

MLS STATISTICS for September 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	2,261		2,543	-11.1%		1,794		26.0%
Active Listing Inventory †	5,139		5,045	1.9%		5,273		30.4%
Active Short Sale Contingent *	1,736		2,021	-14.1%		n/a		
Number of New Escrows	1,235		1,369	-9.8%		1,679		-26.4%
Number of REO Sales	547	38.2%	541	1.1%	36.2%	741	45.4%	-26.2%
Number of Short Sales	362	25.3%	398	-9.0%	26.6%	314	19.3%	15.3%
Conventional Sales	524	36.6%	557	-5.9%	37.2%	576	35.3%	-9.0%
Total Number of Closed Escrows	1,433	100.0%	1,496	-4.2%	100.0%	1,631	100.0%	-12.1%
Months Inventory	3.6 Months		3.4 Months	5.9%		3.2 Months		12.5%
Dollar Value of Closed Escrows	\$288,261,446		\$311,606,509	-7.5%		\$337,941,846		-14.7%
Median	\$180,000		\$186,000	-3.2%		\$183,000		-1.6%
Mean	\$201,441		\$208,712	-3.5%		\$207,199		-2.8%
Mode	\$200,000 - \$249,999		\$200,000 - \$249,999			\$200,000 - \$249,999		

Year-to-Date Statistics	01/01/10 to 09/30/10	01/01/10 to 09/30/10	1/1/2009	Change
	SAR monthly data, compiled	MetroList YTD data	9/30/2009	
Number of Closed Escrows	13,280	13,864	15,185	-12.5%
Dollar Value of Closed Escrows	\$2,777,947,439	\$2,878,310,948	\$3,006,336,877	-7.6%
Median	\$185,000	\$185,000	\$175,000	5.7%
Mean	\$209,183	\$207,610	\$197,981	5.7%

CONDOMINIUM RESALES

Monthly Statistics	Current Month	% of Total	Last Month	Change	% of Total	Last Year	Change
New Listings Published	219		244	-10.2%		189	15.9%
Active Listing Inventory †	529		520	-4.3%		532	33.6%
Active Short Sale Contingent *	182		223			n/a	n/a
Number of New Escrows	98		105	-6.7%		117	-16.2%
Number of REO Sales	64	50.0%	71	-9.9%	55.5%	63	1.6%
Number of Short Sales	28	21.9%	30	-6.7%	23.4%	14	n/a
Conventional Sales	36	28.1%	27	33.3%	21.1%	38	n/a
Total Closed Escrows	128	100.0%	128	0.0%	100.0%	115	11.3%
Dollar Value of Closed Escrows	\$13,448,653		\$13,303,616	1.1%		\$13,779,076	-2.4%
Median	\$79,950		\$87,700	-8.8%		\$90,000	-11.2%
Mean	\$105,068		\$103,935	1.1%		\$119,818	-12.3%
Mode	\$100,000 - \$119,999		\$100,000 - \$119,999			\$100,000 - \$119,999	

Year-to-Date Statistics	01/01/10 to 09/30/10	01/01/10 to 09/30/10	1/1/2009	Change
	SAR monthly data, compiled	MetroList YTD Data	9/30/2009	
Number of Closed Escrows	1,091	1,136	991	10.1%
Dollar Value of Closed Escrows	\$109,069,889	\$126,665,848	\$117,978,686	-7.6%
Median	\$85,000	\$89,900	\$99,444	-14.5%
Mean	\$99,972	\$111,502	\$119,050	-16.0%

† 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	1	0.1%	3	2.3%	0	2	0
\$30,000 - \$39,999	7	0.5%	12	9.4%	0	1	0
\$40,000 - \$49,999	15	1.0%	15	11.7%	2	1	2
\$50,000 - \$59,999	22	1.5%	17	13.3%	0	1	3
\$60,000 - \$69,999	35	2.4%	9	7.0%	3	0	6
\$70,000 - \$79,999	43	3.0%	8	6.3%	3	1	4
\$80,000 - \$89,999	42	2.9%	5	3.9%	2	0	4
\$90,000 - \$99,999	40	2.8%	6	4.7%	0	0	5
\$100,000 - \$119,999	102	7.1%	11	8.6%	2	0	3
\$120,000 - \$139,999	128	8.9%	12	9.4%	9	1	5
\$140,000 - \$159,999	123	8.6%	7	5.5%	14	2	2
\$160,000 - \$179,999	148	10.3%	3	2.3%	8	0	4
\$180,000 - \$199,999	101	7.1%	4	3.1%	6	0	1
\$200,000 - \$249,999	263	18.4%	10	7.8%	2	0	4
\$250,000 - \$299,999	154	10.8%	3	2.3%	2	1	1
\$300,000 - \$349,999	86	6.0%	2	1.6%	0	0	0
\$350,000 - \$399,999	51	3.6%	0	0.0%	0	0	0
\$400,000 - \$449,999	24	1.7%	1	0.8%	0	0	0
\$450,000 - \$499,999	19	1.3%	0	0.0%	1	0	0
\$500,000 - \$549,000	7	0.5%	0	0.0%	1	0	0
\$550,000 - \$599,000	7	0.5%	0	0.0%	1	0	0
\$600,000 - \$999,999	12	0.8%	0	0.0%	0	0	0
\$1,000,000 and over	1	0.1%	0	0.0%	0	0	0
Total	1,431	100%	128	100%	56	10	44

Type of Financing	Current Month		Previous Month		LENGTH OF TIME ON MARKET				
					% of Total				
	# of Units	% of Total	# of Units	% of Total	(SFR & Condo) Days on Market	# of Units	Current Month	Last 4 Months	Last 12 Months
(SFR, condo, PUD only) Financing Method									
Cash	443	28.4%	464	28.6%	0 - 30	646	41.5%	47.2%	53.7%
Conventional	520	33.4%	578	35.6%	31 - 60	320	20.5%	18.8%	16.5%
FHA	455	29.2%	435	26.8%	61 - 90	208	13.4%	11.7%	9.6%
VA	49	3.1%	47	2.9%	91 - 120	138	8.9%	7.8%	6.2%
Other †	91	5.8%	100	6.2%	121 - 180	146	9.4%	7.8%	7.0%
Total	1,558	100.0%	1,624	100.0%	181+	100	6.4%	6.8%	6.8%
					Total	1,558	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:	35
Average DOM:	65
Average DOM 1 - 180 Days:	49
Average DOM 181+ Days:	269

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