

## June 2019 Statistics – Sacramento Housing Market – Single Family Homes

### June sales price inches towards August 2005 high

The median sales price increased 1.5% from \$384,250 to \$390,000. The current figure is up 4% from June 2018 (\$375,000). The Sacramento Association of REALTORS® recorded the highest median sales price in August 2005 at \$392,750. The current figure is .7% below the record.

June closed with 1,527 total sales, a 6.3% increase from the 1,630 sales of May. Compared to the same month last year (1,767), the current figure is down 13.6%. Of the 1,527 sales this month, 162 (10.6%) used cash financing, 975 (63.9%) used conventional, 265 (17.4%) used FHA, 87 (5.7%) used VA and 38 (2.5%) used Other† types of financing.

Market Snapshot - June 2019					
	Jun-19	May-19	Change	Jun-18	Change (from '18)
<b>Sales</b>	1,527	1,630	-6.3%	1,767	-13.6%
<b>Median Sales Price</b>	\$390,000	\$384,250	1.5%	\$375,000	4.0%
<b>Active Inventory</b>	2,362	2,314	2.1%	2,660	-11.2%
<b>Median DOM</b>	10	10	0.0%	10	0.0%
<b>Avg. Price/SqFt</b>	\$252	\$249	1.2%	\$240	5.0%

The Active Listing Inventory increased 2.1% from 2,314 to 2,362 units. The Months of Inventory, increased from 1.4 to 1.5 Months. This figure represents the amount of time (in months) it would take for the current rate of sales to

deplete the total active listing inventory. The chart to the right reflects the Months of Inventory in each price range.

The Median DOM (days on market) remained at 10 from May to June. The Average DOM decreased from 25 to 22. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,527 sales this month, 79.8% (1,219) were on the market for 30 days or less and 92% (1,405) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold increased from \$249.4 to \$252.2 from May to June.

See all statistical reports compiled by the Sacramento Association of REALTORS® [here](#).

Let's Talk About Inventory			
Price Range	For Sale	Sold	Months of Inventory
\$0 - \$159,999	7	4	1.8
\$160,000 - \$179,999	4	5	0.8
\$180,000 - \$199,999	12	11	1.1
\$200,000 - \$249,999	86	69	1.2
\$250,000 - \$299,999	193	177	1.1
\$300,000 - \$349,999	276	280	1.0
\$350,000 - \$399,999	331	260	1.3
\$400,000 - \$449,999	264	203	1.3
\$450,000 - \$499,999	261	158	1.7
\$500,000 - \$549,999	180	115	1.6
\$550,000 - \$599,999	160	82	2.0
\$600,000 - \$649,999	102	44	2.3
\$650,000 - \$699,999	93	47	2.0
\$700,000 - \$749,999	60	21	2.9
\$750,000 - \$799,999	64	15	4.3
\$800,000 - \$999,999	115	23	5.0
\$1,000,000 and over	154	13	11.8
<b>Total:</b>	<b>2,362</b>	<b>1,527</b>	<b>Total: 1.5</b>