

MLS STATISTICS for June 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	4,076	3,550	14.8%	3,209	27.0%
Listing Inventory	6,503	5,677	14.5%	5,697	14.1%
Number of New Escrows	1,919	1,969	-2.5%	2,045	-6.2%
Number of Closed Escrows	2,147	1,958	9.7%	2,325	-7.7%
Dollar Value of Closed Escrows	\$883,281,599	\$794,183,051	11.2%	\$766,548,316	15.2%
Median	\$380,000	\$376,000	1.1%	\$310,000	22.6%
Mean	\$412,556	\$405,817	1.7%	\$336,205	22.7%
Mode	\$350,000-\$399,999	\$300,000-\$349,999		\$200,000-\$249,999	

Year-to-Date Statistics	01/01/05 to 6/30/2005	01/01/05 to 5/31/2005		01/01/04 to 6/30/2004	% Change
Listing Inventory	30,342	23,839		25,692	18.1%
Number of New Escrows	10,673	8,754		11,997	-11.0%
Number of Closed Escrows	10,889	8,637		10,690	1.9%
Dollar Value of Closed Escrows	\$4,246,953,861	\$3,321,835,122		\$3,313,809,386	28.2%
Median	\$362,000	\$357,000		\$284,000	27.5%
Mean	\$390,022	\$384,605		\$308,650	26.4%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published	310	274	13.1	NA	NA
Listing Inventory	504	432	16.7	NA	NA
Number of New Escrows	144	148	-2.7	NA	NA
Number of Closed Escrows	175	143	22.4	200	-12.5
Dollar Value of Closed Escrows	\$43,763,770	\$38,578,265	11.8	\$43,993,400	-0.5
Median	\$240,000	\$243,000	-1.2	\$205,000	17.1
Mean	\$250,079	\$269,778	-7.3	\$219,967	13.7
Mode	\$200,000 - \$249,999	\$200,000 - \$249,999		\$200,000-\$249,999	

Year-to-Date Statistics	01/01/05 to 6/30/2005	01/01/05 to 5/31/2005		01/01/04 to 6/30/2004	% Change
Listing Inventory	1,632	1,322		NA	NA
Number of New Escrows	736	592		NA	NA
Number of Closed Escrows	928	753		1,000	-7.2
Dollar Value of Closed Escrows	\$229,785,263	\$184,340,593		\$197,924,239	16.1
Median	\$227,000	\$225,000		\$184,000	23.4
Mean	\$243,159	\$241,600		\$197,924	22.9

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	1	0.0%	2	1.1%	0	2	0
\$140,000-\$159,999	2	0.1%	7	4.0%	0	1	1
\$160,000-\$179,999	1	0.0%	15	8.6%	0	1	0
\$180,000-\$199,999	12	0.6%	28	16.0%	0	1	1
\$200,000-\$249,999	62	2.9%	47	26.9%	1	6	12
\$250,000-\$299,999	228	10.6%	42	24.0%	1	3	24
\$300,000-\$349,999	456	21.3%	18	10.3%	5	2	10
\$350,000-\$399,999	476	22.2%	9	5.1%	22	3	9
\$400,000-\$449,999	333	15.6%	4	2.3%	31	1	5
\$450,000-\$499,999	181	8.5%	0	0.0%	15	3	2
\$500,000-\$549,999	123	5.7%	2	1.1%	6	3	2
\$550,000 - \$599,999	93	4.3%	0	0.0%	5	1	2
\$600,000-\$649,999	59	2.8%	0	0.0%	6	0	2
\$650,000 - \$699,999	27	1.3%	1	0.6%	3	0	1
\$700,000-\$749,999	13	0.6%	0	0.0%	2	0	1
\$750,000 - \$799,999	22	1.0%	0	0.0%	2	0	0
\$800,000-\$849,999	8	0.4%	0	0.0%	1	0	0
\$850,000 - \$899,999	17	0.8%	0	0.0%	1	0	3
\$900,000-\$949,999	3	0.1%	0	0.0%	0	0	1
\$950,000-\$999,999	7	0.3%	0	0.0%	0	0	0
\$1,000,000 and over	17	0.8%	0	0.0%	4	3	1
TOTAL	2,141	100%	175	100%	105	30	77

TYPE OF FINANCING

LENGTH OF TIME ON MARKET

Financing Method	# of Units	% of Total	(SFR, condo, PUD only)		
			Days on Market (DOM)	# of Units	% of Total
Cash	72	3.0%	1-30	1,815	78.3%
Conventional	2,178	92.2%	31 - 60	367	15.8%
FHA	6	0.3%	61 - 90	105	4.5%
VA	2	0.1%	91 - 120	21	0.9%
Other*	103	4.4%	121 - 180	7	0.3%
		100.0%	181+	2	0.1%
				2,317	100.0%

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

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