

MLS STATISTICS for July 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	3,829	4,637	-17.4%	4,211	-9.1%
Listing Inventory	5,832	6,874	-15.2%	6,510	-10.4%
Number of New Escrows	769	1,031	-25.4%	1,834	-58.1%
Number of Closed Escrows	1,094	1,313	-16.7%	1,971	-44.5%
Dollar Value of Closed Escrows	\$448,935,611	\$566,502,892	-20.8%	\$819,542,737	-45.2%
Median	\$374,750	\$380,000	-1.4%	\$389,000	-3.7%
Mean	\$415,681	\$431,786	-3.7%	\$415,800	0.0%
Mode	\$300,000-\$349,999	\$300,000-\$349,999		\$350,000-\$399,999	

Year-to-Date Statistics	01/01/06 to 7/31/2006	01/01/06 to 6/30/2006		01/01/05 to 7/31/2005	Change
Listing Inventory	30,661	24,829		36,852	-18.2%
Number of New Escrows	5,045	4,276		12,507	-59.9%
Number of Closed Escrows	8,413	7,252		13,003	-35.3%
Dollar Value of Closed Escrows	\$3,479,917,804	\$3,005,980,081		\$5,126,439,426	-32.1%
Median	\$373,000	\$373,208		\$365,000	2.2%
Mean	\$413,636	\$414,504		\$394,251	4.9%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	Change	Last Year	Change
New Listings Published	365	339	7.7%	356	3%
Listing Inventory	535	497	7.6%	509	5%
Number of New Escrows	90	76	18.4%	161	-44%
Number of Closed Escrows	78	92	-15.2%	134	-42%
Dollar Value of Closed Escrows	\$20,670,015	\$24,379,407	-15.2%	\$36,586,300	-44%
Median	\$241,400	\$238,625	1.2%	\$244,750	-1%
Mean	\$265,000	\$264,994	0.0%	\$273,032	-3%
Mode	\$200,000 - \$249,999	\$200,000 - \$249,999		\$200,000 - \$249,999	

Year-to-Date Statistics	01/01/06 to 7/31/2006	01/01/06 to 6/30/2006		01/01/05 to 7/31/2005	Change
Listing Inventory	1,664	1,299		1,988	-20.4%
Number of New Escrows	422	332		897	-55%
Number of Closed Escrows	478	400		1,062	-56.9%
Dollar Value of Closed Escrows	\$164,504,461	\$143,054,446		\$269,767,583	-39.0%
Median	\$239,000	\$239,000		\$229,975	3.9%
Mean	\$256,637	\$255,911		\$246,588	4.1%

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.

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SALE PRICE BRACKET BASED ON FINAL SALES

Selling Price	Single-Family Residential	% of Total	Condo/	Change of Total	Residential Income	Residential Lots/Land	Other Residential
UNDER \$140,000	1	0.1%	1	1.3%	0	3	0
\$140,000-\$159,999	2	0.2%	5	6.4%	0	1	0
\$160,000-\$179,999	2	0.2%	5	6.4%	0	1	0
\$180,000-\$199,999	3	0.3%	6	7.7%	0	0	0
\$200,000-\$249,999	53	4.9%	25	32.1%	0	1	9
\$250,000-\$299,999	141	13.1%	11	14.1%	2	1	13
\$300,000-\$349,999	245	22.7%	16	20.5%	5	2	4
\$350,000-\$399,999	188	17.4%	3	3.8%	8	2	3
\$400,000-\$449,999	132	12.2%	2	2.6%	10	1	2
\$450,000-\$499,999	94	8.7%	3	3.8%	4	2	0
\$500,000-\$549,999	74	6.9%	0	0.0%	6	1	0
\$550,000 - \$599,999	41	3.8%	0	0.0%	4	0	0
\$600,000-\$649,999	24	2.2%	0	1.1%	2	0	0
\$650,000 - \$699,999	16	1.5%	1	1.3%	1	1	0
\$700,000-\$749,999	17	1.6%	0	0.0%	1	2	1
\$750,000 - \$799,999	10	0.9%	0	0.0%	0	0	0
\$800,000-\$849,999	8	0.7%	0	0.0%	0	1	0
\$850,000 - \$899,999	9	0.8%	0	0.0%	0	0	0
\$900,000-\$949,999	7	0.6%	0	0.0%	0	1	0
\$950,000-\$999,999	1	0.1%	0	0.0%	0	0	0
\$1,000,000 and over	12	1.1%	0	0.0%	0	0	0
TOTAL	1,080	100%	78	101%	43	20	32

Mean

LENGTH OF TIME ON MARKET

Financing Method	# of Units	% of Total	(SFR, condo, PUD only)	# of Units	% of Total
			Days on Market (DOM)		
Cash	82	3.1%	1-30	1,126	42.9%
Conventional	2,394	90.4%	31 - 60	734	28.0%
FHA	9	0.3%	61 - 90	406	15.5%
VA	0	0.0%	91 - 120	187	7.1%
Other*	162	6.1%	121 - 180	131	5.0%
	2,647	100.0%	181+	38	1.4%
				2,622	100.0%

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