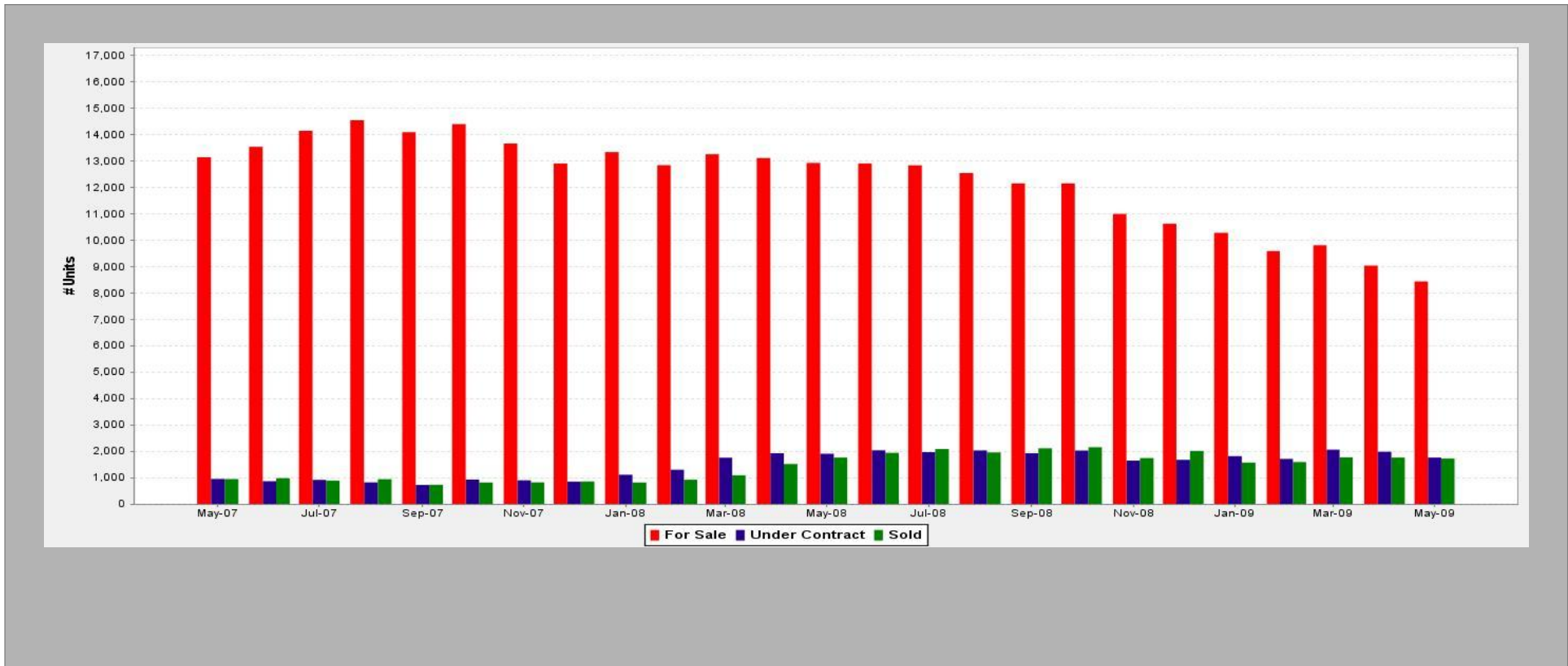


Market Dynamics

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

2 Years (Monthly) 05/01/07 - 05/31/09



KEY INFORMATION

	May-07	May-09	# Units Change	Percent Change
For Sale	13,151	8,439	-4,712	-35.8
Under Contract	948	1,760	812	85.7
Sold	943	1,717	774	82.1

For Sale
-36%

UC
+86%

Sold
+82%

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) Sacramento					Sq Ft: All

Market Dynamics

Supply & Demand - # Units (FS, UC, Sold) 2 Years (Monthly) 05/01/07 - 05/31/09

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
May-09	8,439	97	1,760	55	1,717	60	843	148	2,233
Apr-09	9,038	97	1,980	59	1,757	62	852	149	2,274
Mar-09	9,813	98	2,061	64	1,770	63	988	148	2,748
Feb-09	9,589	101	1,711	61	1,590	57	813	140	2,300
Jan-09	10,281	104	1,815	61	1,569	60	1,177	159	2,554
Dec-08	10,626	105	1,675	60	2,007	51	1,224	151	2,319
Nov-08	10,997	102	1,646	53	1,739	52	1,044	154	2,174
Oct-08	12,158	95	2,024	51	2,149	53	1,311	146	3,186
Sep-08	12,159	96	1,925	53	2,110	51	1,262	142	3,014
Aug-08	12,549	94	2,028	51	1,954	55	1,376	138	3,048
Jul-08	12,844	93	1,966	55	2,083	54	1,377	142	3,221
Jun-08	12,912	92	2,033	55	1,939	53	1,256	139	3,270
May-08	12,932	92	1,906	54	1,759	57	1,384	132	3,121
Apr-08	13,120	90	1,924	56	1,514	61	1,385	134	3,215
Mar-08	13,262	91	1,754	59	1,089	63	1,603	134	3,295
Feb-08	12,846	93	1,296	61	918	71	1,583	136	2,890
Jan-08	13,343	97	1,109	71	812	79	2,278	134	3,108
Dec-07	12,911	100	847	74	854	73	1,829	130	2,123
Nov-07	13,669	93	899	72	818	67	1,982	121	2,501
Oct-07	14,408	88	921	64	813	71	2,319	119	3,189
Sep-07	14,101	87	722	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