

MLS STATISTICS for February 2014

Data for Sacramento County and the City of West Sacramento



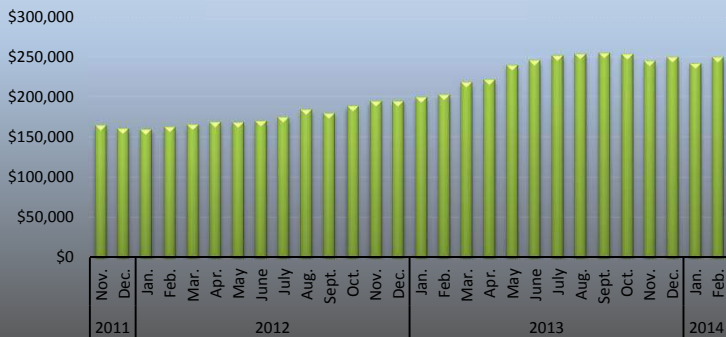
SINGLE FAMILY HOME RESALES

Monthly Statistics	Current Month	% of Total Sales	Last Month	Change	% of Total Sales	Last Year	% of Total Sales	Change
Listings Published this Month	1,619		1,802	-10.2%		1,628		-0.6%
Active Listing Inventory †	2,013		1,932	4.2%		1,072		87.8%
Active Short Sale (included above)	132		142	-7.0%		83		
Pending Short Lender Approval	562		534	5.2%		1,502		-62.6%
Pending Sales This Month	1,039		802	29.6%		1,081		-3.9%
Number of REO Sales	65	6.6%	79	-17.7%	8.1%	158	13.3%	-58.9%
Number of Short Sales	123	12.5%	112	9.8%	11.5%	355	29.9%	-65.4%
Equity Sales**	796	80.9%	787	1.1%	80.5%	676	56.9%	17.8%
Total Number of Closed Escrows	984	100.0%	978	0.6%	100.0%	1,189	100.0%	-17.2%
Months Inventory	2 Months		2 Months	0.0%		0.9 Months		122.2%
Dollar Value of Closed Escrows	\$280,414,465		\$264,357,539	6.1%		\$276,444,730		1.4%
Median	\$260,000		\$242,000	7.4%		\$203,000		28.1%
Mean	\$284,974		\$270,581	5.3%		\$233,090		22.3%
Year-to-Date Statistics	01/01/14 to 2/28/14		01/01/14 to 2/28/14			1/1/2013		
	SAR monthly data, compiled		MetroList YTD data			2/28/2013		Change
Number of Closed Escrows	1,962		1,978			2,367		-17.1%
Dollar Value of Closed Escrows	\$544,772,004		\$549,041,525			\$543,404,792		0.3%
Median	\$250,000		\$250,000			\$200,000		25.0%
Mean	\$277,662		\$277,574			\$229,295		21.1%

Sales Volume



Median Sales Price



Inventory Volume



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

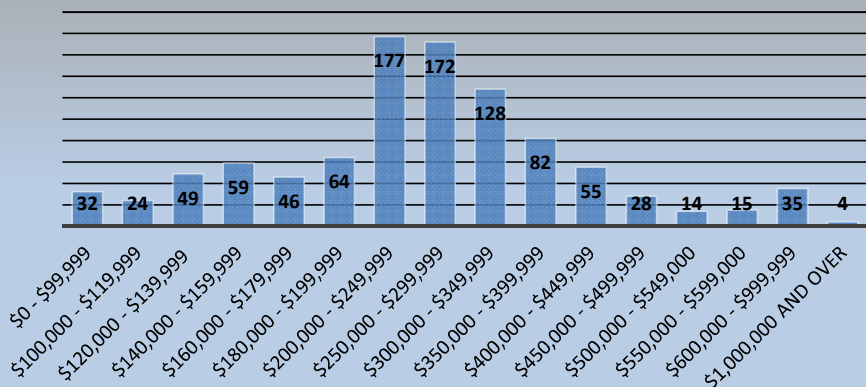
** Owner Equity Sales, previously identified as Conventional Sales, represents all sales other than short sales or lender owned properties. The name has been changed to avoid confusion with sales involving conventional financing for the new buyer

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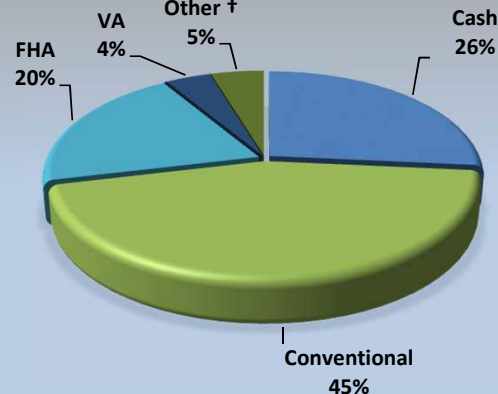
BREAKDOWN OF SALES BY PRICE

1 House on Lot Total: 984

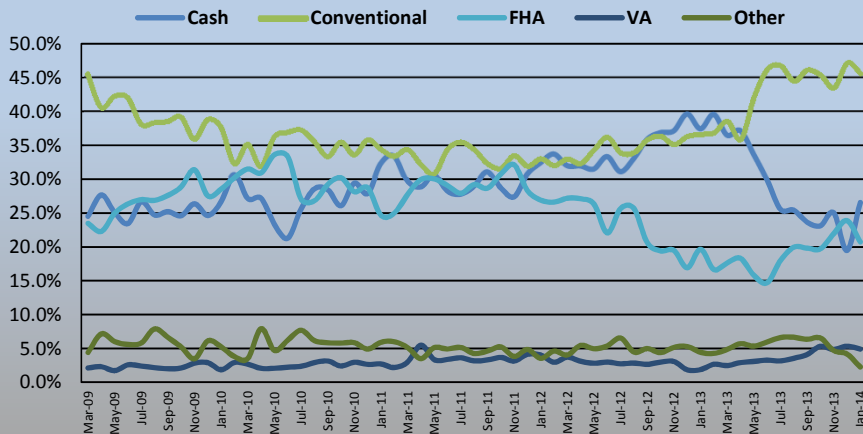


Type of Financing/Days on Market

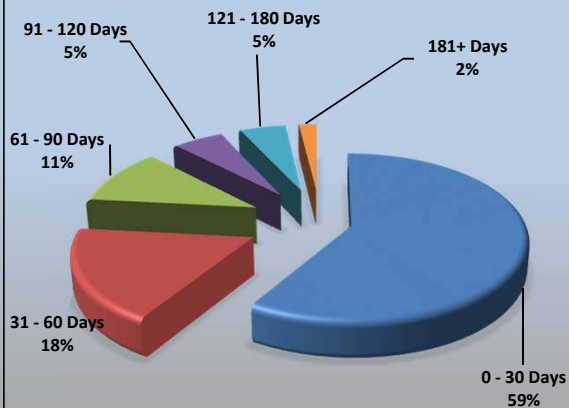
TYPE OF FINANCING (1 House on Lot/Condo)



Types of Financing Historical (% of Sales)



DAYS ON MARKET (1 House on Lot/Condo)



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) Days on Market	# of Units	% of Total		
							Current Month	Last 4 Months	Last 12 Months
Cash	293	26.5%	282	26.6%	0 - 30	650	58.7%	60.8%	74.0%
Conventional	496	44.8%	484	45.6%	31 - 60	199	18.0%	20.1%	14.3%
FHA	222	20.1%	220	20.7%	61 - 90	122	11.0%	10.0%	5.9%
VA	44	4.0%	52	4.9%	91 - 120	60	5.4%	4.3%	2.6%
Other †	52	4.7%	24	2.3%	121 - 180	55	5.0%	3.6%	2.1%
Total	1,107	100.0%	1,062	100.0%	181+	21	1.9%	1.1%	1.0%
					Total	1,107	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: 21
Average DOM: 39
Average Price/Square Foot: \$166.0

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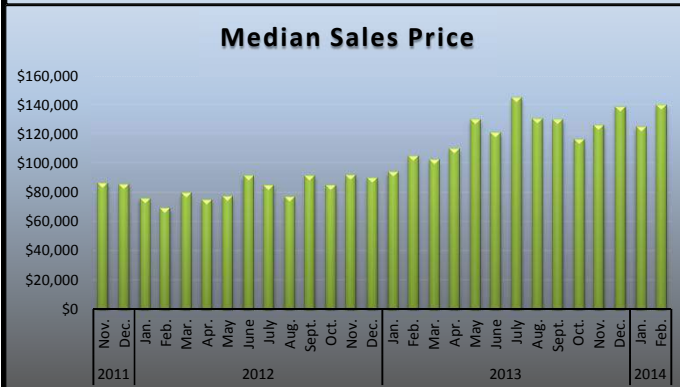
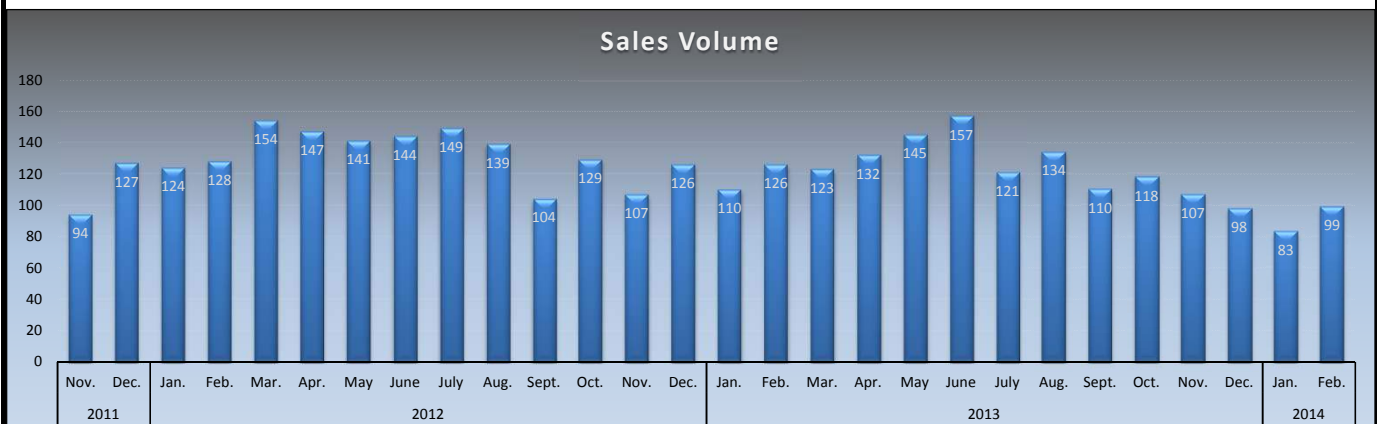
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CONDO RESALES

Monthly Statistics	Current Month	% of Total Sales	Last Month	Change	% of Total Sales	Last Year	% of Total Sales	Change
Listings Published this Month	155		159	-2.5%		138		12.3%
Active Listing Inventory †	212		177	19.8%		120		76.7%
Active Short Sale (included above)	24		19	26.3%		17		
Pending Short Lender Approval	54		61	-11.5%		148		-63.5%
Pending Sales This Month	85		70	21.4%		90		-5.6%
Number of REO Sales	11	11.1%	10	10.0%	12.0%	20	15.9%	-45.0%
Number of Short Sales	11	11.1%	13	-15.4%	15.7%	43	34.1%	-74.4%
Equity Sales	77	77.8%	60	28.3%	72.3%	63	50.0%	22.2%
Total Number of Closed Escrows	99	100.0%	83	19.3%	100.0%	126	100.0%	-21.4%
Months Inventory	2.1 Months		2.1 Months	0.0%		1 Months		110.0%
Dollar Value of Closed Escrows	\$17,881,011		\$12,106,540	47.7%		\$14,902,941		20.0%
Median	\$140,000		\$125,000	12.0%		\$102,500		36.6%
Mean	\$180,616		\$145,862	23.8%		\$118,277		52.7%
Year-to-Date Statistics	01/01/14 to 02/28/14		01/01/14 to 02/28/14			1/1/2013		Change
	SAR monthly data, compiled		MetroList YTD data			2/28/2013		
Number of Closed Escrows	182		182			236		-22.9%
Dollar Value of Closed Escrows	\$29,987,551		\$29,987,551			\$27,619,459		8.6%
Median	\$138,000		\$138,000			\$99,000		39.4%
Mean	\$164,767		\$164,767			\$117,418		40.3%



† includes: Active, Active Release Clause, Active Short Sale, Active Short Sale Contingent, Active Court Approval and Active Court Contingent listings
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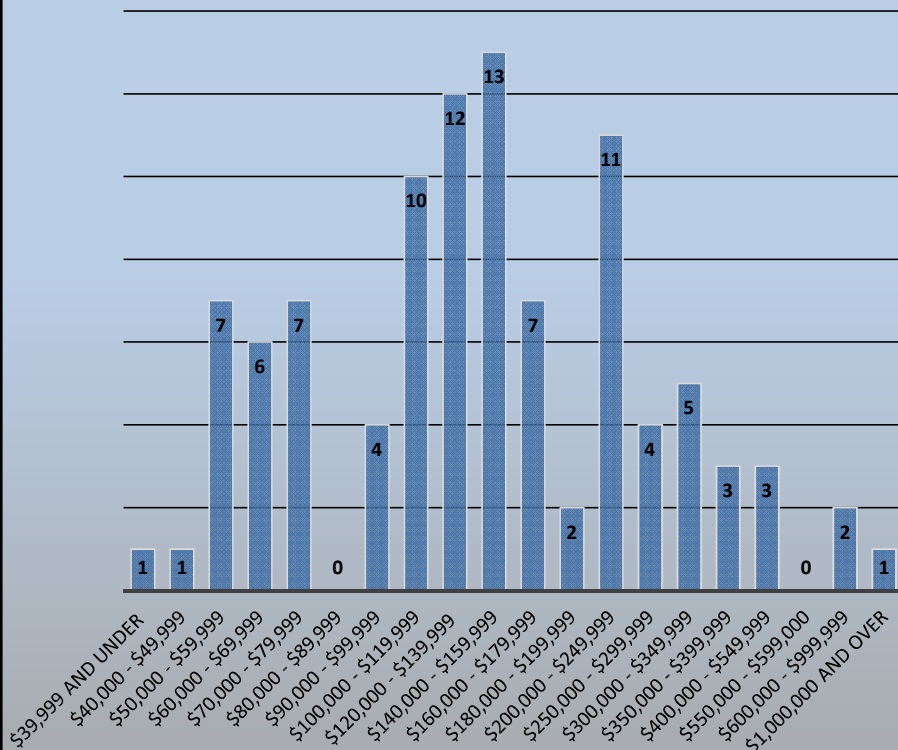
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BREAKDOWN OF SALES BY PRICE

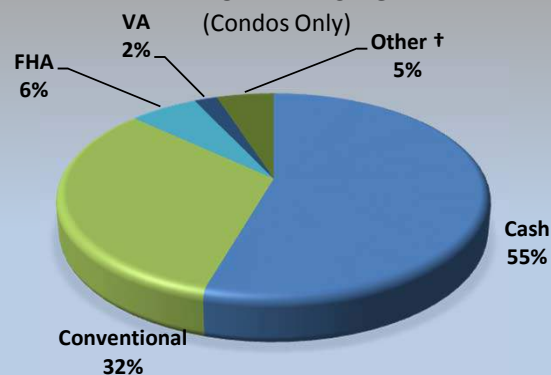
Type of Financing/Days on Market

Condos

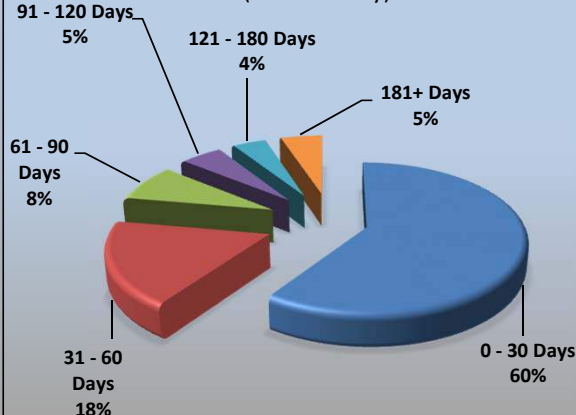
Total: 99



TYPE OF FINANCING (Condos Only)



DAYS ON MARKET (Condos Only)



Type of Financing	Current Month		Previous Month		LENGTH OF TIME ON MARKET				
	# of Units	% of Total	# of Units	% of Total	(SFR & Condo) Days on Market	# of Units	% of Total		
Financing Method							Current Month	Last 4 Months	Last 12 Months
Cash	54	54.5%	42	50.6%	0 - 30	59	59.6%	57.4%	79.7%
Conventional	32	32.3%	29	34.9%	31 - 60	18	18.2%	22.0%	11.2%
FHA	6	6.1%	5	6.0%	61 - 90	8	8.1%	10.1%	4.2%
VA	2	2.0%	2	2.4%	91 - 120	5	5.1%	4.4%	2.0%
Other †	5	5.1%	5	6.0%	121 - 180	4	4.0%	3.4%	1.8%
Total	99	100.0%	83	100.0%	181+	5	5.1%	2.8%	1.2%
					Total	99	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.

Average DOM: 42

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