DOM 181+ Days: **275 Days**

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