

# MLS STATISTICS for February 2009

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

### SINGLE FAMILY HOME RESALES

Monthly Statistics	Current Month	% of REOs vs. Total Sales	Last Month	Change	Last Year	Change
New Listings Published	1,811		1,988	-8.9%	2,948	-38.6%
Total Listing Inventory	5,692		5,935	-4.1%	8,731	-34.8%
Number of New Escrows	1,709		1,832	-6.7%	1,589	7.6%
Number of REO Sales	1,171	74.3%	1,168	0.3%	573	104.4%
Total Number of Closed Escrows	1,575		1,542	2.1%	870	81.0%
Month's Inventory	3.6 Months		3.8 Months	-5.3%	10 Months	-64.0%
Dollar Value of Closed Escrows	\$297,806,472		\$294,307,444	1.2%	\$242,600,557	22.8%
Median	\$167,000		\$169,000	-1.2%	\$255,900	-34.7%
Mean	\$189,083		\$190,861	-0.9%	\$279,816	-32.4%
Mode	\$200,000 - \$249,000		\$200,000 - \$249,000		\$200,000 - \$249,000	

Year-to-Date Statistics	01/01/09 to 02/28/09	01/01/09 to 02/28/09	01/01/08 to 2/29/2008	Change
	SAR monthly data, compiled	MetroList YTD data		
Number of Closed Escrows	3,114	3,173	1,609	97.2%
Dollar Value of Closed Escrows	\$592,113,916	\$602,761,337	\$437,474,709	37.8%
Median	\$167,000	\$167,000	\$256,000	-34.8%
Mean	\$190,861	\$189,966	\$278,515	-31.8%

### CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	% of REOs vs. Total Sales	Last Month	Change	Last Year	Change
New Listings Published	137		172	-20.3%	209	-34%
Total Listing Inventory	499		520	-4.0%	688	-27%
Number of New Escrows	117		108	8.3%	124	-6%
Number of REO Sales	72	76.6%	65	10.8%	34	57%
Number of Closed Escrows	94		81	16.0%	60	57%
Dollar Value of Closed Escrows	\$8,685,413		\$9,136,960	-4.9%	\$13,466,326	-36%
Median	\$80,450		\$95,000	-15.3%	\$171,000	-53%
Mean	\$92,398		\$112,802	-18.1%	\$224,439	-59%
Mode	\$30,000 - \$39,999		\$100,000 - \$119,999		\$180,000 - \$199,999	
Year-to-Date Statistics	01/01/09 to 02/28/09	01/01/09 to 02/28/09	01/01/08 to 2/29/2008	Change		
	SAR monthly data, compiled	MetroList YTD Data				
Number of Closed Escrows	175	179	96	86.5%		
Dollar Value of Closed Escrows	\$17,822,373	\$18,147,373	\$21,324,123	-14.9%		
Median	\$84,000	\$84,000	\$162,950	-48.5%		
Mean	\$101,842	\$101,382	\$205,040	-50.6%		

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 sales divided into total sales dollar volume.

Mode: The price range within which the most number of sales were made.

\*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](http://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	385	24.4%	61	64.9%	17	1	27
\$100,000-\$139,999	231	14.7%	18	19.1%	13	0	7
\$140,000-\$159,999	128	8.1%	5	5.3%	6	1	2
\$160,000-\$179,999	100	6.3%	4	4.3%	3	1	2
\$180,000-\$199,999	110	7.0%	0	0.0%	7	0	1
\$200,000-\$249,999	253	16.1%	1	1.1%	10	1	0
\$250,000-\$299,999	144	9.1%	3	3.2%	0	0	1
\$300,000-\$349,999	82	5.2%	1	1.1%	2	0	0
\$350,000-\$399,999	52	3.3%	1	1.1%	0	0	0
\$400,000-\$449,999	36	2.3%	0	0.0%	0	0	0
\$450,000-\$499,999	19	1.2%	0	0.0%	0	0	0
\$500,000-\$549,000	13	0.8%	0	0.0%	1	0	0
\$550,000-\$599,000	10	0.6%	0	0.0%	0	0	0
\$600,000-\$649,999	4	0.3%	0	0.0%	0	0	0
\$650,000 - \$699,999	2	0.1%	0	0.0%	0	0	0
\$700,000-\$749,999	2	0.1%	0	0.0%	0	0	0
\$750,000 - \$799,999	0	0.0%	0	0.0%	0	0	0
\$800,000-\$849,999	1	0.1%	0	0.0%	0	0	0
\$850,000 - \$899,999	1	0.1%	0	0.0%	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
<b>Total</b>	<b>1,575</b>	<b>100%</b>	<b>94</b>	<b>100%</b>	<b>59</b>	<b>4</b>	<b>40</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	431	25.8%	1-30	858	51.4%
Conventional	740	44.3%	31 - 60	313	18.8%
FHA	341	20.4%	61 - 90	190	11.4%
VA	44	2.6%	91 - 120	113	6.8%
Other †	113	6.8%	121 - 180	116	7.0%
	1,669	100.0%	181+	79	4.7%
				1,669	100.0%

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

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

Average DOM: **53 Days**  
Average DOM 1 - 180 Days: **42.5 Days**  
Average DOM 181+ Days: **250 Days**

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