

MLS STATISTICS for May 2006

Data for Sacramento County and the City of West Sacramento

SINGLE FAMILY HOME RESALES

Monthly Statistics	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published	4,389	3,720	18.0%	3,550	4.8%
Listing Inventory	6,507	5,549	17.3%	5,677	14.6%
Number of New Escrows	1,012	1,080	-6.3%	1,969	-48.6%
Number of Closed Escrows	1,311	1,191	10.1%	1,958	-33.0%
Dollar Value of Closed Escrows	\$554,025,612	\$481,816,917	15.0%	\$794,183,051	-30.2%
Median	\$379,000	\$365,000	3.8%	\$376,000	0.8%
Mean	\$422,598	\$404,548	4.5%	\$405,817	4.1%
Mode	\$300,000-\$349,999	\$300,000-\$349,999		\$300,000-\$349,999	

Year-to-Date Statistics	01/01/06 to 5/31/2006	01/01/06 to 4/30/2006		01/01/05 to 5/31/2005	% Change
Listing Inventory	17,955	11,448		23,839	-37.0%
Number of New Escrows	3,245	2,233		8,754	-67.1%
Number of Closed Escrows	5,885	4,509		8,637	-31.9%
Dollar Value of Closed Escrows	\$2,417,950,798	\$1,839,647,230		\$3,321,835,122	-27.2%
Median	\$372,000	\$370,000		\$357,000	4.2%
Mean	\$410,867	\$407,995		\$384,605	6.8%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published	356	302	17.9	274	30%
Listing Inventory	565	455	24.2	432	31%
Number of New Escrows	64	96	-33.3	148	-57%
Number of Closed Escrows	130	89	46.1	143	-9%
Dollar Value of Closed Escrows	\$32,483,635	\$22,438,565	30.9	\$38,578,265	-16%
Median	\$231,500	\$236,000	-1.9	\$243,000	-5%
Mean	\$249,874	\$252,119	-0.9	\$269,778	-7%
Mode	\$200,000 - \$249,999	\$200,000 - \$249,999		\$200,000 - \$249,999	

Year-to-Date Statistics	01/01/06 to 5/31/2006	01/01/06 to 4/30/2006		01/01/05 to 5/31/2005	% Change
Listing Inventory	960	604		1,322	NA
Number of New Escrows	256	192		592	68%
Number of Closed Escrows	308	178		753	-45.1
Dollar Value of Closed Escrows	\$119,432,274	\$84,680,858		\$184,340,593	-35.2
Median	\$235,900	\$240,000		\$225,000	4.8
Mean	\$253,572	\$255,833		\$241,600	5.0

Median: The midpoint at which an equal number of homes sold above and below this value.

Mean: The arithmetic average of the total number of residential sales divided into total residential sales dollar volume.

Mode: The price range within which the most number of homes were sold.

This representation is based in whole or in part on data supplied by MetroList. MetroList does not guarantee, nor is it in any way responsible for, its accuracy. Data maintained by MetroList does not reflect all real estate activity in the market. All information provided is deemed reliable but it not guaranteed and should be independently verified.

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SALE PRICE BRACKET BASED ON FINAL SALES

Selling Price	Single-Family Residential	% of Total	Condo/	Percent of Total	Residential Income	Residential Lots/Land	Other Residential*
UNDER \$140,000	2	0.2%	4	3.1%	0	7	0
\$140,000-\$159,999	1	0.1%	3	2.3%	0	0	0
\$160,000-\$179,999	2	0.2%	17	13.1%	0	2	0
\$180,000-\$199,999	3	0.2%	15	11.5%	0	0	1
\$200,000-\$249,999	29	2.2%	42	32.3%	1	2	10
\$250,000-\$299,999	133	10.1%	20	15.4%	0	1	16
\$300,000-\$349,999	297	22.7%	12	9.2%	7	4	10
\$350,000-\$399,999	291	22.2%	8	6.2%	10	4	6
\$400,000-\$449,999	173	13.2%	5	3.8%	9	1	0
\$450,000-\$499,999	111	8.5%	2	1.5%	5	1	1
\$500,000-\$549,999	78	5.9%	1	0.8%	7	2	1
\$550,000 - \$599,999	59	4.5%	0	0.0%	7	0	2
\$600,000-\$649,999	36	2.7%	0	0.0%	3	0	2
\$650,000 - \$699,999	22	1.7%	1	0.8%	2	0	0
\$700,000-\$749,999	18	1.4%	0	0.0%	0	0	0
\$750,000 - \$799,999	15	1.1%	0	0.0%	0	0	0
\$800,000-\$849,999	10	0.8%	0	0.0%	1	0	0
\$850,000 - \$899,999	10	0.8%	0	0.0%	0	0	0
\$900,000-\$949,999	3	0.2%	0	0.0%	0	0	0
\$950,000-\$999,999	5	0.4%	0	0.0%	0	3	0
\$1,000,000 and over	13	1.0%	0	0.0%	1	3	1
TOTAL	1,311	100%	130	100%	53	30	50

Mean LENGTH OF TIME ON MARKET

Financing Method	# of Units	% of Total	(SFR, condo, PUD only)		
			Days on Market (DOM)	# of Units	% of Total
Cash	45	3.1%	1-30	660	45.8%
Conventional	1,323	90.9%	31 - 60	367	25.5%
FHA	6	0.4%	61 - 90	227	15.8%
VA	0	0.0%	91 - 120	84	5.8%
Other*	81	5.6%	121 - 180	72	5.0%
	1,455	100.0%	181+	31	2.2%
				1,441	100.0%

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