

# MLS STATISTICS for October 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	2,333	2,178	7.1%	3,239	-28.0%
Total Listing Inventory	7,304	7,124	2.5%	10,088	-27.6%
Number of New Escrows	2,058	2,089	-1.5%	1,221	68.6%
Number of REO Sales (new feature)	1,533	1,414	8.4%	N/A*	
Total Number of Closed Escrows	2,103	2,020	4.1%	770	173.1%
Month's Inventory	3.5 Months	3.5 Months	0.0%	13.1 Months	-73.3%
Dollar Value of Closed Escrows	\$461,010,840	\$433,380,655	6.4%	\$257,817,795	78.8%
Median	\$195,100	\$194,950	0.1%	\$305,893	-36.2%
Mean	\$219,216	\$214,545	2.2%	\$334,828	-34.5%
Mode	\$200,000 - \$250,000	\$200,000 - \$250,000		\$250,000 - \$299,000	

Year-to-Date Statistics	01/01/08 to 10/31/08	01/01/08 to 10/31/08	01/01/07 to 10/31/2007	Change
	SAR monthly data, compiled	MetroList YTD data		
Number of Closed Escrows	15,638	16,705	8,912	87.4%
Dollar Value of Closed Escrows	\$3,836,364,046	\$4,062,421,876	\$3,380,964,354	20.2%
Median	\$222,000	\$222,000	\$340,000	-34.7%
Mean	\$245,323	\$243,186	\$379,372	-35.9%

### CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	Change	Last Year	Change
New Listings Published	161	152	5.9%	254	-37%
Total Listing Inventory	555	551	0.7%	847	-34%
Number of New Escrows	119	132	-9.8%	88	35%
Number of REO Sales (new feature)	85	71	19.7%	N/A*	
Number of Closed Escrows	136	109	24.8%	43	216%
Dollar Value of Closed Escrows	\$19,896,398	\$14,275,086	39.4%	\$10,029,410	98%
Median	\$114,500	\$112,000	2.2%	\$207,000	-45%
Mean	\$146,297	\$130,964	11.7%	\$233,242	-37%
Mode	\$100,000 - \$119,999	\$100,000 - \$119,999		\$200,000 - \$249,999	
Year-to-Date Statistics	01/01/08 to 10/31/08	01/01/08 to 10/31/08	01/01/07 to 10/31/2007	Change	
	SAR monthly data, compiled	MetroList YTD Data			
Number of Closed Escrows	1,019	1,098	749	46.6%	
Dollar Value of Closed Escrows	\$161,247,427	\$173,160,706	\$183,049,849	-5.4%	
Median	\$135,000	\$135,000	\$220,000	-38.6%	
Mean	\$158,241	\$157,706	\$239,594	-34.2%	

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](http://www.sacrealtor.org) - about us - statistics

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# MLS STATISTICS for October 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	632	30.1%	87	64.0%	8	1	54
\$140,000-\$159,999	150	7.1%	8	5.9%	4	0	5
\$160,000-\$179,999	147	7.0%	9	6.6%	6	0	4
\$180,000-\$199,999	146	6.9%	10	7.4%	6	0	0
\$200,000-\$249,999	357	17.0%	5	3.7%	14	1	2
\$250,000-\$299,999	267	12.7%	4	2.9%	5	0	0
\$300,000-\$349,999	171	8.1%	5	3.7%	4	0	0
\$350,000-\$399,999	95	4.5%	1	0.7%	5	0	0
\$400,000-\$449,999	51	2.4%	0	0.0%	1	0	0
\$450,000-\$499,999	26	1.2%	1	0.7%	1	0	2
\$500,000-\$549,000	25	1.2%	1	0.7%	0	0	0
\$550,000-\$599,000	5	0.2%	2	1.5%	2	0	0
\$600,000-\$649,999	12	0.6%	2	1.5%	0	0	0
\$650,000 - \$699,999	4	0.2%	1	0.7%	0	0	0
\$700,000-\$749,999	4	0.2%	0	0.0%	0	0	0
\$750,000 - \$799,999	2	0.1%	0	0.0%	0	0	0
\$800,000-\$849,999	5	0.2%	0	0.0%	0	0	0
\$850,000 - \$899,999	1	0.0%	0	0.0%	0	0	0
\$900,000-\$949,999	1	0.0%	0	0.0%	0	0	0
\$950,000-\$999,999	1	0.0%	0	0.0%	0	0	0
\$1,000,000 and over	1	0.0%	0	0.0%	4	0	0
<b>Total</b>	<b>2,103</b>	<b>100%</b>	<b>136</b>	<b>100%</b>	<b>60</b>	<b>2</b>	<b>67</b>

### 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	440	19.7%	1-30	1,316	58.8%
Conventional	1,202	53.7%	31 - 60	347	15.5%
FHA	420	18.8%	61 - 90	198	8.8%
VA	42	1.9%	91 - 120	125	5.6%
Other †	135	6.0%	121 - 180	139	6.2%
	2,239	100.0%	181+	114	5.1%
				2,239	100.0%

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

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

Average DOM: 49 Days  
Average DOM 1 - 180 Days: 37 Days  
Average DOM 181+ Days: 260 Days

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