

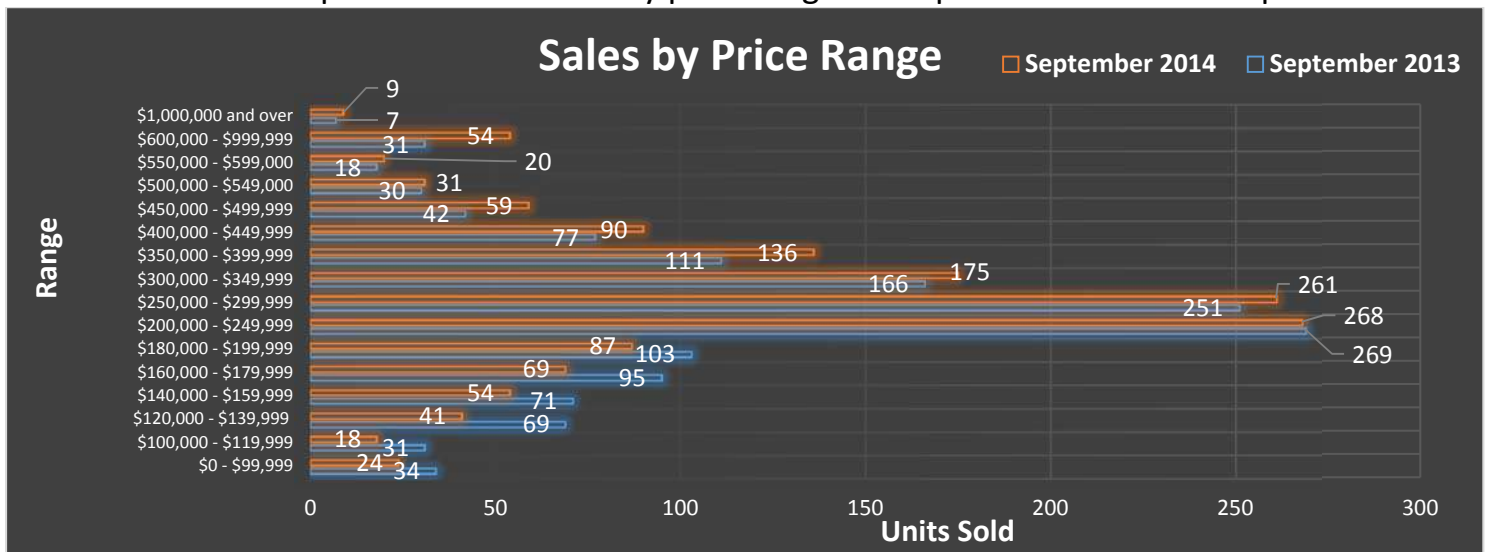
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(RESIDENTIAL RESALE STATISTICS September 2014)

Less homes sold than in 2013, higher YTD dollar amount

Sales volume decreased for the second month, closing with 1,396 single family home sales. This is down 2.2% from the 1,428 homes sold last month and down 9.8% from the 1,548 sales in July. Compared with last year, the current figure is down .6% (1,405 sales). Making up this month's total are 1,241 Equity Sales (89%), 71 Short Sales (5.1%) and 84 REO sales (6%). For the month, REO sales increased 13.2%, short sales decreased 20% and conventional sales increased .6%.

In a comparison of YTD (Year-to-Date) sales within the same time frame last year, there are currently 1,185 less sales (12,013 vs. 13,198). Despite this discrepancy, current YTD sales account for \$3,548,005,402. This is \$89,487,906 more than the total dollar amount for the same time frame last year (\$3,458,517,496). This increase in dollar volume stems from the rising sales price of homes. See a comparison of the sales by price range for September 2013 and September 2014:



The month-to-month median sales price increased 1.9% from \$270,000 to \$275,000. The current level is 7.8% above the \$255,000 median sales price of September 2013. The current figure is up nearly 72% from the January 2012 low of \$160,000. When compared to the all-time high (\$392,750/Aug. '08), the current figure is down 30%.

Active Listing Inventory in Sacramento County increased .9% for the month to 3,529 listings, up from the 3,497 listings of August. Year-to-year, the current number is up (51%) from the 2,338 units of September 2013. The months of inventory increased 4.2% from 2.4 to 2.5 months. The months of inventory reflects the length of time (in months) that it would take to deplete the current inventory at the current sales rate.

A complete summary of the Sacramento County housing statistics, including condominium sales, a full zip code report and sales by type of financing, is available on SAR's [statistics page](#).