

MLS STATISTICS for August 2006

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	4,070	3,829	6.3%	4,687	-13.2%
Listing Inventory	6,293	5,832	7.9%	7,135	-11.8%
Number of New Escrows	899	769	16.9%	1,670	-46.2%
Number of Closed Escrows	1,186	1,094	8.4%	2,052	-42.2%
Dollar Value of Closed Escrows	\$488,109,604	\$448,935,611	8.7%	\$872,593,451	-44.1%
Median	\$371,000	\$374,750	-1.0%	\$392,750	-5.5%
Mean	\$411,560	\$415,681	-1.0%	\$425,655	-3.3%
Mode	\$300,000-\$349,999	\$300,000-\$349,999		\$300,000-\$349,999	

Year-to-Date Statistics	01/01/06 to 8/31/2006	01/01/06 to 7/31/2006		01/01/05 to 8/31/2005	Change
Listing Inventory	36,954	30,661		43,987	-18.2%
Number of New Escrows	5,944	5,045		14,177	-59.9%
Number of Closed Escrows	9,654	8,413		15,160	-36.3%
Dollar Value of Closed Escrows	\$3,989,655,420	\$3,479,917,804		\$6,041,295,396	-34.0%
Median	\$373,000	\$373,000		\$370,000	0.8%
Mean	\$412,264	\$413,636		\$398,502	3.5%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	Change	Last Year	Change
New Listings Published	379	365	3.8%	357	6%
Listing Inventory	560	535	4.7%	555	1%
Number of New Escrows	91	90	1.1%	127	-28%
Number of Closed Escrows	87	78	11.5%	168	-48%
Dollar Value of Closed Escrows	\$21,266,936	\$20,670,015	2.9%	\$43,358,010	-51%
Median	\$228,000	\$241,400	-5.6%	\$235,750	-3%
Mean	\$244,448	\$265,000	-7.8%	\$258,083	-5%
Mode	\$200,000 - \$249,999	\$200,000 - \$249,999		\$200,000 - \$249,999	

Year-to-Date Statistics	01/01/06 to 8/31/2006	01/01/06 to 7/31/2006		01/01/05 to 8/31/2005	Change
Listing Inventory	2,043	1,664		2,345	-12.9%
Number of New Escrows	513	422		1,024	-50%
Number of Closed Escrows	565	478		1,230	-54.1%
Dollar Value of Closed Escrows	\$186,756,467	\$164,504,461		\$316,190,043	-40.9%
Median	\$235,900	\$239,000		\$230,000	2.6%
Mean	\$254,784	\$256,637		\$248,382	2.6%

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.

This representation is based in whole or in part on data supplied by MetroList. MetroList does not guarantee, nor is it any way responsible for, its accuracy. Data maintained by MetroList does not reflect all real estate activity in the market. All information provided is deemed reliable but it not guaranteed and should be independently verified.

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SALE PRICE BRACKET BASED ON FINAL SALES

Selling Price	Single-Family Residential	% of Total	Condo/	Change of Total	Residential Income	Residential Lots/Land	Other Residential
UNDER \$140,000	1	0.1%	4	4.6%	0	4	0
\$140,000-\$159,999	3	0.3%	4	4.6%	0	1	0
\$160,000-\$179,999	4	0.3%	9	10.3%	0	1	0
\$180,000-\$199,999	10	0.8%	7	8.0%	0	1	0
\$200,000-\$249,999	42	3.5%	24	27.6%	2	1	11
\$250,000-\$299,999	164	13.8%	23	26.4%	1	1	12
\$300,000-\$349,999	254	21.4%	9	10.3%	5	2	7
\$350,000-\$399,999	218	18.4%	2	2.3%	9	1	0
\$400,000-\$449,999	175	14.8%	2	2.3%	4	1	1
\$450,000-\$499,999	95	8.0%	2	2.3%	3	1	1
\$500,000-\$549,999	58	4.9%	1	1.1%	3	0	1
\$550,000 - \$599,999	37	3.1%	0	0.0%	2	0	0
\$600,000-\$649,999	33	2.8%	0	0.0%	0	0	0
\$650,000 - \$699,999	35	3.0%	0	0.0%	1	1	0
\$700,000-\$749,999	9	0.8%	0	0.0%	0	1	1
\$750,000 - \$799,999	13	1.1%	0	0.0%	0	0	0
\$800,000-\$849,999	11	0.9%	0	0.0%	0	0	0
\$850,000 - \$899,999	2	0.2%	0	0.0%	0	0	0
\$900,000-\$949,999	6	0.5%	0	0.0%	0	0	0
\$950,000-\$999,999	5	0.4%	0	0.0%	0	0	0
\$1,000,000 and over	11	0.9%	0	0.0%	0	1	1
TOTAL	1,186	100%	87	100%	30	17	35

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	37	2.9%	1-30		514	41.4%
Conventional	1,171	90.8%	31 - 60		356	28.6%
FHA	3	0.2%	61 - 90		210	16.9%
VA	1	0.1%	91 - 120		84	6.8%
Other*	77	6.0%	121 - 180		64	5.1%
	1,289	100.0%	181+		15	1.2%
					1,243	100.0%

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