

July 2019 Statistics – Sacramento Housing Market – Single Family Homes

July sales increase, price unchanged month-to-month

July wrapped up with 1,693 total sales, a 10.9% increase from the 1,527 sales of June. Compared to the same month last year (1,598), the current figure is up 5.9%. Of the 1,693 sales this month, 201 (11.9%) used cash

financing, 1,065 (62.9%) used conventional, 304 (18%) used FHA, 90 (5.3%) used VA and 33 (1.9%) used Other† types of financing.

The median sales price remained unchanged at \$390,000. This figure is up 5.4% from July 2018 (\$370,000). 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.

The Active Listing Inventory increased 2.7% from 2,362 to 2,425 units. The Months of Inventory decreased from 1.5 to 1.4 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) increased from 10 to 11. The Average DOM increased from 22 to 23. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,693 sales this month, 77.6% (1,313) were on the market for 30 days or less and 91.5% (1,548) were on the market for 60 days or less.

Market Snapshot - July 2019					
	Jul-19	Jun-19	Change	Jul-18	Change (from '18)
Sales	1,693	1,527	10.9%	1,598	5.9%
Median Sales Price	\$390,000	\$390,000	0.0%	\$370,000	5.4%
Active Inventory	2,425	2,362	2.7%	2,875	-15.7%
Median DOM	11	10	10.0%	12	-8.3%
Avg. Price/SqFt	\$250	\$252	-0.8%	\$244	2.5%

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	6	9	0.7
\$160,000 - \$179,999	3	5	0.6
\$180,000 - \$199,999	9	7	1.3
\$200,000 - \$249,999	77	69	1.1
\$250,000 - \$299,999	203	179	1.1
\$300,000 - \$349,999	293	304	1.0
\$350,000 - \$399,999	352	321	1.1
\$400,000 - \$449,999	265	212	1.3
\$450,000 - \$499,999	282	176	1.6
\$500,000 - \$549,000	183	118	1.6
\$550,000 - \$599,000	167	86	1.9
\$600,000 - \$649,999	97	64	1.5
\$650,000 - \$699,999	113	37	3.1
\$700,000 - \$749,999	49	15	3.3
\$750,000 - \$799,999	56	24	2.3
\$800,000 - \$999,000	124	35	3.5
\$1,000,000 and over	146	32	4.6
Total:	2,425	1,693	Total: 1.4