

MLS STATISTICS

June 2003 - 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	3258	2946	10.6	2,257	44.4
Listing Inventory	5532	5258	5.2	4,727	17.0
Number of New Escrows	2080	1870	11.2	1,105	88.2
Number of Closed Escrows	1658	1697	-2.3	1,526	8.7
Dollar Value of Closed Escrows	\$543,994,833	\$648,508,519	-16.1	\$346,339,000	57.1
Median	\$246,250	\$238,000	3.5	\$204,975	20.1
Mean	\$328,103	\$382,150	-14.1	\$226,959	44.6
Mode	\$200,000	\$200,000	N/A	\$200,000	N/A

YEAR-TO-DATE STATISTICS

	01/01/03 to 6/30/2003	01/01/03 to 5/31/2003	01/01/02 to 12/31/2002	% Change
Listings Published	14583	11325	26,478	-44.9
Number of New Escrows Opened	7396	5316	11,244	-34.2
Number of Closed Escrows	8620	6962	18,805	-54.2
Dollar Value of Closed Escrows	\$2,533,183,574	\$1,989,188,741	\$4,373,491,000	-42.1
Median	231,000	229,000	\$201,000	14.9
Mean	251,881	277,608	\$222,536	13.2

PRICE BRACKET OF SALES BASED ON FINAL SALES

Selling Price	Single-family		Condos	Resid. Income	Lots/Land
	Residential	Percent of Total			
UNDER \$29,999	0	0.0%	0	0	1
\$30,000-\$39,999	0	0.0%	0	0	0
\$40,000-\$49,999	0	0.0%	0	0	1
\$50,000-\$59,999	0	0.0%	0	0	2
\$60,000-\$69,999	0	0.0%	0	0	1
\$70,000-\$79,999	1	0.1%	0	0	2
\$80,000-\$89,999	1	0.1%	2	0	1
\$90,000-\$99,999	6	0.4%	8	0	0
\$100,000-\$119,999	6	0.4%	17	0	1
\$120,000-\$139,999	23	1.5%	10	0	2
\$140,000-\$159,999	50	3.3%	25	2	4
\$160,000-\$179,999	90	5.9%	26	1	2
\$180,000-\$199,999	144	9.4%	6	1	5
\$200,000-\$249,999	421	27.4%	14	16	6
\$250,000-\$299,999	354	23.0%	5	9	2
\$300,000-\$399,999	287	18.7%	8	8	3
\$400,000-\$499,999	84	5.5%	0	5	0
\$500,000 and over	70	4.6%	0	0	0
TOTAL.....	1,537		121	42	33

Selling Price	Percent
\$49,999 or less.....	0.0%
\$50,000-\$79,999.....	0.1%
\$80,000-\$99,999.....	0.5%
\$100,000-\$159,999.....	5.1%
\$160,000-\$199,999.....	15.2%
\$200,000-\$399,999.....	69.1%
\$400,000 and over.....	10.0%

TYPE OF FINANCING

Financing	# of Units	% of Total
Cash	47	2.9%
Conventional	1396	85.9%
FHA	90	5.5%
VA	11	0.7%
Other	81	5.0%

LENGTH OF TIME ON MARKET

Days on the Market	# of Units	% of Total
1-30	1098	66.2%
31-60	332	20.0%
61-90	130	7.8%
91-120	47	2.8%
121+	38	2.3%
Average Market Time.....		30

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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.