

MLS STATISTICS for April 2011
Data for Sacramento County and the City of West Sacramento

SINGLE FAMILY HOME RESALES

Monthly Statistics	Current Month	% of Total Sales	Last Month	Change	% of Total Sales	Last Year	% of Total Sales	Change
New Listings Published	2,531		2,446	3.5%		2,417		4.7%
Active Listing Inventory †	4,484		4,422	1.4%		3,679		21.9%
Active Short Sale Contingent *	2,086		1,935	7.8%		2,383		-12.5%
Number of New Escrows	1,581		1,576	0.3%		1,950		-18.9%
Number of REO Sales	672	44.1%	842	-20.2%	48.1%	594	38.7%	13.1%
Number of Short Sales	344	22.6%	388	-11.3%	22.2%	362	23.6%	-5.0%
Conventional Sales	508	33.3%	520	-2.3%	29.7%	580	37.8%	-12.4%
Total Number of Closed Escrows	1,524	100.0%	1,750	-12.9%	100.0%	1,536	100.0%	-0.8%
Months Inventory	2.9 Months		2.5 Months	16.0%		2.4 Months		20.8%
Dollar Value of Closed Escrows	\$290,014,097		\$333,380,406	-13.0%		\$316,022,139		-8.2%
Median	\$169,900		\$166,000	2.3%		\$185,000		-8.2%
Mean	\$190,548		\$190,830	-0.1%		\$205,744		-7.4%
Mode	\$200,000 - \$249,999		\$200,000 - \$249,999			\$200,000 - \$249,999		

Year-to-Date Statistics	01/01/10 to 04/30/11	01/01/10 to 04/30/11	1/1/2010	Change
	SAR monthly data, compiled	MetroList YTD data	4/30/2010	
Number of Closed Escrows	5,714	5,879	5,491	4.1%
Dollar Value of Closed Escrows	\$1,091,801,386	\$1,125,485,930	\$1,131,913,792	-3.5%
Median	\$169,000	\$169,000	\$180,000	-6.1%
Mean	\$191,442	\$191,442	\$206,140	-7.1%

CONDOMINIUM RESALES

Monthly Statistics	Current Month	% of Total	Last Month	Change	% of Total	Last Year	Change
New Listings Published	224		211	6.2%		229	-2.2%
Active Listing Inventory †	456		446	2.2%		417	48.4%
Active Short Sale Contingent *	163		161	1.2%		222	n/a
Number of New Escrows	133		121	9.9%		134	-0.7%
Number of REO Sales	68	50.0%	85	-20.0%	51.8%	53	28.3%
Number of Short Sales	25	18.4%	39	-35.9%	23.8%	32	n/a
Conventional Sales	43	31.6%	40	7.5%	24.4%	39	n/a
Total Closed Escrows	136	100.0%	164	-17.1%	100.0%	124	9.7%
Dollar Value of Closed Escrows	\$13,093,760		\$16,671,953	-21.5%		\$13,142,590	-0.4%
Median	\$78,000		\$80,000	-2.5%		\$72,000	8.3%
Mean	\$96,991		\$101,658	-4.6%		\$106,850	-9.2%
Mode	\$60,000 - \$69,999		\$60,000 - \$69,999			\$40,000 - \$49,999	

Year-to-Date Statistics	01/01/10 to 04/30/11	01/01/10 to 04/30/11	1/1/2010	Change
	SAR monthly data, compiled	MetroList YTD Data	4/30/2010	
Number of Closed Escrows	542	554	449	20.7%
Dollar Value of Closed Escrows	\$53,708,136	\$54,683,286	\$45,663,182	17.6%
Median	\$78,000	\$79,000	\$85,000	-8.2%
Mean	\$96,991	\$98,706	\$101,700	-4.6%

† 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-Fam Res.	% of Total	Condo/ PUD	% of Total	Res. Incm.	Res. Lots/Land	Other Res.*
\$29,999 and under	4	0.3%	4	2.9%	0	1	0
\$30,000 - \$39,999	11	0.7%	14	10.3%	0	0	0
\$40,000 - \$49,999	21	1.4%	16	11.8%	1	2	1
\$50,000 - \$59,999	29	1.9%	9	6.6%	0	0	7
\$60,000 - \$69,999	45	3.0%	15	11.0%	5	0	1
\$70,000 - \$79,999	38	2.5%	13	9.6%	1	1	4
\$80,000 - \$89,999	49	3.2%	12	8.8%	1	0	3
\$90,000 - \$99,999	44	2.9%	8	5.9%	1	1	6
\$100,000 - \$119,999	138	9.1%	18	13.2%	5	0	3
\$120,000 - \$139,999	140	9.2%	8	5.9%	4	0	9
\$140,000 - \$159,999	165	10.8%	4	2.9%	5	1	4
\$160,000 - \$179,999	150	9.8%	4	2.9%	6	0	1
\$180,000 - \$199,999	122	8.0%	2	1.5%	4	0	0
\$200,000 - \$249,999	235	15.4%	5	3.7%	6	0	4
\$250,000 - \$299,999	146	9.6%	0	0.0%	6	0	1
\$300,000 - \$349,999	72	4.7%	2	1.5%	5	0	1
\$350,000 - \$399,999	47	3.1%	0	0.0%	0	0	0
\$400,000 - \$449,999	25	1.6%	0	0.0%	1	0	1
\$450,000 - \$499,999	20	1.3%	0	0.0%	0	0	0
\$500,000 - \$549,000	3	0.2%	1	0.7%	0	0	0
\$550,000 - \$599,000	6	0.4%	0	0.0%	0	0	0
\$600,000 - \$999,999	13	0.9%	1	0.7%	0	0	0
\$1,000,000 and over	1	0.1%	0	0.0%	0	0	0
Total	1,524	100%	136	100%	51	6	46

Type of Financing	Current Month		Previous Month		LENGTH OF TIME ON MARKET				
					% of Total				
	# of Units	% of Total	# of Units	% of Total	(SFR & Condo) Days on Market	# of Units	Current Month	Last 4 Months	Last 12 Months
(SFR, condo, PUD only) Financing Method									
Cash	479	28.9%	568	29.7%	0 - 30	715	43.1%	38.8%	43.5%
Conventional	535	32.2%	658	34.4%	31 - 60	299	18.0%	18.7%	18.9%
FHA	497	29.9%	530	27.7%	61 - 90	204	12.3%	13.4%	12.5%
VA	91	5.5%	57	3.0%	91 - 120	131	7.9%	9.5%	8.6%
Other †	58	3.5%	98	5.1%	121 - 180	179	10.8%	11.1%	9.1%
Total	1,660	100.0%	1,911	100.0%	181+	132	8.0%	8.4%	7.4%
					Total	1,660	100.0%	100.0%	100.0%

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

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

Median DOM:	40
Average DOM:	50
Average DOM 1 - 180 Days:	35
Average DOM 181+ Days:	261

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