

MLS STATISTICS for October 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	3,239	2,702	19.9%	N/A*	
Total Listing Inventory	10,088	10,043	0.4%	N/A*	
Number of New Escrows	1,221	911	34.0%	N/A*	
Number of Closed Escrows	770	707	8.9%	1,075	-28.4%
Month's Inventory	13.1 Months	14.2 Months	-7.7%	N/A*	
Dollar Value of Closed Escrows	\$257,817,795	\$248,350,363	3.8%	\$431,176,741	-40.2%
Median	\$305,893	\$320,000	-4.4%	\$360,000	-15.0%
Mean	\$334,828	\$351,273	-4.7%	\$400,722	-16.4%
Mode	\$250,000 - \$299,000	\$250,000 - \$299,000		\$300,000-\$349,999	

Year-to-Date Statistics	01/01/07 to 10/31/2007			01/01/06 to 10/31/2006	Change
Number of New Escrows	12,060			N/A*	
Number of Closed Escrows	8,912			11,954	-25.4%
Dollar Value of Closed Escrows	\$3,380,964,354			\$4,910,639,959	-31.2%
Median	\$340,000			\$370,000	-8.1%
Mean	\$379,372			\$410,795	-7.6%

CONDOMINIUM / PUD RESALES

Monthly Statistics	Current Month	Last Month	Change	Last Year	Change
New Listings Published	254	261	-2.7%	N/A*	
Total Listing Inventory	847	839	1.0%	N/A*	
Number of New Escrows	88	78	12.8%	N/A*	
Number of Closed Escrows	43	53	-18.9%	73	-41%
Dollar Value of Closed Escrows	\$10,029,410	\$11,718,513	-14.4%	\$18,404,593	-46%
Median	\$207,000	\$197,000	5.1%	\$227,600	-9%
Mean	\$233,242	\$221,104	5.5%	\$252,118	-7%
Mode	\$200,000 - \$249,999	\$200,000 - \$249,999		\$200,000 - \$249,999	

Year-to-Date Statistics	01/01/07 to 10/31/2007			01/01/06 to 10/31/2006	Change
Number of New Escrows	995			N/A*	
Number of Closed Escrows	749			719	4.2%
Dollar Value of Closed Escrows	\$183,049,849			\$228,725,841	-20.0%
Median	\$220,000			\$235,000	-6.4%
Mean	\$239,594			\$254,706	-5.9%

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	Percent of Total	Residential Income	Residential Lots/Land	Other Residential*
UNDER \$140,000	20	2.6%	8	18.6%	0	3	4
\$140,000-\$159,999	20	2.6%	2	4.7%	2	0	4
\$160,000-\$179,999	14	1.8%	6	14.0%	0	0	1
\$180,000-\$199,999	26	3.4%	1	2.3%	0	0	0
\$200,000-\$249,999	121	15.7%	10	23.3%	2	0	2
\$250,000-\$299,999	162	21.0%	6	14.0%	4	0	2
\$300,000-\$349,999	150	19.5%	5	11.6%	1	2	3
\$350,000-\$399,999	85	11.0%	0	0.0%	4	1	0
\$400,000-\$449,999	59	7.7%	3	7.0%	3	0	1
\$450,000-\$499,999	36	4.7%	1	2.3%	0	0	0
\$500,000-\$549,000	22	2.9%	1	2.3%	1	0	0
\$550,000-\$599,000	13	1.7%	0	0.0%	0	0	2
\$600,000-\$649,999	9	1.2%	0	0.0%	1	0	0
\$650,000 - \$699,999	12	1.6%	0	0.0%	0	0	0
\$700,000-\$749,999	3	0.4%	0	0.0%	0	0	0
\$750,000 - \$799,999	5	0.6%	0	0.0%	0	0	0
\$800,000-\$849,999	3	0.4%	0	0.0%	0	0	0
\$850,000 - \$899,999	1	0.1%	0	0.0%	0	0	0
\$900,000-\$949,999	1	0.1%	0	0.0%	0	0	0
\$950,000-\$999,999	4	0.5%	0	0.0%	0	0	0
\$1,000,000 and over	4	0.5%	0	0.0%	0	1	0
Total	770	100%	43	100%	18	7	19

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	52	6.4%	1-30	268	33.0%
Conventional	670	82.4%	31 - 60	183	22.5%
FHA	13	1.6%	61 - 90	142	17.5%
VA	6	0.7%	91 - 120	109	13.4%
Other †	72	8.9%	121 - 180	68	8.4%
	813	100.0%	181+	43	5.3%
				813	100.0%

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

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

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