

MLS STATISTICS

July 2002 - Sacramento County and the City of West Sacramento

RESIDENTIAL ONLY (Single Family Homes) Preliminary Report

	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published	2,763	2,257	22.4	2,722	1.5
Listing Inventory	5,111	4,727	8.1	5,809	-12.0
Number of New Escrows	1,294	1,105	17.1	812	59.4
Number of Closed Escrows	1,605	1,526	5.2	1,577	1.8
Dollar Value of Closed Escrows	\$361,609,000	\$346,339,000	4.4	\$304,769,000	18.7
Median	\$210,000	\$204,975	2.5	\$174,950	20.0
Mean	\$225,302	\$226,959	-0.7	\$193,259	16.6
Mode	\$200,000	\$200,000	NA	\$200,000	NA
	\$249,000	\$249,000		\$249,000	

YEAR-TO-DATE STATISTICS

	01/01/02 to 7/30/02	01/01/02 to 6/30/02	1/1/01 to 7/30/01	% Change
Listings Published	15,157	12,394	16,758	-9.6
Number of New Escrows Opened	6,773	5,479	5,865	15.5
Number of Closed Escrows	10,645	9,040	10,235	4.0
Dollar Value of Closed Escrows	\$2,317,847,000	\$1,917,025,000	\$1,882,154,000	23.1
Median	\$191,000	\$189,900	\$165,000	15.8
Mean	\$213,292	\$212,060	\$183,894	16.0

PRICE BRACKET OF SALES BASED ON FINAL SALES

Selling Price	Single-family		Condos	Resid. Income	Lots/Land
	Residential	Percent of Total			
UNDER \$29,999	1	0.1%	0	0	4
\$30,000-\$39,999	0	0.0%	0	0	1
\$40,000-\$49,999	0	0.0%	0	0	1
\$50,000-\$59,999	3	0.2%	0	0	4
\$60,000-\$69,999	6	0.4%	1	0	0
\$70,000-\$79,999	14	0.9%	5	0	3
\$80,000-\$89,999	9	0.6%	3	0	1
\$90,000-\$99,999	21	1.3%	14	1	1
\$100,000-\$119,999	69	4.3%	20	1	4
\$120,000-\$139,999	101	6.3%	20	1	4
\$140,000-\$159,999	142	8.8%	22	4	1
\$160,000-\$179,999	158	9.8%	7	1	1
\$180,000-\$199,999	181	11.3%	10	10	1
\$200,000-\$249,999	446	27.8%	5	12	0
\$250,000-\$299,999	209	13.0%	5	13	1
\$300,000-\$399,999	176	11.0%	5	11	4
\$400,000-\$499,999	38	2.4%	0	3	0
\$500,000 and over	31	1.9%	0	4	0
TOTAL.....	1,605		117	61	31

Selling Price	Percent
\$49,999 or less.....	0.1%
\$50,000-\$79,999.....	1.4%
\$80,000-\$99,999.....	1.9%
\$100,000-\$159,999.....	19.4%
\$160,000-\$199,999.....	21.1%
\$200,000-\$399,999.....	51.8%
\$400,000 and over.....	4.3%

TYPE OF FINANCING

Financing	# of Units	% of Total
Cash	57	3.6%
Conventional	1263	78.7%
FHA	155	9.7%
VA	12	0.7%
Other	118	7.4%

LENGTH OF TIME ON MARKET

Days on the Market	# of Units	% of Total
1-30	1141	66.3%
31-60	274	15.9%
61-90	110	6.4%
91-120	44	2.6%
121+	36	2.1%
Average Market Time.....		27

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- 1 Median: The midpoint at which an equal number of homes sold above and below this value.
 2 Mean: The arithmetic average of the total number of residential sales divided into total residential sales dollar volume.
 3 Mode: The price range within which the most number of homes were sold.