

# MLS STATISTICS for May 2005

## Data for Sacramento County and the City of West Sacramento

### SINGLE FAMILY HOME RESALES

Monthly Statistics	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published	3,550	3,245	9.4%	3,178	11.7%
Listing Inventory	5,677	5,342	6.3%	5,310	6.9%
Number of New Escrows	1,969	1,893	4.0%	2,173	-9.4%
Number of Closed Escrows	1,958	1,925	1.7%	1,975	-0.9%
Dollar Value of Closed Escrows	\$794,183,051	\$761,313,849	4.3%	\$639,462,823	24.2%
Median	\$376,000	\$369,000	1.9%	\$298,944	25.8%
Mean	\$405,817	\$395,693	2.6%	\$324,271	25.1%
Mode	\$300,000-\$349,999	\$350,000 - \$399,999		\$250,000-\$299,999	

Year-to-Date Statistics	01/01/05 to 5/31/2005	01/01/05 to 4/30/2005		01/01/04 to 5/31/2004	% Change
Listing Inventory	23,839	18,162		22,483	6.0%
Number of New Escrows	8,754	6,785		9,952	-12.0%
Number of Closed Escrows	8,637	6,588		8,365	3.3%
Dollar Value of Closed Escrows	\$3,321,835,122	\$2,493,387,508		\$2,547,261,070	30.4%
Median	\$357,000	\$350,000		\$280,000	27.5%
Mean	\$384,605	\$378,474		\$303,235	26.8%

### CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published	274	250	9.6	NA	NA
Listing Inventory	432	416	3.8	NA	NA
Number of New Escrows	148	155	-4.5	NA	NA
Number of Closed Escrows	143	151	-5.3	182	-21.4
Dollar Value of Closed Escrows	\$38,578,265	\$36,653,049	5.0	\$35,982,203	7.2
Median	\$243,000	\$229,000	6.1	\$180,500	34.6
Mean	\$269,778	\$242,735	11.1	\$197,704	36.5
Mode	\$200,000 - \$249,999	\$200,000 - \$249,999		\$200,000-\$249,999	

Year-to-Date Statistics	01/01/05 to 5/31/2005	01/01/05 to 4/30/2005		01/01/04 to 5/31/2004	% Change
Listing Inventory	1,322	1,048		NA	NA
Number of New Escrows	592	444		NA	NA
Number of Closed Escrows	753	610		800	-5.9
Dollar Value of Closed Escrows	\$184,340,593	\$143,515,378		\$153,930,839	19.8
Median	\$225,000	\$222,000		\$180,000	25.0
Mean	\$241,600	\$235,271		\$192,414	25.6

Median: The midpoint at which an equal number of homes sold above and below this value.

Mean: The arithmetic average of the total number of residential sales divided into total residential sales dollar volume.

Mode: The price range within which the most number of homes were sold.

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### SALE PRICE BRACKET BASED ON FINAL SALES

Selling Price	Single-Family Residential	% of Total	Condo/	Percent of Total	Residential Income	Residential Lots/Land	Other Residential*
UNDER \$140,000	0	0.0%	0	0.0%	0	6	1
\$140,000-\$159,999	0	0.0%	10	7.0%	0	3	0
\$160,000-\$179,999	3	0.2%	11	7.7%	1	1	0
\$180,000-\$199,999	7	0.4%	22	15.4%	0	1	2
\$200,000-\$249,999	73	3.7%	34	23.8%	1	1	23
\$250,000-\$299,999	242	12.4%	32	22.4%	1	4	21
\$300,000-\$349,999	417	21.3%	13	9.1%	8	3	9
\$350,000-\$399,999	400	20.4%	3	2.1%	13	4	5
\$400,000-\$449,999	295	15.1%	5	3.5%	21	2	2
\$450,000-\$499,999	185	9.5%	9	6.3%	19	1	2
\$500,000-\$549,999	112	5.7%	1	0.7%	5	0	2
\$550,000 - \$599,999	73	3.7%	1	0.7%	9	0	1
\$600,000-\$649,999	39	2.0%	1	0.7%	2	2	0
\$650,000 - \$699,999	36	1.8%	1	0.7%	3	0	0
\$700,000-\$749,999	20	1.0%	0	0.0%	1	1	0
\$750,000 - \$799,999	18	0.9%	0	0.0%	0	0	0
\$800,000-\$849,999	10	0.5%	0	0.0%	1	0	0
\$850,000 - \$899,999	11	0.6%	0	0.0%	1	0	0
\$900,000-\$949,999	5	0.3%	0	0.0%	2	1	0
\$950,000-\$999,999	4	0.2%	0	0.0%	0	0	0
\$1,000,000 and over	7	0.4%	0	0.0%	1	3	0
		148					2
<b>TOTAL</b>	<b>1,957</b>	<b>100%</b>	<b>143</b>	<b>100%</b>	<b>89</b>	<b>33</b>	<b>70</b>

### TYPE OF FINANCING

Financing Method	# of Units	% of Total
Cash	65	3.0%
Conventional	1,972	92.2%
FHA	4	0.2%
VA	2	0.1%
Other*	96	4.5%
		100.0%

### LENGTH OF TIME ON MARKET

(SFR, condo, PUD only) Days on Market (DOM)	# of Units	% of Total
1-30	1,637	77.8%
31 - 60	329	15.6%
61 - 90	93	4.4%
91 - 120	23	1.1%
121 - 180	20	1.0%
181+	2	0.1%
	2,104	100.0%

\*half-plex, 2-on-1, mobile home

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