

MLS STATISTICS

December 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	1,369	1,872	-26.9	963	42.2
Listing Inventory	3,883	5,327	-27.1	3,785	2.6
Number of New Escrows	516	684	-24.6	283	82.3
Number of Closed Escrows	1,643	1,402	17.2	1,229	33.7
Dollar Value of Closed Escrows	\$394,595,000	\$334,605,000	17.9	\$239,389,000	64.8
Median	\$219,950	\$219,000	0.4	\$175,000	25.7
Mean	\$240,168	\$238,662	0.6	\$194,784	23.3
Mode	\$200,000	\$200,000	N/A	\$200,000	N/A
	\$249,000	\$249,000		\$249,000	

YEAR-TO-DATE STATISTICS

	01/01/02 to 12/31/2002	01/01/02 to 11/30/2002	1/1/01 to 12/31/2001	% Change
Listings Published	26,478	25,109	21,947	20.6
Number of New Escrows Opened	11,244	10,728	7,966	41.1
Number of Closed Escrows	18,805	17,162	18,373	2.4
Dollar Value of Closed Escrows	\$4,373,491,000	\$3,933,659,000	\$2,968,978,000	47.3
Median	\$201,000	\$199,950	\$141,000	42.6
Mean	\$222,536	\$220,707	\$161,595	37.7

PRICE BRACKET OF SALES BASED ON FINAL SALES

Selling Price	Single-family		Condos	Resid. Income	Lots/Land
	Residential	Percent of Total			
UNDER \$29,999	0	0.0%	0	0	2
\$30,000-\$39,999	0	0.0%	0	0	1
\$40,000-\$49,999	1	0.1%	1	0	2
\$50,000-\$59,999	0	0.0%	0	1	0
\$60,000-\$69,999	1	0.1%	0	0	1
\$70,000-\$79,999	5	0.3%	4	0	1
\$80,000-\$89,999	9	0.5%	7	0	3
\$90,000-\$99,999	14	0.9%	7	1	2
\$100,000-\$119,999	45	2.7%	26	0	0
\$120,000-\$139,999	70	4.3%	18	0	1
\$140,000-\$159,999	106	6.5%	25	4	3
\$160,000-\$179,999	144	8.8%	12	3	0
\$180,000-\$199,999	217	13.2%	10	10	8
\$200,000-\$249,999	478	29.1%	9	20	3
\$250,000-\$299,999	253	15.4%	5	24	0
\$300,000-\$399,999	206	12.5%	2	7	2
\$400,000-\$499,999	53	3.2%	2	8	0
\$500,000 and over	41	2.5%	0	7	4
TOTAL.....	1,643		128	85	33

Selling Price	Percent
\$49,999 or less.....	0.1%
\$50,000-\$79,999.....	0.4%
\$80,000-\$99,999.....	1.4%
\$100,000-\$159,999.....	13.5%
\$160,000-\$199,999.....	22.0%
\$200,000-\$399,999.....	57.0%
\$400,000 and over.....	5.7%

TYPE OF FINANCING

Financing	# of Units	% of Total
Cash	73	4.4%
Conventional	1303	79.3%
FHA	127	7.7%
VA	19	1.2%
Other	121	7.4%

LENGTH OF TIME ON MARKET

Days on the Market	# of Units	% of Total
1-30	1009	57.0%
31-60	390	22.0%
61-90	153	8.6%
91-120	47	2.7%
121+	44	2.5%
Average Market Time.....		33

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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.