

MLS STATISTICS

May 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	2946	2016	46.1	2,335	26.2
Listing Inventory	5258	1906	175.9	4,503	16.8
Number of New Escrows	1870	863	116.7	1,167	60.2
Number of Closed Escrows	1697	1528	11.1	1,692	0.3
Dollar Value of Closed Escrows	\$648,508,519	\$391,308,814	65.7	\$378,150,000	71.5
Median	\$238,000	\$234,800	1.4	\$199,000	19.6
Mean	\$382,150	\$256,092	49.2	\$223,493	71.0
Mode	\$200,000	\$200,000	N/A	\$200,000	N/A

YEAR-TO-DATE STATISTICS

	01/01/03 to 05/31/2003	01/01/03 to 04/30/2003	01/01/02 to 12/31/2002	% Change
Listings Published	11325	8379	26,478	-57.2
Number of New Escrows Opened	5316	3446	11,244	-52.7
Number of Closed Escrows	6962	5265	18,805	-63.0
Dollar Value of Closed Escrows	\$1,989,188,741	\$1,340,680,222	\$4,373,491,000	-54.5
Median	229,000	227,000	\$201,000	13.9
Mean	277,608	248,009	\$222,536	24.7

PRICE BRACKET OF SALES BASED ON FINAL SALES

Selling Price	Single-family Residential		Condos	Resid. Income	Lots/Land
		Percent of Total			
UNDER \$29,999	0	0.0%	0	0	4
\$30,000-\$39,999	0	0.0%	0	0	3
\$40,000-\$49,999	0	0.0%	0	0	2
\$50,000-\$59,999	0	0.0%	0	0	3
\$60,000-\$69,999	0	0.0%	2	0	0
\$70,000-\$79,999	2	0.1%	0	0	3
\$80,000-\$89,999	3	0.2%	1	0	1
\$90,000-\$99,999	2	0.1%	6	0	1
\$100,000-\$119,999	8	0.5%	20	0	2
\$120,000-\$139,999	25	1.6%	15	1	3
\$140,000-\$159,999	49	3.1%	17	0	4
\$160,000-\$179,999	117	7.5%	22	2	3
\$180,000-\$199,999	147	9.4%	11	3	1
\$200,000-\$249,999	493	31.7%	21	18	6
\$250,000-\$299,999	306	19.7%	13	24	1
\$300,000-\$399,999	260	16.7%	11	21	0
\$400,000-\$499,999	80	5.1%	1	5	1
\$500,000 and over	64	4.1%	1	6	2
TOTAL.....	1,556		141	80	40

Selling Price	Percent
\$49,999 or less.....	0.0%
\$50,000-\$79,999.....	0.1%
\$80,000-\$99,999.....	0.3%
\$100,000-\$159,999.....	5.3%
\$160,000-\$199,999.....	17.0%
\$200,000-\$399,999.....	68.1%
\$400,000 and over.....	9.3%

TYPE OF FINANCING

Financing	# of Units	% of Total
Cash	44	2.6%
Conventional	1427	85.2%
FHA	103	6.2%
VA	18	1.1%
Other	82	4.9%

LENGTH OF TIME ON MARKET

Days on the Market	# of Units	% of Total
1-30	1110	65.4%
31-60	343	20.2%
61-90	135	8.0%
91-120	45	2.7%
121+	64	3.8%
Average Market Time.....		31

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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.