

MLS STATISTICS for November 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	1,589	2,333	-31.9%	2,545	-37.6%
Total Listing Inventory	6,643	7,304	-9.0%	9,967	-33.4%
Number of New Escrows	1,715	2,058	-16.7%	978	75.4%
Number of REO Sales (new feature)	1,236	1,533	-19.4%	N/A*	
Total Number of Closed Escrows	1,716	2,103	-18.4%	814	110.8%
Month's Inventory	3.9 Months	3.5 Months	11.4%	12.2 Months	-68.0%
Dollar Value of Closed Escrows	\$349,965,233	\$461,010,840	-24.1%	\$268,945,284	30.1%
Median	\$184,944	\$195,100	-5.2%	\$299,450	-38.2%
Mean	\$203,942	\$219,216	-7.0%	\$330,400	-38.3%
Mode	\$200,000 - \$250,000	\$200,000 - \$250,000		\$250,000 - \$299,000	

Year-to-Date Statistics	01/01/08 to 11/30/08	01/01/08 to 11/30/08	01/01/07 to 11/30/2007	Change
	SAR monthly data, compiled	MetroList YTD data		
Number of Closed Escrows	17,354	18,562	9,790	89.6%
Dollar Value of Closed Escrows	\$4,297,374,886	\$4,430,420,101	\$3,669,305,273	20.7%
Median	\$222,000	\$220,000	\$338,689	-35.0%
Mean	\$247,630	\$238,682	\$374,801	-36.3%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	Change	Last Year	Change
New Listings Published	141	161	-12.4%	200	-30%
Total Listing Inventory	540	555	-2.7%	839	-36%
Number of New Escrows	98	119	-17.6%	59	66%
Number of REO Sales (new feature)	68	85	-20.0%	N/A*	
Number of Closed Escrows	97	136	-28.7%	59	64%
Dollar Value of Closed Escrows	\$11,785,542	\$19,896,398	-40.8%	\$14,486,034	-19%
Median	\$107,000	\$114,500	-6.6%	\$222,500	-52%
Mean	\$121,500	\$146,297	-16.9%	\$245,526	-51%
Mode	\$120,000 - \$139,999	\$100,000 - \$119,999		\$250,000 - \$299,999	
Year-to-Date Statistics	01/01/08 to 11/30/08	01/01/08 to 11/30/08	01/01/07 to 11/30/2007	Change	
	SAR monthly data, compiled	MetroList YTD Data			
Number of Closed Escrows	1,116	1,208	829	45.7%	
Dollar Value of Closed Escrows	\$173,032,969	\$187,142,329	\$198,889,644	-5.9%	
Median	\$130,000	\$130,000	\$220,000	-40.9%	
Mean	\$155,047	\$154,919	\$239,915	-35.4%	

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 \$100,000	309	18.0%	45	46.4%	6	2	25
\$100,000-\$139,999	272	15.9%	21	21.6%	14	0	10
\$140,000-\$159,999	136	7.9%	5	5.2%	5	0	6
\$160,000-\$179,999	111	6.5%	8	8.2%	9	0	2
\$180,000-\$199,999	126	7.3%	5	5.2%	4	0	2
\$200,000-\$249,999	268	15.6%	5	5.2%	16	0	2
\$250,000-\$299,999	208	12.1%	4	4.1%	6	1	1
\$300,000-\$349,999	119	6.9%	1	1.0%	0	0	0
\$350,000-\$399,999	66	3.8%	3	3.1%	3	0	0
\$400,000-\$449,999	37	2.2%	0	0.0%	1	0	1
\$450,000-\$499,999	17	1.0%	0	0.0%	0	0	0
\$500,000-\$549,000	18	1.0%	0	0.0%	1	1	1
\$550,000-\$599,000	10	0.6%	0	0.0%	0	0	0
\$600,000-\$649,999	6	0.3%	0	0.0%	0	0	0
\$650,000 - \$699,999	4	0.2%	0	0.0%	0	0	0
\$700,000-\$749,999	1	0.1%	0	0.0%	0	0	0
\$750,000 - \$799,999	4	0.2%	0	0.0%	0	0	0
\$800,000-\$849,999	1	0.1%	0	0.0%	0	0	0
\$850,000 - \$899,999	1	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	1	0.1%	0	0.0%	0	0	0
\$1,000,000 and over	1	0.1%	0	0.0%	0	0	0
Total	1,716	100%	97	100%	65	4	50

Type of Financing

(SFR, condo, PUD only) Financing Method	# of Units	% of Total
Cash	359	20.9%
Conventional	838	48.8%
FHA	332	19.3%
VA	30	1.7%
Other †	157	9.1%
Total	1,716	100.0%

LENGTH OF TIME ON MARKET

(SFR, condo, PUD only) Days on Market (DOM)	# of Units	% of Total
1-30	1,025	59.7%
31 - 60	282	16.4%
61 - 90	144	8.4%
91 - 120	86	5.0%
121 - 180	108	6.3%
181+	71	4.1%
Total	1,716	100.0%

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

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

Average DOM: **46 Days**
Average DOM 1 - 180 Days: **36.6 Days**
Average DOM 181+ Days: **263.5 Days**

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