

MLS STATISTICS

April 2004 - 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	3,088	2,931	5.4	2016	53.2
Listing Inventory	5,637	5,297	6.4	1906	195.8
Number of New Escrows	2,230	2,177	2.4	863	158.4
Number of Closed Escrows	2,047	1,884	8.7	1528	34.0
Dollar Value of Closed Escrows	\$621,715,398	\$569,977,756	9.1	391,308,814	58.9
Median	\$290,000	\$276,500	4.9	234,800	23.5
Mean	\$312,734	\$302,055	3.5	256,092	22.1
Mode	\$250,000	\$250,000	N/A	200,000	N/A
	\$299,999	\$299,999		\$249,999	

YEAR-TO-DATE STATISTICS

	01/01/04 to 4/30/2004	01/01/04 to 3/31/2004	01/01/03 to 4/30/2003	% Change
Listing Inventory	19,305	13,668	8379	130.4
Number of New Escrows	7,779	5,549	3446	125.7
Number of Closed Escrows	6,390	4,343	5265	21.4
Dollar Value of Closed Escrows	\$1,907,798,247	\$1,286,082,849	\$1,340,680,222	42.3
Median	\$274,925	\$267,000	227,000	21.1
Mean	\$297,217	\$290,709	248,009	19.8

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	0
\$30,000-\$39,999	0	0.0%	0	0	0
\$40,000-\$49,999	0	0.0%	0	0	0
\$50,000-\$59,999	0	0.0%	1	0	0
\$60,000-\$69,999	0	0.0%	3	0	0
\$70,000-\$79,999	0	0.0%	2	0	2
\$80,000-\$89,999	0	0.0%	2	0	6
\$90,000-\$99,999	1	0.1%	1	0	2
\$100,000-\$119,999	2	0.1%	7	0	1
\$120,000-\$139,999	11	0.6%	15	0	6
\$140,000-\$159,999	17	0.9%	25	1	2
\$160,000-\$179,999	20	1.1%	17	3	9
\$180,000-\$199,999	61	3.3%	21	1	3
\$200,000-\$249,999	324	17.8%	35	7	10
\$250,000-\$299,999	502	27.5%	12	19	22
\$300,000-\$399,999	569	31.2%	14	26	28
\$400,000-\$499,999	194	10.6%	4	16	16
\$500,000 and over	123	6.7%	0	10	14
TOTAL.....	1,824		159	83	121

Selling Price	Percent
\$49,999 or less.....	0.0%
\$50,000-\$79,999.....	0.0%
\$80,000-\$99,999.....	0.1%
\$100,000-\$159,999.....	1.6%
\$160,000-\$199,999.....	4.4%
\$200,000-\$399,999.....	76.5%
\$400,000 and over.....	17.4%

TYPE OF FINANCING

Financing	# of Units	% of Total
Cash	76	3.7%
Conventional	1766	86.3%
FHA	40	2.0%
VA	5	0.2%
Other	160	7.8%

LENGTH OF TIME ON MARKET

Days on the Market	# of Units	% of Total
1-30	1575	79.4%
31-60	261	13.2%
61-90	76	3.8%
91-120	32	1.6%
121+	39	2.0%
Average Market Time.....		21

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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.