

MLS STATISTICS for October 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	4,114	4,334	-5.1%	3,539	16.2%
Listing Inventory	6,325	6,650	-4.9%	5,725	10.5%
Number of New Escrows	1,351	1,340	0.8%	2,025	-33.3%
Number of Closed Escrows	1,556	1,786	-12.9%	1,884	-17.4%
Dollar Value of Closed Escrows	\$644,877,370	\$750,522,998	-14.1%	\$655,725,716	-1.7%
Median	\$380,000	\$385,000	-1.3%	\$325,000	16.9%
Mean	\$414,712	\$420,226	-1.3%	\$348,483	19.0%
Mode	\$350,000-\$399,999	\$350,000-\$399,999		\$300,000-\$349,000	

Year-to-Date Statistics	01/01/05 to 10/10/2005	01/01/05 to 9/30/2005		01/01/04 to 10/31/2004	% Change
Listing Inventory	56,962	50,637		36,579	55.7%
Number of New Escrows	16,868	15,517		18,356	-8.1%
Number of Closed Escrows	18,739	17,082		17,169	9.1%
Dollar Value of Closed Escrows	\$7,536,380,194	\$6,849,665,601		\$5,515,560,190	36.6%
Median	\$372,000	\$370,000		\$296,000	25.7%
Mean	\$402,176	\$400,987		\$320,256	25.6%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	% Change	Last Year	% Change
New Listings Published	342	301	13.6	NA	NA
Listing Inventory	500	474	5.5	NA	NA
Number of New Escrows	113	83	36.1	NA	NA
Number of Closed Escrows	96	127	-24.4	197	-51.3
Dollar Value of Closed Escrows	\$25,080,900	\$33,478,550	-33.5	\$43,060,095	-41.8
Median	\$242,500	\$247,000	-1.8	\$215,000	12.8
Mean	\$261,259	\$263,611	-0.9	\$221,959	17.7
Mode	\$200,000 - \$249,999	\$200,000 - \$249,999		\$200,000-\$249,999	

Year-to-Date Statistics	01/01/05 to 10/31/2005	01/01/05 to 9/30/2005		01/01/04 to 10/31/2004	% Change
Listing Inventory	2,988	2,646		NA	NA
Number of New Escrows	1,220	1,107		NA	NA
Number of Closed Escrows	1,453	1,357		1,554	-6.5
Dollar Value of Closed Escrows	\$378,154,194	\$351,515,293		\$318,364,795	18.8
Median	\$233,000	\$231,000		\$190,000	22.6
Mean	\$250,268	\$249,656		\$204,868	22.2

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	2	0.1%	1	1.0%	0	4	2
\$140,000-\$159,999	2	0.1%	2	2.1%	0	0	0
\$160,000-\$179,999	4	0.3%	5	5.2%	0	1	0
\$180,000-\$199,999	4	0.3%	9	9.4%	0	0	0
\$200,000-\$249,999	48	3.1%	35	36.5%	1	3	12
\$250,000-\$299,999	145	9.3%	24	25.0%	2	2	17
\$300,000-\$349,999	342	22.0%	9	9.4%	5	3	18
\$350,000-\$399,999	345	22.2%	4	4.2%	16	2	6
\$400,000-\$449,999	227	14.6%	3	3.1%	24	2	3
\$450,000-\$499,999	162	10.4%	1	1.0%	14	2	1
\$500,000-\$549,999	90	5.8%	2	2.1%	7	1	2
\$550,000 - \$599,999	60	3.9%	1	1.0%	10	2	1
\$600,000-\$649,999	36	2.3%	0	0.0%	3	0	1
\$650,000 - \$699,999	24	1.5%	0	0.0%	2	0	0
\$700,000-\$749,999	15	1.0%	0	0.0%	3	0	0
\$750,000 - \$799,999	10	0.6%	0	0.0%	1	0	0
\$800,000-\$849,999	11	0.7%	0	0.0%	1	0	0
\$850,000 - \$899,999	10	0.6%	0	0.0%	0	0	0
\$900,000-\$949,999	7	0.5%	0	0.0%	0	0	0
\$950,000-\$999,999	2	0.1%	0	0.0%	0	0	0
\$1,000,000 and over	9	0.6%	0	0.0%	0	0	0
TOTAL	1,555	100%	96	100%	89	22	63

TYPE OF FINANCING

LENGTH OF TIME ON MARKET

Financing Method	# of Units	% of Total	(SFR, condo, PUD only)	# of Units	% of Total
			Days on Market (DOM)		
Cash	68	3.6%	1-30	914	55.3%
Conventional	1,686	89.5%	31 - 60	491	29.7%
FHA	3	0.2%	61 - 90	185	11.2%
VA	1	0.1%	91 - 120	47	2.8%
Other*	125	6.6%	121 - 180	13	0.8%
	1,883	100.0%	181+	2	0.1%
				1,652	100.0%

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

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