

MLS STATISTICS for June 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	2,508	2,323	8.0%	N/A*	
Total Listing Inventory	8,414	7,902	6.5%	N/A*	
Number of New Escrows	2,268	2,262	0.3%	N/A*	
Number of REO Sales (new feature)	1,265	1,084	16.7%	N/A*	
Total Number of Closed Escrows	1,883	1,654	13.8%	965	95.1%
Month's Inventory	4.5 Months	4.8 Months	-6.3%	N/A*	
Dollar Value of Closed Escrows	\$458,418,110	\$421,524,146	8.8%	\$370,552,223	23.7%
Median	\$220,000	\$230,250	-4.5%	\$339,950	-35.3%
Mean	\$243,451	\$254,851	-4.5%	\$383,992	-36.6%
Mode	\$200,000 - \$250,000	\$200,000 - \$250,000		\$300,000-\$349,999	

Year-to-Date Statistics	01/01/08 to 06/30/08	01/01/08 to 06/30/08	01/01/07 to 6/30/2007	Change
	SAR monthly data, compiled	MetroList YTD data		
Number of Closed Escrows	7,665	8,167	5,485	48.9%
Dollar Value of Closed Escrows	\$2,017,930,682	\$2,120,388,599	\$2,148,840,215	-1.3%
Median	\$240,000	\$240,000	\$352,000	-31.8%
Mean	\$265,517	\$259,629	\$391,767	-33.7%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	Change	Last Year	Change
New Listings Published	181	196	-7.7%	N/A*	
Total Listing Inventory	617	601	2.7%	N/A*	
Number of New Escrows	147	155	-5.2%	N/A*	
Number of REO Sales (new feature)	55	55	0.0%	N/A*	
Number of Closed Escrows	101	117	-13.7%	82	23%
Dollar Value of Closed Escrows	\$15,500,100	\$21,264,517	-27.1%	\$20,110,484	-23%
Median	\$137,200	\$152,000	-9.7%	\$224,000	-39%
Mean	\$153,466	\$181,748	-15.6%	\$245,250	-37%
Mode	\$120,000 - \$139,999	\$140,000 - \$159,999		\$200,000 - \$249,999	
Year-to-Date Statistics	01/01/08 to 06/30/08	01/01/08 to 06/30/08	01/01/07 to 6/30/2007	Change	
	SAR monthly data, compiled	MetroList YTD Data			
Number of Closed Escrows	509	540	468	15.4%	
Dollar Value of Closed Escrows	\$84,205,608	\$91,196,788	\$116,374,574	-21.6%	
Median	\$142,188	\$143,500	\$220,000	-34.8%	
Mean	\$165,433	\$168,883	\$240,443	-29.8%	

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.

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	364	19.3%	54	53.5%	9	2	14
\$140,000-\$159,999	141	7.5%	11	10.9%	0	0	5
\$160,000-\$179,999	158	8.4%	9	8.9%	5	1	4
\$180,000-\$199,999	131	7.0%	6	5.9%	1	0	4
\$200,000-\$249,999	355	18.9%	10	9.9%	12	1	7
\$250,000-\$299,999	284	15.1%	4	4.0%	6	0	1
\$300,000-\$349,999	163	8.7%	1	1.0%	1	0	2
\$350,000-\$399,999	111	5.9%	3	3.0%	1	0	1
\$400,000-\$449,999	63	3.3%	0	0.0%	0	0	1
\$450,000-\$499,999	39	2.1%	1	1.0%	2	0	0
\$500,000-\$549,000	18	1.0%	2	2.0%	1	0	0
\$550,000-\$599,000	19	1.0%	0	0.0%	1	0	0
\$600,000-\$649,999	6	0.3%	0	0.0%	0	0	0
\$650,000 - \$699,999	9	0.5%	0	0.0%	0	0	0
\$700,000-\$749,999	4	0.2%	0	0.0%	1	0	0
\$750,000 - \$799,999	1	0.1%	0	0.0%	0	0	0
\$800,000-\$849,999	5	0.3%	0	0.0%	0	0	0
\$850,000 - \$899,999	2	0.1%	0	0.0%	0	0	0
\$900,000-\$949,999	1	0.1%	0	0.0%	0	0	0
\$950,000-\$999,999	1	0.1%	0	0.0%	0	0	0
\$1,000,000 and over	8	0.4%	0	0.0%	0	0	1
Total	1,883	100%	101	100%	40	4	40

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	265	13.4%	1-30	1,088	54.8%
Conventional	1,255	63.3%	31 - 60	296	14.9%
FHA	251	12.7%	61 - 90	206	10.4%
VA	35	1.8%	91 - 120	163	8.2%
Other †	178	9.0%	121 - 180	134	6.8%
	1,984	100.0%	181+	97	4.9%
				1,984	100.0%

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

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

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