

MLS STATISTICS for August 2008

Data for Sacramento County and the City of West Sacramento

SINGLE FAMILY HOME RESALES

Monthly Statistics	Current Month	Last Month	Change	Last Year	Change
New Listings Published	2,156	2,421	-10.9%	N/A*	
Total Listing Inventory	7,225	7,880	-8.3%	N/A*	
Number of New Escrows	2,134	2,271	-6.0%	N/A*	
Number of REO Sales (new feature)	1,239	1,371	-9.6%	N/A*	
Total Number of Closed Escrows	1,871	1,979	-5.5%	902	107.4%
Month's Inventory	3.9 Months	4 Months	-2.5%	N/A*	
Dollar Value of Closed Escrows	\$453,071,653	\$470,970,215	-3.8%	\$325,678,912	39.1%
Median	\$218,000	\$216,500	0.7%	\$324,500	-32.8%
Mean	\$242,155	\$237,984	1.8%	\$361,063	-32.9%
Mode	\$200,000 - \$250,000	\$200,000 - \$250,000		\$300,000-\$349,999	

Year-to-Date Statistics	01/01/08 to 08/31/08	01/01/08 to 08/31/08	01/01/07 to	Change
	SAR monthly data, compiled	MetroList YTD data	8/31/2007	
Number of Closed Escrows	11,515	12,311	7,296	68.7%
Dollar Value of Closed Escrows	\$2,941,972,550	\$3,110,403,317	\$2,752,825,622	13.0%
Median	\$230,000	\$230,000	\$347,000	-33.7%
Mean	\$255,490	\$252,652	\$386,361	-34.6%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	Change	Last Year	Change
New Listings Published	169	173	-2.3%	N/A*	
Total Listing Inventory	568	594	-4.4%	N/A*	
Number of New Escrows	182	142	28.2%	N/A*	
Number of REO Sales (new feature)	77	86	-10.5%	N/A*	
Number of Closed Escrows	130	135	-3.7%	86	51%
Dollar Value of Closed Escrows	\$18,944,201	\$19,257,019	-1.6%	\$19,598,450	-3%
Median	\$129,000	\$125,000	3.2%	\$206,000	-37%
Mean	\$145,725	\$142,645	2.2%	\$227,889	-36%
Mode	\$120,000 - \$139,999	\$120,000 - \$139,999		\$250,000 - \$299,999	
Year-to-Date Statistics	01/01/08 to 08/31/08	01/01/08 to 08/31/08	01/01/07 to	Change	
	SAR monthly data, compiled	MetroList YTD Data	8/31/2007		
Number of Closed Escrows	774	836	628	33.1%	
Dollar Value of Closed Escrows	\$122,406,828	\$136,520,855	\$153,639,389	-11.1%	
Median	\$140,000	\$139,000	\$220,000	-36.8%	
Mean	\$158,148	\$163,302	\$240,437	-32.1%	

Median: The midpoint at which an equal number of homes sold above and below this value.

Mean: The arithmetic average of the total number of residential sales divided into total residential sales dollar volume.

Mode: The price range within which the most number of homes were sold.

*To ensure the greatest possible accuracy, SAR, with the assistance of MetroList, has refined its search methods. Last year's reported listing inventory covered a date range rather than all homes on the market at a specific date. 08/2008

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 - about us - statistics

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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*
UNDER \$140,000	401	21.4%	73	56.2%	9	3	32
\$140,000-\$159,999	136	7.3%	13	10.0%	3	0	3
\$160,000-\$179,999	127	6.8%	10	7.7%	2	0	2
\$180,000-\$199,999	129	6.9%	9	6.9%	3	0	4
\$200,000-\$249,999	341	18.2%	8	6.2%	9	0	5
\$250,000-\$299,999	287	15.3%	5	3.8%	3	2	1
\$300,000-\$349,999	168	9.0%	7	5.4%	6	0	1
\$350,000-\$399,999	109	5.8%	5	3.8%	1	0	0
\$400,000-\$449,999	47	2.5%	0	0.0%	3	0	0
\$450,000-\$499,999	33	1.8%	0	0.0%	0	0	0
\$500,000-\$549,000	27	1.4%	0	0.0%	0	0	2
\$550,000-\$599,000	15	0.8%	0	0.0%	0	0	1
\$600,000-\$649,999	15	0.8%	0	0.0%	0	0	0
\$650,000 - \$699,999	11	0.6%	0	0.0%	0	0	0
\$700,000-\$749,999	4	0.2%	0	0.0%	0	0	1
\$750,000 - \$799,999	7	0.4%	0	0.0%	0	0	0
\$800,000-\$849,999	2	0.1%	0	0.0%	0	0	0
\$850,000 - \$899,999	3	0.2%	0	0.0%	0	0	0
\$900,000-\$949,999	0	0.0%	0	0.0%	0	0	0
\$950,000-\$999,999	2	0.1%	0	0.0%	0	0	0
\$1,000,000 and over	7	0.4%	0	0.0%	0	0	0
Total	1,871	100%	130	100%	39	5	52

Type of Financing

LENGTH OF TIME ON MARKET

(SFR, condo, PUD only) Financing Method	# of Units	% of Total	(SFR, condo, PUD only) Days on Market (DOM)	# of Units	% of Total
Cash	305	15.2%	1-30	1,135	56.7%
Conventional	1,162	58.1%	31 - 60	320	16.0%
FHA	301	15.0%	61 - 90	164	8.2%
VA	25	1.2%	91 - 120	140	7.0%
Other †	208	10.4%	121 - 180	118	5.9%
	2,001	100.0%	181+	124	6.2%
				2,001	100.0%

† includes: contract of sale, creative, Nehemiah, Owner Financing.

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

Average DOM: 51 Days
Average DOM 1 - 180 Days: 38 Days
Average DOM 181+ Days: 257 Days

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