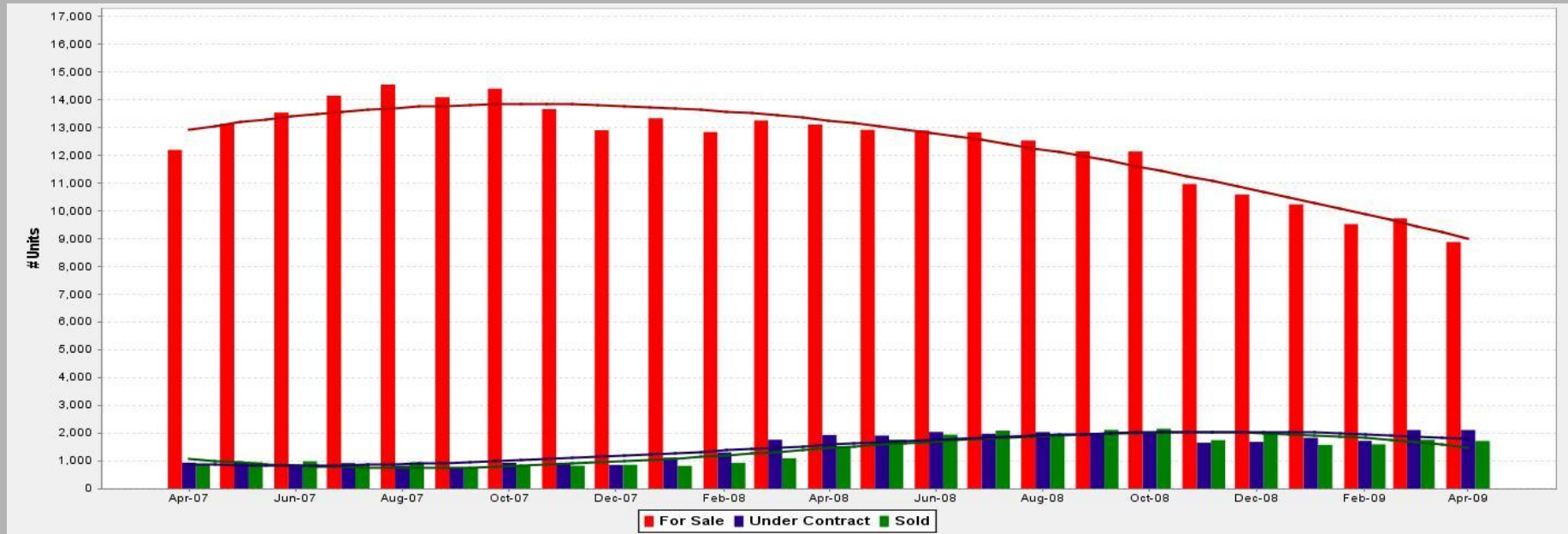


Market Dynamics

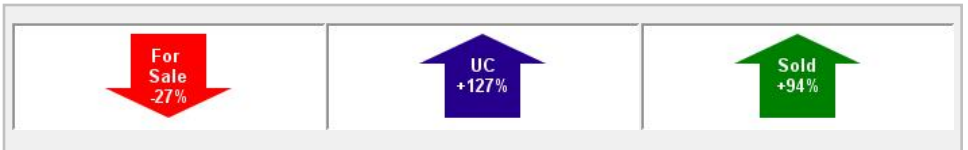
Supply & Demand - # Units (FS, UC, Sold)

2 Years (Monthly) 04/01/07 - 04/30/09



KEY INFORMATION

	Apr-07	Apr-09	# Units Change	Percent Change
For Sale	12,202	8,880	-3,322	-27.2
Under Contract	925	2,103	1,178	127.4
Sold	882	1,711	829	94.0



MLS: METROLIST	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Sac County 1	Residential: (1 House on Lot)					Sq Ft: All

Market Dynamics
Supply & Demand - # Units (FS, UC, Sold)
2 Years (Monthly) 04/01/07 - 04/30/09

Keller Williams Realty

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Apr-09	8,880	96	2,103	57	1,711	62	889	146	2,255
Mar-09	9,733	97	2,103	64	1,752	63	1,005	148	2,745
Feb-09	9,528	100	1,714	62	1,589	57	826	140	2,298
Jan-09	10,235	103	1,824	61	1,568	60	1,181	158	2,553
Dec-08	10,591	105	1,681	61	2,007	51	1,228	150	2,318
Nov-08	10,970	101	1,648	53	1,739	52	1,049	154	2,174
Oct-08	12,141	95	2,032	51	2,149	53	1,313	146	3,187
Sep-08	12,147	95	1,931	53	2,110	51	1,262	142	3,014
Aug-08	12,535	94	2,027	51	1,954	55	1,376	138	3,048
Jul-08	12,833	93	1,968	55	2,083	54	1,377	142	3,221
Jun-08	12,904	92	2,035	55	1,939	53	1,257	139	3,270
May-08	12,924	92	1,906	54	1,759	57	1,384	132	3,119
Apr-08	13,115	90	1,925	56	1,514	61	1,385	134	3,215
Mar-08	13,259	91	1,756	59	1,089	63	1,603	134	3,295
Feb-08	12,844	93	1,297	61	918	71	1,583	136	2,890
Jan-08	13,341	97	1,109	71	812	79	2,278	134	3,108
Dec-07	12,910	100	848	74	854	73	1,829	130	2,123
Nov-07	13,668	93	899	72	818	67	1,982	121	2,501
Oct-07	14,407	88	921	64	813	71	2,319	119	3,189
Sep-07	14,101	87	723	71	727	63	2,160	115	2,683
Aug-07	14,552	83	819	65	937	66	2,315	113	3,415
Jul-07	14,152	81	911	66	885	62	2,104	110	3,354
Jun-07	13,547	78	862	63	976	55	1,887	102	3,262
May-07	13,151	75	948	57	943	55	1,918	102	3,458
Apr-07	12,202	73	925	54	882	58	1,584	104	3,338