

MLS STATISTICS for December 2005

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	2,193	3,149	-30.4%	1,609	36.3%
Listing Inventory	4,567	5,244	-12.9%	4,000	14.2%
Number of New Escrows	686	995	-31.1%	990	-30.7%
Number of Closed Escrows	1,300	1,283	1.3%	2,046	-36.5%
Dollar Value of Closed Escrows	\$538,950,701	\$529,951,496	1.7%	\$728,015,892	-26.0%
Median	\$375,000	\$379,000	-1.1%	\$330,000	13.6%
Mean	\$414,577	\$413,701	0.2%	\$355,824	16.5%
Mode	\$300,000-\$349,000	\$300,000-\$349,000		\$300,000-\$349,000	

Year-to-Date Statistics	01/01/05 to 12/31/2005	01/01/05 to 11/30/2005	01/01/04 to 12/31/2004	% Change
Listing Inventory	66,773	62,206	44,562	49.8%
Number of New Escrows	18,549	17,863	23,130	-19.8%
Number of Closed Escrows	21,524	20,138	22,816	-5.7%
Dollar Value of Closed Escrows	\$8,685,551,424	\$8,112,416,968	\$7,506,870,935	15.7%
Median	\$372,250	\$372,000	\$305,000	22.0%
Mean	\$403,529	\$402,841	\$327,931	23.1%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published	176	264	-33.3	NA	NA
Listing Inventory	362	449	-19.4	NA	NA
Number of New Escrows	52	77	-32.5	NA	NA
Number of Closed Escrows	95	108	-12.0	139	-31.7
Dollar Value of Closed Escrows	\$25,079,590	\$28,168,810	-12.3	\$39,897,350	-37.1
Median	\$253,000	\$253,500	-0.2	\$219,950	15.0
Mean	\$263,996	\$260,804	1.2	\$233,318	13.1
Mode	\$200,000 - \$249,000	\$250,000 - \$299,999		\$200,000-\$249,999	

Year-to-Date Statistics	01/01/05 to 12/31/2005	01/01/05 to 11/30/2005	01/01/04 to 12/31/2004	% Change
Listing Inventory	3,428	3,252	NA	NA
Number of New Escrows	1,349	1,297	NA	NA
Number of Closed Escrows	1,656	1,561	1,858	-10.9
Dollar Value of Closed Escrows	\$435,123,094	\$408,457,004	\$420,734,132	3.4
Median	\$235,000	\$235,000	\$195,000	20.5
Mean	\$251,662	\$250,895	\$210,262	19.7

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	2	0.2%	3	3.2%	0	2	0
\$140,000-\$159,999	4	0.3%	4	4.2%	0	2	0
\$160,000-\$179,999	3	0.2%	10	10.5%	0	0	0
\$180,000-\$199,999	5	0.4%	8	8.4%	0	0	1
\$200,000-\$249,999	43	3.3%	22	23.2%	0	0	11
\$250,000-\$299,999	145	11.2%	19	20.0%	3	2	13
\$300,000-\$349,999	292	22.5%	14	14.7%	3	3	10
\$350,000-\$399,999	275	21.2%	6	6.3%	26	1	9
\$400,000-\$449,999	166	12.8%	6	6.3%	15	0	1
\$450,000-\$499,999	120	9.2%	1	1.1%	8	2	2
\$500,000-\$549,999	63	4.8%	2	2.1%	7	0	1
\$550,000 - \$599,999	64	4.9%	0	0.0%	5	1	0
\$600,000-\$649,999	32	2.5%	0	0.0%	5	1	1
\$650,000 - \$699,999	18	1.4%	0	0.0%	2	0	1
\$700,000-\$749,999	14	1.1%	0	0.0%	1	0	0
\$750,000 - \$799,999	22	1.7%	0	0.0%	0	0	1
\$800,000-\$849,999	10	0.8%	0	0.0%	0	0	0
\$850,000 - \$899,999	6	0.5%	0	0.0%	0	0	0
\$900,000-\$949,999	2	0.2%	0	0.0%	0	0	0
\$950,000-\$999,999	2	0.2%	0	0.0%	0	0	0
\$1,000,000 and over	12	0.9%	0	0.0%	0	2	1
TOTAL	1,300	100%	95	100%	75	16	52

TYPE OF FINANCING

LENGTH OF TIME ON MARKET

Financing Method	# of Units	% of Total	(SFR, condo, PUD only)		# of Units	% of Total
			Days on Market (DOM)			
Cash	69	4.4%	1-30		682	49.1%
Conventional	1,379	88.9%	31 - 60		431	31.0%
FHA	5	0.3%	61 - 90		191	13.7%
VA	1	0.1%	91 - 120		61	4.4%
Other*	97	6.3%	121 - 180		22	1.6%
	1,551	100.0%	181+		3	0.2%
					1,390	100.0%

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

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