

MLS STATISTICS for January 2009

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	1,988	1,819	9.3%	3,138	-36.6%
Total Listing Inventory	5,935	6,462	-8.2%	8,963	-33.8%
Number of New Escrows	1,832	1,764	3.9%	1,290	42.0%
Number of REO Sales (new feature)	1,168	1,402	-16.7%	N/A*	
Total Number of Closed Escrows	1,542	1,932	-20.2%	739	108.7%
Month's Inventory	3.8 Months	3.3 Months	15.2%	12.1 Months	-68.6%
Dollar Value of Closed Escrows	\$294,307,444	\$388,393,265	-24.2%	\$204,306,864	44.1%
Median	\$169,000	\$180,000	-6.1%	\$255,000	-33.7%
Mean	\$190,861	\$201,032	-5.1%	\$276,464	-31.0%
Mode	\$200,000 - \$249,000	\$200,000 - \$249,000		\$250,000 - \$299,000	

Year-to-Date Statistics	01/01/09 to 01/31/09	01/01/09 to 01/31/09	01/01/08 to 1/31/2008	Change
	SAR monthly data, compiled	MetroList YTD data		
Number of Closed Escrows	1,542	1,542	739	108.7%
Dollar Value of Closed Escrows	\$294,307,444	\$294,307,444	\$204,306,864	44.1%
Median	\$169,000	\$169,000	\$255,000	-33.7%
Mean	\$190,861	\$190,861	\$246,464	-22.6%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	Change	Last Year	Change
New Listings Published	172	142	21.1%	232	-26%
Total Listing Inventory	520	531	-2.1%	729	-29%
Number of New Escrows	108	102	5.9%	99	9%
Number of REO Sales (new feature)	65	81	-19.8%	N/A*	
Number of Closed Escrows	81	124	-34.7%	36	125%
Dollar Value of Closed Escrows	\$9,136,960	\$15,572,484	-41.3%	\$5,248,807	74%
Median	\$95,000	\$93,000	2.2%	\$143,000	-34%
Mean	\$112,802	\$125,585	-10.2%	\$145,800	-23%
Mode	\$100,000 - \$119,999	\$40,000 - \$49,999		\$140,000 - \$179,999	
Year-to-Date Statistics	01/01/09 to 01/31/09	01/01/09 to 01/31/09	01/01/08 to 1/31/2008	Change	
	SAR monthly data, compiled	MetroList YTD Data			
Number of Closed Escrows	81	81	36	125.0%	
Dollar Value of Closed Escrows	\$9,136,960	\$9,136,960	\$5,248,807	74.1%	
Median	\$95,000	\$95,000	\$143,000	-33.6%	
Mean	\$112,802	\$112,802	\$145,800	-22.6%	

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. 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	332	21.5%	42	51.9%	18	3	28
\$100,000-\$139,999	266	17.3%	14	17.3%	11	1	10
\$140,000-\$159,999	115	7.5%	11	13.6%	5	0	3
\$160,000-\$179,999	120	7.8%	4	4.9%	4	2	1
\$180,000-\$199,999	91	5.9%	4	4.9%	4	0	2
\$200,000-\$249,999	241	15.6%	4	4.9%	17	1	2
\$250,000-\$299,999	172	11.2%	0	0.0%	3	0	1
\$300,000-\$349,999	89	5.8%	0	0.0%	1	0	0
\$350,000-\$399,999	41	2.7%	0	0.0%	0	0	0
\$400,000-\$449,999	27	1.8%	0	0.0%	0	0	0
\$450,000-\$499,999	11	0.7%	0	0.0%	1	0	0
\$500,000-\$549,000	16	1.0%	2	2.5%	0	0	0
\$550,000-\$599,000	3	0.2%	0	0.0%	0	0	0
\$600,000-\$649,999	5	0.3%	0	0.0%	0	0	0
\$650,000 - \$699,999	4	0.3%	0	0.0%	0	0	0
\$700,000-\$749,999	1	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	4	0.3%	0	0.0%	1	0	0
\$850,000 - \$899,999	0	0.0%	0	0.0%	0	0	0
\$900,000-\$949,999	1	0.1%	0	0.0%	0	0	0
\$950,000-\$999,999	0	0.0%	0	0.0%	0	0	0
\$1,000,000 and over	3	0.2%	0	0.0%	0	0	0
Total	1,542	100%	81	100%	65	7	47

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	385	23.7%	1-30	812	50.0%
Conventional	778	47.9%	31 - 60	314	19.3%
FHA	354	21.8%	61 - 90	202	12.4%
VA	21	1.3%	91 - 120	99	6.1%
Other †	85	5.2%	121 - 180	123	7.6%
	1,623	100.0%	181+	73	4.5%
				1,623	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: **43.8 Days**
Average DOM 181+ Days: **253 Days**

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