

MLS STATISTICS for December 2010
Data for Sacramento County and the City of West Sacramento

SINGLE FAMILY HOME RESALES

Monthly Statistics	Current Month	% of Total Sales	Last Month	Change	% of Total Sales	Last Year	% of Total Sales	Change
New Listings Published	2,065		2,091	-1.2%		1,741		18.6%
Active Listing Inventory †	5,156		5,225	-1.3%		5,425		25.8%
Active Short Sale Contingent *	1,669		1,704	-2.1%		n/a		
Number of New Escrows	1,154		1,278	-9.7%		1,228		-6.0%
Number of REO Sales	655	43.6%	551	18.9%	42.3%	671	40.7%	-2.4%
Number of Short Sales	340	22.6%	294	15.6%	22.6%	403	24.5%	-15.6%
Conventional Sales	509	33.8%	457	11.4%	35.1%	574	34.8%	-11.3%
Total Number of Closed Escrows	1,504	100.0%	1,302	15.5%	100.0%	1,648	100.0%	-8.7%
Months Inventory	3.4 Months		4 Months	-15.0%		3.3 Months		3.0%
Dollar Value of Closed Escrows	\$303,584,341		\$267,678,888	13.4%		\$351,202,489		-13.6%
Median	\$179,000		\$180,000	-0.6%		\$187,500		-4.5%
Mean	\$201,851		\$205,591	-1.8%		\$214,017		-5.7%
Mode	\$200,000 - \$249,999		\$200,000 - \$249,999			\$200,000 - \$249,999		

Year-to-Date Statistics	01/01/10 to 12/31/10	01/01/10 to 12/31/10	1/1/2009	Change
	SAR monthly data, compiled	MetroList YTD data	12/31/2009	
Number of Closed Escrows	17,427	18,154	19,991	-12.8%
Dollar Value of Closed Escrows	\$3,624,606,375	\$3,754,758,701	\$4,018,154,980	-9.8%
Median	\$183,385	\$183,385	\$180,000	1.9%
Mean	\$207,988	\$206,828	\$200,998	3.5%

CONDOMINIUM RESALES

Monthly Statistics	Current Month	% of Total	Last Month	Change	% of Total	Last Year	Change
New Listings Published	206		201	2.5%		143	44.1%
Active Listing Inventory †	548		547	1.1%		513	41.1%
Active Short Sale Contingent *	176		169			n/a	n/a
Number of New Escrows	100		99	1.0%		78	28.2%
Number of REO Sales	69	54.8%	65	6.2%	56.0%	52	32.7%
Number of Short Sales	29	23.0%	27	7.4%	23.3%	32	n/a
Conventional Sales	28	22.2%	24	16.7%	20.7%	30	n/a
Total Closed Escrows	126	100.0%	116	8.6%	100.0%	114	10.5%
Dollar Value of Closed Escrows	\$13,133,913		\$11,172,717	17.6%		\$13,917,988	-5.6%
Median	\$80,000		\$85,250	-6.2%		\$100,001	-20.0%
Mean	\$104,237		\$96,317	8.2%		\$125,387	-16.9%
Mode	\$120,000 - \$139,999		\$50,000 - \$59,999			\$120,000 - \$139,999	

Year-to-Date Statistics	01/01/10 to 12/31/10	01/01/10 to 12/31/10	1/1/2009	Change
	SAR monthly data, compiled	MetroList YTD Data	12/31/2009	
Number of Closed Escrows	1,445	1,503	1,238	16.7%
Dollar Value of Closed Escrows	\$144,647,902	\$163,670,661	\$161,170,689	-10.3%
Median	\$87,500	\$87,500	\$99,444	-12.0%
Mean	\$100,102	\$108,896	\$130,186	-23.1%

† includes: Active, Active Release Clause, Active Short Sale, Active Court Approval and Active Court Contingent listings

*Active Short Sale Contingent listings have been displayed independently to more accurately show the original Total Listing Inventory figure

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SALE PRICE BRACKET BASED ON FINAL SALES

Selling Price	Single-Fam Res.	% of Total	Condo/ PUD	% of Total	Res. Incm.	Res. Lots/Land	Other Res.*
\$29,999 and under	2	0.1%	3	2.4%	0	7	0
\$30,000 - \$39,999	7	0.5%	13	10.3%	0	1	0
\$40,000 - \$49,999	16	1.1%	15	11.9%	1	0	2
\$50,000 - \$59,999	19	1.3%	8	6.3%	1	4	4
\$60,000 - \$69,999	34	2.3%	9	7.1%	1	1	5
\$70,000 - \$79,999	47	3.1%	14	11.1%	1	0	6
\$80,000 - \$89,999	45	3.0%	9	7.1%	2	2	3
\$90,000 - \$99,999	41	2.7%	5	4.0%	1	1	1
\$100,000 - \$119,999	97	6.4%	13	10.3%	8	0	4
\$120,000 - \$139,999	138	9.2%	18	14.3%	6	0	5
\$140,000 - \$159,999	155	10.3%	5	4.0%	13	2	2
\$160,000 - \$179,999	157	10.4%	3	2.4%	5	0	3
\$180,000 - \$199,999	117	7.8%	0	0.0%	9	0	2
\$200,000 - \$249,999	267	17.8%	4	3.2%	10	1	1
\$250,000 - \$299,999	151	10.0%	2	1.6%	9	0	1
\$300,000 - \$349,999	91	6.1%	1	0.8%	1	0	0
\$350,000 - \$399,999	44	2.9%	1	0.8%	0	0	2
\$400,000 - \$449,999	25	1.7%	1	0.8%	3	0	0
\$450,000 - \$499,999	10	0.7%	0	0.0%	0	0	0
\$500,000 - \$549,000	13	0.9%	0	0.0%	0	0	0
\$550,000 - \$599,000	7	0.5%	2	1.6%	0	0	0
\$600,000 - \$999,999	20	1.3%	0	0.0%	2	0	1
\$1,000,000 and over	1	0.1%	0	0.0%	2	0	0
Total	1,504	100%	126	100%	75	19	42

Type of Financing	Current Month		Previous Month		LENGTH OF TIME ON MARKET				
					% of Total				
	# of Units	% of Total	# of Units	% of Total	(SFR & Condo)	# of Units	Current Month	Last 4 Months	Last 12 Months
Days on Market									
Cash	454	27.9%	417	29.4%	0 - 30	627	38.5%	40.6%	48.5%
Conventional	584	35.9%	477	33.6%	31 - 60	311	19.1%	19.8%	18.1%
FHA	468	28.7%	399	28.1%	61 - 90	251	15.4%	13.9%	11.2%
VA	43	2.6%	42	3.0%	91 - 120	157	9.6%	9.3%	7.3%
Other †	80	4.9%	83	5.9%	121 - 180	149	9.1%	9.4%	7.8%
Total	1,629	100.0%	1,418	100.0%	181+	134	8.2%	6.9%	7.0%
					Total	1,629	100.0%	100.0%	100.0%

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

† includes: cal vet, contract of sale, creative, farm home loan, owner financing.

Median DOM:	47
Average DOM:	71
Average DOM 1 - 180 Days:	53
Average DOM 181+ Days:	275

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