

MLS STATISTICS for February 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	3,216	3,294	-2.4%	3,362	-4.3%
Listing Inventory	4,672	4,926	-5.2%	4,966	-5.9%
Number of New Escrows	950	823	15.4%	1,093	-13.1%
Number of Closed Escrows	778	751	3.6%	912	-14.7%
Dollar Value of Closed Escrows	\$320,949,129	\$292,347,771	9.8%	\$374,917,065	-14.4%
Median	\$367,500	\$355,000	3.5%	\$373,000	-1.5%
Mean	\$412,531	\$389,278	6.0%	\$411,093	0.3%
Mode	\$300,000-\$349,999	\$300,000-\$349,999		\$300,000-\$349,000	

Year-to-Date Statistics	02/01/07 to 2/28/2007	02/01/06 to 2/28/2006	Change
Listing Inventory	9,598	10,140	-4.8%
Number of New Escrows	1,773	2,027	-11.9%
Number of Closed Escrows	1,551	1,841	-15.8%
Dollar Value of Closed Escrows	\$618,702,944	\$752,007,465	-17.7%
Median	\$362,000	\$370,000	-2.2%
Mean	\$398,906	\$408,478	-2.3%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	Change	Last Year	Change
New Listings Published	270	354	-23.7%	268	1%
Listing Inventory	407	515	-21.0%	407	0%
Number of New Escrows	74	91	-18.7%	74	0%
Number of Closed Escrows	77	52	48.1%	73	5%
Dollar Value of Closed Escrows	\$18,756,737	\$12,459,582	50.5%	\$18,969,440	-1%
Median	\$219,950	\$218,082	0.9%	\$244,000	-10%
Mean	\$243,594	\$239,607	1.7%	\$259,588	-6%
Mode	\$200,000 - \$249,999	\$200,000 - \$249,999		\$200,000 - \$249,999	

Year-to-Date Statistics	02/01/07 to 2/28/2007	02/01/06 to 2/28/2006	Change
Listing Inventory	922	607	51.9%
Number of New Escrows	165	552	-81%
Number of Closed Escrows	129	157	-38.1%
Dollar Value of Closed Escrows	\$31,911,319	\$35,625,840	-10.4%
Median	\$219,900	\$244,158	-9.9%
Mean	\$243,598	\$258,158	-5.6%

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/	Change of Total	Residential Income	Residential Lots/Land	Other Residential
UNDER \$140,000	3	0.4%	9	11.7%	0	4	0
\$140,000-\$159,999	1	0.1%	6	7.8%	0	3	1
\$160,000-\$179,999	2	0.3%	5	6.5%	0	0	0
\$180,000-\$199,999	4	0.5%	4	5.2%	0	1	1
\$200,000-\$249,999	47	6.0%	27	35.1%	1	1	10
\$250,000-\$299,999	107	13.6%	7	9.1%	3	2	6
\$300,000-\$349,999	172	21.9%	10	13.0%	5	0	1
\$350,000-\$399,999	137	17.4%	4	5.2%	5	0	0
\$400,000-\$449,999	104	13.2%	3	3.9%	5	2	1
\$450,000-\$499,999	68	8.7%	0	0.0%	2	2	1
\$500,000-\$549,999	32	4.1%	1	1.3%	3	0	0
\$550,000 - \$599,999	35	4.5%	0	0.0%	1	0	1
\$600,000-\$649,999	16	2.0%	0	0.0%	0	0	1
\$650,000 - \$699,999	15	1.9%	0	0.0%	0	0	0
\$700,000-\$749,999	8	1.0%	0	0.0%	0	0	0
\$750,000 - \$799,999	13	1.7%	1	1.3%	0	1	0
\$800,000-\$849,999	5	0.6%	0	0.0%	0	0	0
\$850,000 - \$899,999	4	0.5%	0	0.0%	0	0	0
\$900,000-\$949,999	1	0.1%	0	0.0%	0	0	0
\$950,000-\$999,999	1	0.1%	0	0.0%	0	0	0
\$1,000,000 and over	11	1.4%	0	0.0%	0	1	1
TOTAL	786	100%	77	100%	25	17	24

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	33	3.8%	1-30	299	34.6%
Conventional	782	89.2%	31 - 60	189	21.9%
FHA	1	0.1%	61 - 90	139	16.1%
VA	2	0.2%	91 - 120	107	12.4%
Other*	59	6.7%	121 - 180	98	11.4%
	877	100.0%	181+	31	3.6%
				863	100.0%

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