

MLS STATISTICS for July 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	2,421	2,508	-3.5%	N/A*	
Total Listing Inventory	7,880	8,414	-6.3%	N/A*	
Number of New Escrows	2,271	2,268	0.1%	N/A*	
Number of REO Sales (new feature)	1,371	1,265	8.4%	N/A*	
Total Number of Closed Escrows	1,979	1,883	5.1%	867	128.3%
Month's Inventory	4 Months	4.5 Months	-11.1%	N/A*	
Dollar Value of Closed Escrows	\$470,970,215	\$458,418,110	2.7%	\$331,572,523	42.0%
Median	\$216,500	\$220,000	-1.6%	\$340,000	-36.3%
Mean	\$237,984	\$243,451	-2.2%	\$382,437	-37.8%
Mode	\$200,000 - \$250,000	\$200,000 - \$250,000		\$250,000-\$299,999	

Year-to-Date Statistics	01/01/08 to 07/31/08	01/01/08 to 07/31/08	01/01/07 to 7/31/2007	Change
	SAR monthly data, compiled	MetroList YTD data		
Number of Closed Escrows	9,644	10,269	6,394	60.6%
Dollar Value of Closed Escrows	\$2,488,900,897	\$2,619,995,314	\$2,496,023,891	5.0%
Median	\$235,000	\$235,000	\$359,000	-34.5%
Mean	\$258,078	\$255,136	\$390,370	-34.6%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	Change	Last Year	Change
New Listings Published	173	181	-4.4%	N/A*	
Total Listing Inventory	594	617	-3.7%	N/A*	
Number of New Escrows	142	147	-3.4%	N/A*	
Number of REO Sales (new feature)	86	55	56.4%	N/A*	
Number of Closed Escrows	135	101	33.7%	74	82%
Dollar Value of Closed Escrows	\$19,257,019	\$15,500,100	24.2%	\$19,055,237	1%
Median	\$125,000	\$137,200	-8.9%	\$226,000	-45%
Mean	\$142,645	\$153,466	-7.1%	\$257,503	-45%
Mode	\$120,000 - \$139,999	\$120,000 - \$139,999		\$200,000 - \$249,999	
Year-to-Date Statistics	01/01/08 to 07/31/08	01/01/08 to 07/31/08	01/01/07 to 7/31/2007	Change	
	SAR monthly data, compiled	MetroList YTD Data			
Number of Closed Escrows	644	690	542	27.3%	
Dollar Value of Closed Escrows	\$103,462,627	\$114,272,197	\$133,429,811	-14.4%	
Median	\$140,000	\$140,000	\$220,000	-36.4%	
Mean	\$160,656	\$165,612	\$240,180	-31.0%	

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

Based on Multiple Listing Service data from MetroList. © 2008 SAR.
Compiled monthly by Sacramento Association of REALTORS® www.sacrealtor.org (916) 437-1205

MLS STATISTICS for July 2008

Data for Sacramento County and the City of West Sacramento

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	390	19.7%	82	60.7%	8	1	31
\$140,000-\$159,999	142	7.2%	10	7.4%	1	0	0
\$160,000-\$179,999	170	8.6%	9	6.7%	3	0	3
\$180,000-\$199,999	137	6.9%	9	6.7%	4	0	2
\$200,000-\$249,999	392	19.8%	9	6.7%	10	1	10
\$250,000-\$299,999	276	13.9%	7	5.2%	6	1	1
\$300,000-\$349,999	184	9.3%	2	1.5%	3	1	0
\$350,000-\$399,999	101	5.1%	4	3.0%	2	0	2
\$400,000-\$449,999	81	4.1%	2	1.5%	0	0	1
\$450,000-\$499,999	35	1.8%	0	0.0%	2	0	0
\$500,000-\$549,000	16	0.8%	1	0.7%	1	0	0
\$550,000-\$599,000	23	1.2%	0	0.0%	0	0	0
\$600,000-\$649,999	12	0.6%	0	0.0%	0	0	0
\$650,000 - \$699,999	4	0.2%	0	0.0%	0	0	1
\$700,000-\$749,999	3	0.2%	0	0.0%	0	0	0
\$750,000 - \$799,999	3	0.2%	0	0.0%	0	1	0
\$800,000-\$849,999	2	0.1%	0	0.0%	0	0	0
\$850,000 - \$899,999	2	0.1%	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	4	0.2%	0	0.0%	0	0	0
Total	1,979	100%	135	100%	40	5	51

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	280	13.2%	1-30	1,223	57.9%
Conventional	1,319	62.4%	31 - 60	308	14.6%
FHA	266	12.6%	61 - 90	194	9.2%
VA	18	0.9%	91 - 120	136	6.4%
Other †	231	10.9%	121 - 180	147	7.0%
	2,114	100.0%	181+	106	5.0%
				2,114	100.0%

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

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

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

Based on Multiple Listing Service data from MetroList. © 2008 SAR.

Compiled monthly by Sacramento Association of REALTORS® www.sacrealtor.org (916) 437-1205