

MLS STATISTICS for December 2007

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	2,154	2,545	-15.4%	N/A*	
Total Listing Inventory	8,965	9,967	-10.1%	N/A*	
Number of New Escrows	894	978	-8.6%	N/A*	
Number of Closed Escrows	805	814	-1.1%	967	-16.8%
Month's Inventory	11.1 Months	12.2 Months	-9.0%	N/A*	
Dollar Value of Closed Escrows	\$250,204,976	\$268,945,284	-7.0%	\$380,088,808	-34.2%
Median	\$280,000	\$299,450	-6.5%	\$355,000	-21.1%
Mean	\$310,814	\$330,400	-5.9%	\$393,060	-20.9%
Mode	\$250,000 - \$299,000	\$250,000 - \$299,000		\$300,000-\$349,999	

Year-to-Date Statistics	01/01/07 to 12/31/2007			01/01/06 to 12/31/2006	Change
Number of New Escrows	15,192			N/A*	
Number of Closed Escrows	10,620			13,970	-24.0%
Dollar Value of Closed Escrows	\$3,927,385,972			\$5,704,648,742	-31.2%
Median	\$335,000			\$369,000	-9.2%
Mean	\$369,810			\$408,350	-9.4%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	Change	Last Year	Change
New Listings Published	169	200	-15.5%	N/A*	
Total Listing Inventory	738	839	-12.0%	N/A*	
Number of New Escrows	62	59	5.1%	N/A*	
Number of Closed Escrows	57	59	-3.4%	67	-15%
Dollar Value of Closed Escrows	\$11,381,269	\$14,486,034	-21.4%	\$17,432,310	-35%
Median	\$190,000	\$222,500	-14.6%	\$229,000	-17%
Mean	\$199,671	\$245,526	-18.7%	\$260,184	-23%
Mode	\$200,000 - \$249,999	\$250,000 - \$299,999		\$200,000 - \$249,999	

Year-to-Date Statistics	01/01/07 to 12/31/2007			01/01/06 to 12/31/2006	Change
Number of New Escrows	1,116			N/A*	
Number of Closed Escrows	888			858	3.5%
Dollar Value of Closed Escrows	\$210,792,068			\$268,252,176	-21.4%
Median	\$219,000			\$235,000	-6.8%
Mean	\$237,378			\$254,750	-6.8%

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.

*To ensure the greatest possible accuracy, SAR, with the assistance of MetroList, has refined its search methods. Last year's reported listing inventory covered a date range rather than all homes on the market at a specific date.

This representation is based in whole or in part on data supplied by MetroList. MetroList does not guarantee, nor is it in 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 is not guaranteed and should be independently verified. For the most current statistical information, visit www.sacrealtor.org - about us - statistics

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SALE PRICE BRACKET BASED ON FINAL SALES

Selling Price	Single-Family Residential	% of Total	Condo/PUD	% of Total	Residential Income	Residential Lots/Land	Other Residential*
UNDER \$140,000	47	5.8%	17	29.8%	1	4	3
\$140,000-\$159,999	31	3.9%	3	5.3%	1	0	1
\$160,000-\$179,999	39	4.8%	7	12.3%	1	1	1
\$180,000-\$199,999	46	5.7%	3	5.3%	2	1	1
\$200,000-\$249,999	138	17.1%	13	22.8%	8	1	4
\$250,000-\$299,999	143	17.8%	9	15.8%	3	3	2
\$300,000-\$349,999	126	15.7%	3	5.3%	2	0	2
\$350,000-\$399,999	101	12.5%	0	0.0%	2	2	1
\$400,000-\$449,999	44	5.5%	1	1.8%	1	0	0
\$450,000-\$499,999	24	3.0%	0	0.0%	1	0	0
\$500,000-\$549,000	21	2.6%	0	0.0%	0	0	0
\$550,000-\$599,000	13	1.6%	0	0.0%	1	0	0
\$600,000-\$649,999	7	0.9%	0	0.0%	0	0	1
\$650,000 - \$699,999	4	0.5%	0	0.0%	0	0	0
\$700,000-\$749,999	6	0.7%	0	0.0%	0	0	0
\$750,000 - \$799,999	2	0.2%	0	0.0%	0	0	0
\$800,000-\$849,999	2	0.2%	1	1.8%	0	0	0
\$850,000 - \$899,999	3	0.4%	0	0.0%	0	0	0
\$900,000-\$949,999	0	0.0%	0	0.0%	0	0	0
\$950,000-\$999,999	1	0.1%	0	0.0%	0	0	0
\$1,000,000 and over	7	0.9%	0	0.0%	0	0	0
Total	805	100%	57	100%	23	12	16

Type of Financing

LENGTH OF TIME ON MARKET

(SFR, condo, PUD only) Financing Method	# of Units	% of Total	(SFR, condo, PUD only) Days on Market (DOM)	# of Units	% of Total
Cash	63	7.3%	1-30	270	31.3%
Conventional	714	82.8%	31 - 60	197	22.9%
FHA	13	1.5%	61 - 90	142	16.5%
VA	2	0.2%	91 - 120	107	12.4%
Other †	70	8.1%	121 - 180	85	9.9%
	862	100.0%	181+	61	7.1%
				862	100.0%

† includes: 1031 exchange, interest buy down, Cal Vet, contract of sale.

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

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