

**MLS STATISTICS for May 2012**  
**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	1,458		1,508	-3.3%		2,515		-42.0%
Active Listing Inventory †	1,413		1,539	-8.2%		4,111		-65.6%
Active Short Sale (included above)	325		390			N/A		
Active Short Sale Contingent *	2,561		2,536	1.0%		2,101		21.9%
Number of New Escrows	1,706		1,626	4.9%		1,481		15.2%
Number of REO Sales	504	27.8%	491	2.6%	30.1%	685	41.5%	-26.4%
Number of Short Sales	546	30.1%	498	9.6%	30.5%	386	23.4%	41.5%
Conventional Sales	766	42.2%	644	18.9%	39.4%	579	35.1%	32.3%
Total Number of Closed Escrows	1,816	100.0%	1,633	11.2%	100.0%	1,650	100.0%	10.1%
Months Inventory	0.8 Months		0.9 Months	-11.1%		2.5 Months		-68.0%
Dollar Value of Closed Escrows	\$353,461,901		\$322,438,958	9.6%		\$307,259,092		15.0%
Median	\$168,750		\$169,000	-0.1%		\$167,000		1.0%
Mean	\$194,638		\$197,573	-1.5%		\$186,218		4.5%

Year-to-Date Statistics	01/01/12 to 05/31/12 SAR monthly data, compiled	01/01/12 to 05/31/12 MetroList YTD data	1/1/2011 5/31/2011	Change
Number of Closed Escrows	7,836	8,071	7,364	6.4%
Dollar Value of Closed Escrows	\$1,450,870,608	\$1,527,490,570	\$1,339,060,478	8.3%
Median	\$165,000	\$165,000	\$168,000	-1.8%
Mean	\$189,257	\$189,257	\$190,026	-0.4%

**CONDOMINIUM RESALES**

Monthly Statistics	Current Month	% of Total	Last Month	Change	% of Total	Last Year	Change
New Listings Published	127		147	-13.6%		194	-34.5%
Active Listing Inventory †	131		165	-20.6%		405	-10.9%
Active Short Sale	32		42			N/A	
Active Short Sale Contingent *	230		223	3.1%		190	21.1%
Number of New Escrows	144		112	28.6%		110	30.9%
Number of REO Sales	46	32.6%	48	-4.2%	32.7%	76	-39.5%
Number of Short Sales	44	31.2%	43	2.3%	29.3%	30	46.7%
Conventional Sales	51	36.2%	56	-8.9%	38.1%	39	30.8%
Total Closed Escrows	141	100.0%	147	-4.1%	100.0%	145	-2.8%
Dollar Value of Closed Escrows	\$13,650,002		\$14,380,147	-5.1%		\$14,128,588	-3.4%
Median	\$77,425		\$75,000	3.2%		\$78,000	-0.7%
Mean	\$97,500		\$98,494	-1.0%		\$97,439	0.1%

Year-to-Date Statistics	01/01/12 to 05/31/12 SAR monthly data, compiled	01/01/12 to 05/31/12 MetroList YTD Data	1/1/2011 5/31/2011	Change
Number of Closed Escrows	694	708	687	1.0%
Dollar Value of Closed Escrows	\$64,063,631	\$65,490,611	\$67,836,724	-5.6%
Median	\$74,000	\$74,000	\$78,900	-6.2%
Mean	\$92,501	\$92,501	\$97,606	-5.2%

† 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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[www.sacrealtor.org/publicaffairs/statistics](http://www.sacrealtor.org/publicaffairs/statistics)

# MLS STATISTICS for May 2012

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## BREAKDOWN OF SALES BY PRICE

Selling Price	Single-Fam Res.	% of Total	Condo/PUD	% of Total	Res. Incme.	Res. Lots/Land	Other Res.*
\$29,999 and under	2	0.1%	6	4.3%	0	1	0
\$30,000 - \$39,999	11	0.6%	13	9.3%	0	0	0
\$40,000 - \$49,999	22	1.2%	15	10.7%	0	1	4
\$50,000 - \$59,999	30	1.7%	10	7.1%	1	0	6
\$60,000 - \$69,999	43	2.4%	19	13.6%	0	2	1
\$70,000 - \$79,999	50	2.8%	8	5.7%	3	1	3
\$80,000 - \$89,999	67	3.7%	10	7.1%	2	2	2
\$90,000 - \$99,999	68	3.7%	13	9.3%	0	1	1
\$100,000 - \$119,999	161	8.9%	13	9.3%	4	1	8
\$120,000 - \$139,999	190	10.5%	9	6.4%	5	1	4
\$140,000 - \$159,999	179	9.9%	4	2.9%	5	1	4
\$160,000 - \$179,999	172	9.5%	4	2.9%	7	1	1
\$180,000 - \$199,999	147	8.1%	2	1.4%	5	0	3
\$200,000 - \$249,999	270	14.9%	8	5.7%	12	1	2
\$250,000 - \$299,999	161	8.9%	2	1.4%	5	0	0
\$300,000 - \$349,999	95	5.2%	3	2.1%	1	0	2
\$350,000 - \$399,999	63	3.5%	0	0.0%	2	0	1
\$400,000 - \$449,999	22	1.2%	0	0.0%	1	0	2
\$450,000 - \$499,999	20	1.1%	0	0.0%	0	0	0
\$500,000 - \$549,000	8	0.4%	1	0.7%	0	0	0
\$550,000 - \$599,000	12	0.7%	0	0.0%	0	0	0
\$600,000 - \$999,999	18	1.0%	0	0.0%	1	1	1
\$1,000,000 and over	5	0.3%	0	0.0%	1	0	1
<b>Total</b>	<b>1,816</b>	<b>100%</b>	<b>140</b>	<b>100%</b>	<b>55</b>	<b>14</b>	<b>46</b>

Type of Financing	Current Month		Previous Month		LENGTH OF TIME ON MARKET				
	# of Units	% of Total	# of Units	% of Total	% of Total				
					(SFR & Condo) Days on Market	# of Units	Current Month	Last 4 Months	Last 12 Months
(SFR, condo, PUD only) Financing Method									
Cash	617	31.5%	569	32.0%	0 - 30	1,022	52.2%	48.6%	45.6%
Conventional	673	34.4%	576	32.4%	31 - 60	296	15.1%	15.9%	17.6%
FHA	515	26.3%	482	27.1%	61 - 90	192	9.8%	10.8%	11.6%
VA	55	2.8%	55	3.1%	91 - 120	138	7.1%	7.8%	8.4%
Other †	97	5.0%	97	5.5%	121 - 180	147	7.5%	8.4%	8.7%
<b>Total</b>	<b>1,957</b>	<b>100.0%</b>	<b>1,779</b>	<b>100.0%</b>	<b>181+</b>	<b>162</b>	<b>8.3%</b>	<b>8.5%</b>	<b>8.0%</b>
					<b>Total</b>	<b>1,957</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

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

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

Median DOM: 27  
 Average DOM: 59  
 Average DOM 1 - 180 Days: 41  
 Average DOM 181+ Days: 257

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