

MLS STATISTICS

August 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	3034	3189	-4.9	2,811	7.9
Listing Inventory	5558	5615	-1.0	5,383	3.3
Number of New Escrows	1862	2001	-6.9	1,148	62.2
Number of Closed Escrows	1890	1776	6.4	1,665	13.5
Dollar Value of Closed Escrows	\$630,974,045	\$595,961,129	5.9	\$409,104,000	54.2
Median	\$249,500	\$243,500	2.5	\$215,000	16.0
Mean	\$333,849	\$335,564	-0.5	\$245,708	35.9
Mode	\$200,000	\$200,000	N/A	\$200,000	N/A

YEAR-TO-DATE STATISTICS				
	01/01/03 to 8/31/2003	01/01/03 to 7/31/2003	01/01/02 to 8/31/2002	% Change
Listing Inventory	25756	20198	17,968	12.4
Number of New Escrows	11259	9397	7,921	18.6
Number of Closed Escrows	12286	10396	12,663	-17.9
Dollar Value of Closed Escrows	\$3,760,118,748	\$3,129,144,703	\$2,751,987,000	13.7
Median	235,000	234,000	\$194,500	20.3
Mean	256519	254,131	\$217,325	16.9

PRICE BRACKET OF SALES BASED ON FINAL SALES					
<u>Selling Price</u>	<u>Single-family Residential</u>	<u>Percent of Total</u>	<u>Condos</u>	<u>Resid. Income</u>	<u>Lots/Land</u>
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	1
\$50,000-\$59,999	0	0.0%	0	0	2
\$60,000-\$69,999	0	0.0%	0	0	2
\$70,000-\$79,999	1	0.1%	0	0	4
\$80,000-\$89,999	1	0.1%	0	0	2
\$90,000-\$99,999	1	0.1%	4	0	1
\$100,000-\$119,999	4	0.2%	11	1	1
\$120,000-\$139,999	19	1.1%	21	0	3
\$140,000-\$159,999	45	2.6%	28	1	3
\$160,000-\$179,999	84	4.8%	33	2	2
\$180,000-\$199,999	138	7.9%	13	6	4
\$200,000-\$249,999	531	30.4%	13	4	0
\$250,000-\$299,999	413	23.6%	7	17	2
\$300,000-\$399,999	351	20.1%	8	20	5
\$400,000-\$499,999	85	4.9%	0	8	2
\$500,000 and over	75	4.3%	1	3	6
TOTAL.....	1,748		139	62	41
<u>Selling Price</u>	<u>Percent</u>				
\$49,999 or less.....	0.0%				
\$50,000-\$79,999.....	0.1%				
\$80,000-\$99,999.....	0.1%				
\$100,000-\$159,999.....	3.9%				
\$160,000-\$199,999.....	12.7%				
\$200,000-\$399,999.....	74.1%				
\$400,000 and over.....	9.2%				

TYPE OF FINANCING		
<i>Financing</i>	<i># of Units</i>	<i>% of Total</i>
Cash	63	3.4%
Conventional	1583	85.6%
FHA	100	5.4%
VA	6	0.3%
Other	98	5.3%

LENGTH OF TIME ON MARKET		
<i>Days on the Market</i>	<i># of Units</i>	<i>% of Total</i>
1-30	1324	70.2%
31-60	335	17.8%
61-90	142	7.5%
91-120	56	3.0%
121+	22	1.2%
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.