

MLS STATISTICS for September 2008

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	2,178	2,156	1.0%	2,702	-19.4%
Total Listing Inventory	7,124	7,225	-1.4%	10,043	-29.1%
Number of New Escrows	2,089	2,134	-2.1%	911	129.3%
Number of REO Sales (new feature)	1,414	1,239	14.1%	N/A*	
Total Number of Closed Escrows	2,020	1,871	8.0%	707	185.7%
Month's Inventory	3.5 Months	3.9 Months	-10.3%	14.2 Months	-75.4%
Dollar Value of Closed Escrows	\$433,380,655	\$453,071,653	-4.3%	\$248,350,363	74.5%
Median	\$194,950	\$218,000	-10.6%	\$320,000	-39.1%
Mean	\$214,545	\$242,155	-11.4%	\$351,273	-38.9%
Mode	\$200,000 - \$250,000	\$200,000 - \$250,000		\$250,000 - \$299,000	

Year-to-Date Statistics	01/01/08 to 09/30/08	01/01/08 to 09/30/08	01/01/07 to 9/30/2007	Change
	SAR monthly data, compiled	MetroList YTD data		
Number of Closed Escrows	13,535	14,470	8,081	79.1%
Dollar Value of Closed Escrows	\$3,375,353,206	\$3,573,446,384	\$3,098,909,889	15.3%
Median	\$225,000	\$225,000	\$345,000	-34.8%
Mean	\$249,380	\$246,956	\$383,481	-35.6%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	Change	Last Year	Change
New Listings Published	152	169	-10.1%	261	-42%
Total Listing Inventory	551	568	-3.0%	839	-34%
Number of New Escrows	132	182	-27.5%	78	69%
Number of REO Sales (new feature)	71	77	-7.8%	N/A*	
Number of Closed Escrows	109	130	-16.2%	53	106%
Dollar Value of Closed Escrows	\$14,275,086	\$18,944,201	-24.6%	\$11,718,513	22%
Median	\$112,000	\$129,000	-13.2%	\$197,000	-43%
Mean	\$130,964	\$145,725	-10.1%	\$221,104	-41%
Mode	\$100,000 - \$119,999	\$120,000 - \$139,999		\$200,000 - \$249,999	
Year-to-Date Statistics	01/01/08 to 09/30/08	01/01/08 to 09/30/08	01/01/07 to 9/30/2007	Change	
	SAR monthly data, compiled	MetroList YTD Data			
Number of Closed Escrows	883	953	706	35.0%	
Dollar Value of Closed Escrows	\$141,351,029	\$151,743,732	\$169,706,278	-10.6%	
Median	\$137,000	\$137,000	\$220,000	-37.7%	
Mean	\$160,080	\$159,227	\$240,377	-33.8%	

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.

*To ensure the greatest possible accuracy, SAR, with the assistance of MetroList, has refined its search methods. Last year's reported listing inventory covered a date range rather than all homes on the market at a specific date. 08/2008

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 is not guaranteed and should be independently verified. For the most current statistical information, visit www.sacrealtor.org - about us - statistics

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SALE PRICE BRACKET BASED ON FINAL SALES

Selling Price	Single-Family Residential	% of Total	Condo/PUD	% of Total	Residential Income	Residential Lots/Land	Other Residential*
UNDER \$140,000	557	27.6%	66	60.6%	13	1	30
\$140,000-\$159,999	178	8.8%	8	7.3%	2	1	4
\$160,000-\$179,999	160	7.9%	12	11.0%	6	0	3
\$180,000-\$199,999	144	7.1%	7	6.4%	2	0	5
\$200,000-\$249,999	367	18.2%	5	4.6%	13	0	5
\$250,000-\$299,999	250	12.4%	4	3.7%	6	0	2
\$300,000-\$349,999	132	6.5%	3	2.8%	2	0	1
\$350,000-\$399,999	99	4.9%	4	3.7%	2	0	1
\$400,000-\$449,999	46	2.3%	0	0.0%	2	0	0
\$450,000-\$499,999	23	1.1%	0	0.0%	1	0	1
\$500,000-\$549,000	21	1.0%	0	0.0%	0	0	0
\$550,000-\$599,000	17	0.8%	0	0.0%	0	0	1
\$600,000-\$649,999	9	0.4%	0	0.0%	0	0	0
\$650,000 - \$699,999	6	0.3%	0	0.0%	0	0	0
\$700,000-\$749,999	1	0.0%	0	0.0%	0	0	0
\$750,000 - \$799,999	4	0.2%	0	0.0%	0	1	0
\$800,000-\$849,999	1	0.0%	0	0.0%	0	0	0
\$850,000 - \$899,999	1	0.0%	0	0.0%	0	1	0
\$900,000-\$949,999	1	0.0%	0	0.0%	0	0	0
\$950,000-\$999,999	0	0.0%	0	0.0%	0	0	0
\$1,000,000 and over	3	0.1%	0	0.0%	0	0	0
Total	2,020	100%	109	100%	49	4	53

Type of Financing

LENGTH OF TIME ON MARKET

(SFR, condo, PUD only) Financing Method	# of Units	% of Total	(SFR, condo, PUD only) Days on Market (DOM)	# of Units	% of Total
Cash	357	16.8%	1-30	1,255	58.9%
Conventional	1,171	55.0%	31 - 60	335	15.7%
FHA	375	17.6%	61 - 90	188	8.8%
VA	30	1.4%	91 - 120	124	5.8%
Other †	196	9.2%	121 - 180	137	6.4%
	2,129	100.0%	181+	90	4.2%
				2,129	100.0%

† includes: contract of sale, creative, Nehemiah, Owner Financing.

* half-plex, 2-on-1, mobile home

Average DOM: 46 Days
Average DOM 1 - 180 Days: 45 Days
Average DOM 181+ Days: 256 Days

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