

MLS STATISTICS

October 2002 - Sacramento County and the City of West Sacramento

RESIDENTIAL ONLY (Single Family Homes) Preliminary Report

	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published	2,635	2,634	0.0	2,099	25.5
Listing Inventory	5,841	5,454	7.1	5,099	14.6
Number of New Escrows	1,074	1,049	2.4	574	87.1
Number of Closed Escrows	1,618	1,479	9.4	1,327	21.9
Dollar Value of Closed Escrows	\$378,015,000	\$354,816,000	6.5	\$279,876,000	35.1
Median	\$215,000	\$218,000	-1.4	\$172,000	25
Mean	\$233,631	\$239,903	-2.6	\$194,088	20.4
Mode	\$200,000	\$200,000	N/A	\$200,000	N/A
	\$249,000	\$249,000		\$249,000	

YEAR-TO-DATE STATISTICS

	01/01/02 to 10/31/02	01/01/02 to 9/30/02	1/1/01 to 10/31/01	% Change
Listings Published	23,237	20,602	23,547	-1.3
Number of New Escrows Opened	10,044	8,970	7,629	31.7
Number of Closed Escrows	15,760	14,142	13,841	13.9
Dollar Value of Closed Escrows	\$3,557,886,000	\$3,142,886,000	\$2,849,087,000	24.9
Median	\$198,200	\$196,500	\$167,288	18.5
Mean	\$219,352	\$218,104	\$186,069	17.9

PRICE BRACKET OF SALES BASED ON FINAL SALES

Selling Price	Single-family Residential	Percent of Total	Condos	Resid. Income	Lots/Land
UNDER \$29,999	0	0.0%	0	0	4
\$30,000-\$39,999	1	0.1%	1	0	3
\$40,000-\$49,999	0	0.0%	0	0	1
\$50,000-\$59,999	0	0.0%	0	0	1
\$60,000-\$69,999	7	0.4%	6	0	2
\$70,000-\$79,999	7	0.4%	3	1	1
\$80,000-\$89,999	19	1.2%	10	2	1
\$90,000-\$99,999	9	0.6%	5	0	1
\$100,000-\$119,999	44	2.7%	20	0	2
\$120,000-\$139,999	86	5.3%	20	0	2
\$140,000-\$159,999	123	7.6%	26	1	3
\$160,000-\$179,999	157	9.7%	15	2	5
\$180,000-\$199,999	217	13.4%	6	4	0
\$200,000-\$249,999	435	26.9%	9	23	0
\$250,000-\$299,999	247	15.3%	7	17	1
\$300,000-\$399,999	170	10.5%	3	12	4
\$400,000-\$499,999	56	3.5%	0	5	2
\$500,000 and over	40	2.5%	0	1	2
TOTAL.....	1,618		131	68	35

Selling Price	Percent
\$49,999 or less.....	0.1%
\$50,000-\$79,999.....	0.9%
\$80,000-\$99,999.....	1.7%
\$100,000-\$159,999.....	15.6%
\$160,000-\$199,999.....	23.1%
\$200,000-\$399,999.....	52.7%
\$400,000 and over.....	5.9%

TYPE OF FINANCING

Financing	# of Units	% of Total
Cash	50	3.1%
Conventional	1313	81.1%
FHA	124	7.7%
VA	15	0.9%
Other	116	7.2%

LENGTH OF TIME ON MARKET

Days on the Market	# of Units	% of Total
1-30	1107	63.3%
31-60	336	19.2%
61-90	100	5.7%
91-120	40	2.3%
121+	35	2.0%
Average Market Time.....		27

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- 1 Median: The midpoint at which an equal number of homes sold above and below this value.
 2 Mean: The arithmetic average of the total number of residential sales divided into total residential sales dollar volume.
 3 Mode: The price range within which the most number of homes were sold.