

MLS STATISTICS for October 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
Listings Published this Month	1,786		1,751	2.0%		2,051		-12.9%
Active Listing Inventory †	1,376		1,319	4.3%		3,477		-60.4%
Active Short Sale (included above)	170		153			N/A		
Pending Short Lender Approval	2,232		2,316			2,162		3.2%
Pending Sales This Month	1,204		1,088	10.7%		1,544		-22.0%
Number of REO Sales	200	11.6%	229	-12.7%	15.5%	590	36.6%	-66.1%
Number of Short Sales	611	35.4%	516	18.4%	34.8%	436	27.0%	40.1%
Conventional Sales	915	53.0%	737	24.2%	49.7%	588	36.4%	55.6%
Total Number of Closed Escrows	1,726	100.0%	1,482	16.5%	100.0%	1,614	100.0%	6.9%
Months Inventory	0.8 Months		0.9 Months	-11.1%		2.2 Months		-63.6%
Dollar Value of Closed Escrows	\$373,546,698		\$311,305,286	20.0%		\$301,906,652		23.7%
Median	\$189,000		\$180,000	5.0%		\$164,900		14.6%
Mean	\$217,052		\$210,341	3.2%		\$187,520		15.7%
Year-to-Date Statistics	01/01/12 to 10/31/12		01/01/12 to 10/31/12			1/1/2011		Change
	SAR monthly data, compiled		MetroList YTD data			10/31/2011		
Number of Closed Escrows	16,142		16,781			15,617		3.4%
Dollar Value of Closed Escrows	\$3,178,367,597		\$3,332,252,001			\$2,960,544,456		7.4%
Median	\$172,500		\$172,500			\$165,690		4.1%
Mean	\$198,573		\$198,573			\$190,026		4.5%

CONDOMINIUM RESALES

Monthly Statistics	Current Month	% of Total	Last Month	Change	% of Total	Last Year	Change
Listings Published this Month	169		135	25.2%		174	-2.9%
Active Listing Inventory †	129		108	19.4%		318	-59.4%
Active Short Sale (included above)	21		15			N/A	
Pending Short Lender Approval	237		218			199	19.1%
Pending Sales This Month	74		72	2.8%		89	-16.9%
Number of REO Sales	22	17.1%	16	37.5%	15.4%	58	-62.1%
Number of Short Sales	51	39.5%	45	13.3%	43.3%	30	70.0%
Conventional Sales	56	43.4%	43	30.2%	41.3%	36	55.6%
Total Closed Escrows	129	100.0%	104	24.0%	100.0%	124	4.0%
Dollar Value of Closed Escrows	\$13,330,257		\$11,114,335	19.9%		\$10,629,379	25.4%
Median	\$85,000		\$91,625	-7.2%		\$69,950	21.5%
Mean	\$103,335		\$106,869	-3.3%		\$85,721	20.5%
Year-to-Date Statistics	01/01/12 to 10/31/12		01/01/12 to 10/31/12			1/1/2011	Change
	SAR monthly data, compiled		MetroList YTD Data			10/31/2011	
Number of Closed Escrows	1,359		1,405			1,399	-2.9%
Dollar Value of Closed Escrows	\$134,492,096		\$139,652,524			\$137,666,279	-2.3%
Median	\$78,000		\$79,000			\$79,000	-1.3%
Mean	\$98,982		\$99,397			\$98,403	0.6%

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

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/publicaffairs/statistics

Based on Multiple Listing Service data from MetroList. © 2012 SAR.
 Compiled monthly by Sacramento Association of REALTORS® www.sacrealtor.org (916) 437-1205

MLS STATISTICS for October 2012

Data for Sacramento County and the City of West Sacramento

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%	1	0.8%	0	1	0
\$30,000 - \$39,999	4	0.2%	10	7.8%	0	1	0
\$40,000 - \$49,999	12	0.7%	8	6.2%	0	1	1
\$50,000 - \$59,999	15	0.9%	13	10.1%	0	0	1
\$60,000 - \$69,999	27	1.6%	11	8.5%	0	0	2
\$70,000 - \$79,999	36	2.1%	18	14.0%	1	0	5
\$80,000 - \$89,999	49	2.8%	8	6.2%	0	1	1
\$90,000 - \$99,999	46	2.7%	8	6.2%	2	0	3
\$100,000 - \$119,999	106	6.2%	12	9.3%	4	1	7
\$120,000 - \$139,999	164	9.5%	15	11.6%	6	1	4
\$140,000 - \$159,999	160	9.3%	8	6.2%	9	0	5
\$160,000 - \$179,999	159	9.2%	2	1.6%	8	1	2
\$180,000 - \$199,999	153	8.9%	3	2.3%	3	0	0
\$200,000 - \$249,999	294	17.1%	7	5.4%	9	0	0
\$250,000 - \$299,999	190	11.0%	3	2.3%	5	1	3
\$300,000 - \$349,999	96	5.6%	1	0.8%	4	0	0
\$350,000 - \$399,999	81	4.7%	0	0.0%	1	0	1
\$400,000 - \$449,999	43	2.5%	1	0.8%	1	0	0
\$450,000 - \$499,999	31	1.8%	0	0.0%	1	0	0
\$500,000 - \$549,000	18	1.0%	0	0.0%	0	0	1
\$550,000 - \$599,000	6	0.3%	0	0.0%	0	0	1
\$600,000 - \$999,999	24	1.4%	0	0.0%	0	0	1
\$1,000,000 and over	5	0.3%	0	0.0%	0	0	0
Total	1,721	100%	129	100%	54	8	38

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	682	36.9%	569	35.9%	0 - 30	1249	67.5%	61.2%	51.9%
Conventional	673	36.4%	569	35.9%	31 - 60	253	13.7%	13.7%	15.7%
FHA	359	19.4%	327	20.6%	61 - 90	139	7.5%	8.0%	9.9%
VA	55	3.0%	42	2.6%	91 - 120	78	4.2%	5.4%	7.2%
Other †	81	4.4%	79	5.0%	121 - 180	58	3.1%	5.8%	7.7%
Total	1,850	100.0%	1,586	100.0%	181+	73	3.9%	5.8%	7.5%
					Total	1,850	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: 13
Average DOM: 38
Average DOM 1 - 180 Days: 28
Average DOM 181+ Days: 289

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 / public affairs / statistics](http://www.sacrealtor.org/public_affairs_statistics)

Based on Multiple Listing Service data from MetroList. © 2012 SAR.
 Compiled monthly by Sacramento Association of REALTORS® www.sacrealtor.org (916) 437-1205