

MLS STATISTICS for April 2006

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	3,720	3,807	-2.3%	3,245	17.3%
Listing Inventory	5,549	5,899	-5.9%	5,342	3.9%
Number of New Escrows	1,080	1,153	-6.3%	1,893	-42.9%
Number of Closed Escrows	1,191	1,388	-14.2%	1,925	-38.1%
Dollar Value of Closed Escrows	\$481,816,917	\$569,517,951	-15.4%	\$761,313,849	-36.7%
Median	\$365,000	\$374,500	-2.5%	\$369,000	-1.1%
Mean	\$404,548	\$410,316	-1.4%	\$395,693	2.2%
Mode	\$300,000-\$349,000	\$300,000-\$349,000		\$350,000 - \$399,999	

Year-to-Date Statistics	01/01/06 to 4/30/2006	01/01/06 to 3/31/2006		01/01/05 to 4/30/2005	% Change
Listing Inventory	11,448	5,899		18,162	-37.0%
Number of New Escrows	2,233	1,153		6,785	-67.1%
Number of Closed Escrows	4,509	3,264		6,588	-31.6%
Dollar Value of Closed Escrows	\$1,839,647,230	\$1,335,230,416		\$2,493,387,508	-26.2%
Median	\$370,000	\$371,500		\$350,000	5.7%
Mean	\$407,995	\$409,078		\$378,474	7.8%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published	302	333	-9.3	250	21%
Listing Inventory	455	492	-7.5	416	9%
Number of New Escrows	96	96	0.0	155	-38%
Number of Closed Escrows	89	94	-5.3	151	-41%
Dollar Value of Closed Escrows	\$22,438,565	\$23,808,830	-6.1	\$36,653,049	-39%
Median	\$236,000	\$235,950	0.0	\$229,000	3%
Mean	\$252,119	\$253,285	-0.5	\$242,735	4%
Mode	\$200,000 - \$249,999	\$200,000 - \$249,999		\$200,000 - \$249,999	

Year-to-Date Statistics	01/01/06 to 4/30/2006	01/01/06 to 3/31/2006		01/01/05 to 4/30/2005	% Change
Listing Inventory	1,211	909		1,048	NA
Number of New Escrows	744	648		444	68%
Number of Closed Escrows	335	246		610	-45.1
Dollar Value of Closed Escrows	\$84,680,858	\$60,125,670		\$143,515,378	-41.0
Median	\$240,000	\$241,000		\$222,000	8.1
Mean	\$255,833	\$256,947		\$235,271	8.7

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.

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SALE PRICE BRACKET BASED ON FINAL SALES

Selling Price	Single-Family Residential	% of Total	Condo/	Percent of Total	Residential Income	Residential Lots/Land	Other Residential*
UNDER \$140,000	0	0.0%	3	3.4%	0	6	0
\$140,000-\$159,999	0	0.0%	0	0.0%	0	2	0
\$160,000-\$179,999	8	0.7%	16	18.0%	0	1	0
\$180,000-\$199,999	7	0.6%	9	10.1%	0	0	0
\$200,000-\$249,999	47	3.9%	21	23.6%	0	3	11
\$250,000-\$299,999	158	13.3%	19	21.3%	0	1	10
\$300,000-\$349,999	281	23.6%	13	14.6%	8	1	9
\$350,000-\$399,999	224	18.8%	2	2.2%	20	5	6
\$400,000-\$449,999	148	12.4%	2	2.2%	11	0	1
\$450,000-\$499,999	106	8.9%	3	3.4%	7	1	1
\$500,000-\$549,999	72	6.0%	0	0.0%	4	1	1
\$550,000 - \$599,999	38	3.2%	0	0.0%	3	1	0
\$600,000-\$649,999	25	2.1%	1	1.1%	1	0	0
\$650,000 - \$699,999	30	2.5%	0	0.0%	0	0	0
\$700,000-\$749,999	15	1.3%	0	0.0%	1	0	0
\$750,000 - \$799,999	9	0.8%	0	0.0%	0	1	0
\$800,000-\$849,999	7	0.6%	0	0.0%	0	0	0
\$850,000 - \$899,999	4	0.3%	0	0.0%	0	0	0
\$900,000-\$949,999	3	0.3%	0	0.0%	0	0	0
\$950,000-\$999,999	2	0.2%	0	0.0%	0	0	0
\$1,000,000 and over	7	0.6%	0	0.0%	0	1	1
TOTAL	1,191	100%	89	100%	55	24	40

Mean

LENGTH OF TIME ON MARKET

Financing Method	# of Units	% of Total	(SFR, condo, PUD only)	# of Units	% of Total
			Days on Market (DOM)		
Cash	44	3.3%	1-30	580	45.3%
Conventional	1,150	87.1%	31 - 60	319	24.9%
FHA	6	0.5%	61 - 90	173	13.5%
VA	2	0.2%	91 - 120	101	7.9%
Other*	119	9.0%	121 - 180	93	7.3%
	1,321	100.0%	181+	14	1.1%
				1,280	100.0%

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