

MLS STATISTICS for April 2010
Data for Sacramento County and the City of West Sacramento

SINGLE FAMILY HOME RESALES

Monthly Statistics	Current Month	% of Total	Last Month	Change	% of Total	Last Year	Change
New Listings Published	2,417		2,362	2.3%		1,957	23.5%
Active Listing Inventory †	3,679		3,665	0.4%		5,377	12.7%
Active Short Sale Contingent *	2,383		2,355	1.2%		n/a	
Number of New Escrows	1,950		1,830	6.6%		2,059	-5.3%
Number of REO Sales	594	38.7%	649	-8.5%	39.6%	1,113	-46.6%
Number of Short Sales	362	23.6%	405	-10.6%	24.7%	n/a	n/a
Conventional Sales	580	37.8%	586	-1.0%	35.7%	n/a	n/a
Total Number of Closed Escrows	1,536	100.0%	1,640	-6.3%	100.0%	1,707	-10.0%
Months Inventory	2.4 Months		2.2 Months	9.1%		3.1 Months	-22.6%
Dollar Value of Closed Escrows	\$316,022,139		\$336,002,192	-5.9%		\$325,455,502	-2.9%
Median	\$185,000		\$182,000	1.6%		\$167,100	10.7%
Mean	\$205,744		\$204,879	0.4%		\$190,771	7.8%
Mode	\$200,000 - \$249,999		\$200,000 - \$249,999			\$200,000 - \$249,999	

Year-to-Date Statistics	01/01/10 to 04/30/10 SAR monthly data, compiled	01/01/10 to 04/30/10 MetroList YTD data	1/1/2009 4/30/2009	Change
Number of Closed Escrows	5,491	5,667	6,546	-16.1%
Dollar Value of Closed Escrows	\$1,131,913,792	\$1,145,426,189	\$1,243,363,618	-9.0%
Median	\$180,000	\$180,000	\$167,000	7.8%
Mean	\$206,140	\$202,122	\$189,943	8.5%

CONDOMINIUM RESALES

Monthly Statistics	Current Month	% of Total	Last Month	Change	% of Total	Last Year	Change
New Listings Published	229		238	-3.8%		163	40.5%
Active Listing Inventory †	417		392	-0.3%		484	32.0%
Active Short Sale Contingent *	222		249			n/a	
Number of New Escrows	134		125	7.2%		133	0.8%
Number of REO Sales	53	42.7%	70	-24.3%	53.0%	70	-24.3%
Number of Short Sales	32	25.8%	25	28.0%	18.9%	n/a	n/a
Conventional Sales	39	31.5%	37	5.4%	28.0%	n/a	n/a
Total Closed Escrows	124	100.0%	132	-6.1%	100.0%	111	11.7%
Dollar Value of Closed Escrows	\$14,401,655		\$14,401,655	0.0%		\$11,850,927	21.5%
Median	\$87,000		\$87,000	0.0%		\$90,000	-3.3%
Mean	\$109,103		\$109,103	0.0%		\$106,765	2.2%
Mode	\$80,000 - \$89,999		\$80,000 - \$89,999			\$120,000 - \$139,999	

Year-to-Date Statistics	01/01/10 to 04/30/10 SAR monthly data, compiled	01/01/10 to 04/30/10 MetroList YTD Data	1/1/2009 4/30/2009	Change
Number of Closed Escrows	449	461	395	13.7%
Dollar Value of Closed Escrows	\$46,922,247	\$49,622,810	\$43,994,884	6.7%
Median	\$87,000	\$85,000	\$90,000	-3.3%
Mean	\$104,504	\$107,642	\$111,379	-6.2%

† includes: Active, Active Release Clause, Active Short Sale, Active Court Approval and Active Court Contingent listings

*Active Short Sale Contingent listings have been displayed independently to more accurately show the original Total Listing Inventory figure

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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*
\$29,999 and under	2	0.1%	2	1.6%	0	3	0
\$30,000 - \$39,999	9	0.6%	11	8.9%	0	0	0
\$40,000 - \$49,999	13	0.8%	18	14.5%	1	0	1
\$50,000 - \$59,999	18	1.2%	16	12.9%	1	2	4
\$60,000 - \$69,999	32	2.1%	11	8.9%	3	0	5
\$70,000 - \$79,999	34	2.2%	8	6.5%	2	0	3
\$80,000 - \$89,999	40	2.6%	9	7.3%	2	1	1
\$90,000 - \$99,999	52	3.4%	9	7.3%	0	2	3
\$100,000 - \$119,999	90	5.9%	5	4.0%	5	1	8
\$120,000 - \$139,999	148	9.6%	8	6.5%	7	0	4
\$140,000 - \$159,999	128	8.3%	4	3.2%	1	1	4
\$160,000 - \$179,999	171	11.1%	6	4.8%	12	0	0
\$180,000 - \$199,999	120	7.8%	3	2.4%	8	2	3
\$200,000 - \$249,999	261	17.0%	4	3.2%	11	0	3
\$250,000 - \$299,999	172	11.2%	3	2.4%	3	0	2
\$300,000 - \$349,999	106	6.9%	3	2.4%	2	0	1
\$350,000 - \$399,999	69	4.5%	2	1.6%	0	0	1
\$400,000 - \$449,999	26	1.7%	0	0.0%	0	0	0
\$450,000 - \$499,999	12	0.8%	0	0.0%	0	1	0
\$500,000 - \$549,000	11	0.7%	0	0.0%	0	0	0
\$550,000 - \$599,000	7	0.5%	2	1.6%	0	0	0
\$600,000 - \$999,999	12	0.8%	0	0.0%	0	0	0
\$1,000,000 and over	2	0.1%	0	0.0%	1	0	0
Total	1,535	100%	124	100%	59	13	43

Type of Financing (SFR, condo, PUD only) Financing Method	Current Month		Previous Month		LENGTH OF TIME ON MARKET		
	# of Units	% of Total	# of Units	% of Total	(SFR, condo, PUD only) Days on Market (DOM)	# of Units	% of Total
Cash	463	27.2%	478	27.1%	0 - 30	904	53.1%
Conventional	544	31.9%	620	35.2%	31 - 60	286	16.8%
FHA	527	30.9%	555	31.5%	61 - 90	159	9.3%
VA	35	2.1%	47	2.7%	91 - 120	97	5.7%
Other †	135	7.9%	62	3.5%	121 - 180	114	6.7%
Total	1,704	100.0%	1,762	100.0%	181+	144	8.5%
					Total	1,704	100.0%

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

† includes: cal vet, contract of sale, creative, farm home loan, owner financing.

Median DOM: 26
Average DOM: 62
Average DOM 1 - 180 Days: 39.4
Average DOM 181+ Days: 301

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