

MLS STATISTICS for December 2009

Data for Sacramento County and the City of West Sacramento

SINGLE FAMILY HOME RESALES

Monthly Statistics	Current Month	% of Total	Last Month	Change	% of Total	Last Year	Change
New Listings Published	1,741		1,521	14.5%		1,819	-4.3%
Total Listing Inventory	5,425		5,096	6.5%		6,462	-16.0%
Number of New Escrows	1,228		1,247	-1.5%		1,764	-30.4%
Number of REO Sales	671	40.7%	579	15.9%	40.2%	1,402	-52.1%
Number of Short Sales	403	24.5%	309	30.4%	21.5%	n/a	n/a
Conventional Sales	574	34.8%	551	4.2%	38.3%	n/a	n/a
Total Number of Closed Escrows	1,648	100.0%	1,439	14.5%	100.0%	1,932	-14.7%
Months Inventory	3.3 Months		3.5 Months	-5.7%		3.3 Months	0.0%
Dollar Value of Closed Escrows	\$351,202,489		\$303,477,291	15.7%		\$388,393,265	-9.6%
Median	\$187,500		\$187,000	0.3%		\$180,000	4.2%
Mean	\$214,017		\$211,482	1.2%		\$201,032	6.5%
Mode	\$200,000 - \$249,999		\$200,000 - \$249,999			\$200,000 - \$249,999	

Year-to-Date Statistics	01/01/09 to 12/31/09	01/01/09 to 12/31/09	01/01/08 to 12/31/2008	Change
	SAR monthly data, compiled	MetroList YTD data		
Number of Closed Escrows	19,991	20,910	20,587	1.6%
Dollar Value of Closed Escrows	\$4,018,154,980	\$4,194,669,136	\$4,840,449,186	-13.3%
Median	\$180,000	\$180,000	\$215,000	-16.3%
Mean	\$200,998	\$200,606	\$235,122	-14.7%

CONDOMINIUM RESALES

Monthly Statistics	Current Month	% of Total	Last Month	Change	% of Total	Last Year	Change
New Listings Published	143		128	11.7%		142	0.7%
Total Listing Inventory	513		495	3.6%		531	-3.4%
Number of New Escrows	78		100	-22.0%		102	-23.5%
Number of REO Sales	52	45.6%	58	-10.3%	49.6%	81	-35.8%
Number of Short Sales	32	28.1%	31	3.2%	26.5%	n/a	n/a
Conventional Sales	30	26.3%	28	7.1%	23.9%	n/a	n/a
Total Closed Escrows	114	100.0%	117	-2.6%	100.0%	124	-8.1%
Dollar Value of Closed Escrows	\$13,917,988		\$13,529,072	2.9%		\$15,572,484	-10.6%
Median	\$100,001		\$100,000	0.0%		\$93,000	7.5%
Mean	\$125,387		\$116,630	7.5%		\$125,585	-0.2%
Mode	\$120,000 - \$139,999		\$120,000 - \$139,999			\$40,000 - \$49,999	

Year-to-Date Statistics	01/01/09 to 12/31/09	01/01/09 to 12/31/09	01/01/08 to 12/31/2008	Change
	SAR monthly data, compiled	MetroList YTD Data		
Number of Closed Escrows	1,238	1,439	1,335	7.8%
Dollar Value of Closed Escrows	\$161,170,689	\$172,580,305	\$203,198,790	-15.1%
Median	\$99,444	\$98,000	\$130,000	-24.6%
Mean	\$130,186	\$119,931	\$152,209	-21.2%

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

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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*
\$29,999 and under	1	0.1%	1	0.9%	0	0	1
\$30,000 - \$39,999	4	0.2%	5	4.4%	0	1	0
\$40,000 - \$49,999	18	1.1%	12	10.5%	1	1	3
\$50,000 - \$59,999	26	1.6%	7	6.1%	0	0	2
\$60,000 - \$69,999	34	2.1%	6	5.3%	2	0	2
\$70,000 - \$79,999	42	2.5%	8	7.0%	3	0	4
\$80,000 - \$89,999	40	2.4%	9	7.9%	1	2	2
\$90,000 - \$99,999	42	2.5%	8	7.0%	1	2	4
\$100,000 - \$119,999	115	7.0%	9	7.9%	2	1	2
\$120,000 - \$139,999	147	8.9%	14	12.3%	4	1	5
\$140,000 - \$159,999	140	8.5%	9	7.9%	3	0	2
\$160,000 - \$179,999	161	9.8%	4	3.5%	4	0	5
\$180,000 - \$199,999	117	7.1%	6	5.3%	3	1	0
\$200,000 - \$249,999	291	17.7%	8	7.0%	11	0	2
\$250,000 - \$299,999	182	11.0%	2	1.8%	2	0	1
\$300,000 - \$349,999	101	6.1%	4	3.5%	3	1	2
\$350,000 - \$399,999	76	4.6%	0	0.0%	3	0	0
\$400,000 - \$449,999	33	2.0%	1	0.9%	2	0	0
\$450,000 - \$499,999	29	1.8%	0	0.0%	1	0	0
\$500,000 - \$549,000	19	1.2%	0	0.0%	1	0	0
\$550,000 - \$599,000	6	0.4%	1	0.9%	1	0	0
\$600,000 - \$999,999	22	1.3%	0	0.0%	1	0	0
\$1,000,000 and over	2	0.1%	0	0.0%	0	0	0
Total	1,648	100%	114	100%	49	10	37

Type of Financing Financing Method	Current Month		Previous Month		LENGTH OF TIME ON MARKET		
	# of Units	% of Total	# of Units	% of Total	(SFR, condo, PUD only) Days on Market (DOM)	# of Units	% of Total
Cash	434	24.6%	410	26.4%	0 - 30	1,057	60.0%
Conventional	684	38.8%	559	35.9%	31 - 60	243	13.8%
FHA	485	27.5%	488	31.4%	61 - 90	127	7.2%
VA	51	2.9%	44	2.8%	91 - 120	96	5.4%
Other †	108	6.1%	54	3.5%	121 - 180	121	6.9%
Total	1,762	100.0%	1,555	100.0%	181+	118	6.7%
					Total	1,762	100.0%

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

† includes: cal vet, contract of sale, creative, farm home loan, owner financing.

Median DOM: 21
Average DOM: 53
Average DOM 1 - 180 Days: 37
Average DOM 181+ Days: 268

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