

MLS STATISTICS

February 2003 - 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	2139	2,322	-7.9	1,676	38.5
Listing Inventory	5210	4696	10.9	2,186	114.8
Number of New Escrows	803	941	-14.7	728	29.3
Number of Closed Escrows	1100	1204	-8.6	1,155	4.2
Dollar Value of Closed Escrows	\$263,671,000	\$283,734,000	-7.1	\$236,051,000	20.2
Median	\$223,750	\$217,500	2.9	\$180,000	20.8
Mean	\$239,701	\$235,660	1.7	\$204,373	15.3
Mode	\$200,000	\$200,000	N/A	\$200,000	N/A

YEAR-TO-DATE STATISTICS

	01/01/03 to 02/28/2003	01/01/03 to 01/31/2003	01/01/02 to 12/31/2002	% Change
Listings Published	4461	2322	26,478	-91.2
Number of New Escrows Opened	1744	941	11,244	-91.6
Number of Closed Escrows	2355	1204	18,805	-93.6
Dollar Value of Closed Escrows	\$558,743,000	\$283,734,000	\$4,373,491,000	-93.5
Median	\$220,000	\$217,500	\$201,000	8.2
Mean	\$237,258	\$235,660	\$222,536	5.9

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	0
\$30,000-\$39,999	0	0.0%	0	0	1
\$40,000-\$49,999	0	0.0%	0	0	0
\$50,000-\$59,999	0	0.0%	0	0	2
\$60,000-\$69,999	2	0.2%	0	0	0
\$70,000-\$79,999	0	0.0%	0	0	0
\$80,000-\$89,999	11	1.0%	7	0	1
\$90,000-\$99,999	11	1.0%	7	0	1
\$100,000-\$119,999	25	2.3%	11	0	1
\$120,000-\$139,999	44	4.0%	18	1	0
\$140,000-\$159,999	85	7.7%	11	1	1
\$160,000-\$179,999	103	9.4%	13	5	1
\$180,000-\$199,999	117	10.6%	3	2	1
\$200,000-\$249,999	328	29.8%	6	17	4
\$250,000-\$299,999	184	16.7%	6	13	1
\$300,000-\$399,999	124	11.3%	3	7	2
\$400,000-\$499,999	38	3.5%	1	4	0
\$500,000 and over	28	2.5%	0	2	1
TOTAL.....	1,100		86	52	17

Selling Price	Percent
\$49,999 or less.....	0.0%
\$50,000-\$79,999.....	0.2%
\$80,000-\$99,999.....	2.0%
\$100,000-\$159,999.....	14.0%
\$160,000-\$199,999.....	20.0%
\$200,000-\$399,999.....	57.8%
\$400,000 and over.....	6.0%

TYPE OF FINANCING

Financing	# of Units	% of Total
Cash	34	3.4%
Conventional	786	77.5%
FHA	92	9.1%
VA	5	0.5%
Other	97	9.6%

LENGTH OF TIME ON MARKET

Days on the Market	# of Units	% of Total
1-30	533	44.9%
31-60	228	19.2%
61-90	140	11.8%
91-120	61	5.1%
121+	52	4.4%
Average Market Time.....		42

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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.