

November 2019 Statistics – Sacramento Housing Market – Single Family Homes

Sales, inventory drop for November

November closed with a 19.4% decrease in sales volume, dropping from 1,540 in October to 1,242 units this month. Compared to one year ago (1,304), the current figure is down 4.8%. Of the 1,242 sales this month, 136 (11%) used cash financing, 757 (61%) used conventional, 238 (19.2%) used FHA, 83 (6.7%) used VA and 28 (2.3%) used Other† types of financing.

Market Snapshot - November 2019					
	Nov-19	Oct-19	Change	Nov-18	Change (from '18)
Sales	1,242	1,540	-19.4%	1,304	-4.8%
Median Sales Price	\$386,750	\$385,000	0.5%	\$368,000	5.1%
Active Inventory	1,803	2,301	-21.6%	2,714	-33.6%
Median DOM	15	14	7.1%	24	-37.5%
Avg. Price/SqFt	\$251	\$250	0.5%	\$238	5.6%

The median sales price increased .5% for the month from \$385,000 to \$386,750. This figure is up 5.1% from Nov. 2018 (\$368,000). The Sacramento Association of REALTORS® recorded the highest median sales price in

August 2005 at \$392,750. The current figure is 1.5% below the record.

Let's Talk About Inventory			
Price Range	For Sale	Sold	Months of Inventory
\$0 - \$159,999	5	2	2.5
\$160,000 - \$179,999	5	1	5.0
\$180,000 - \$199,999	11	11	1.0
\$200,000 - \$249,999	63	61	1.0
\$250,000 - \$299,999	146	128	1.1
\$300,000 - \$349,999	229	231	1.0
\$350,000 - \$399,999	267	245	1.1
\$400,000 - \$449,999	195	163	1.2
\$450,000 - \$499,999	202	125	1.6
\$500,000 - \$549,000	121	82	1.5
\$550,000 - \$599,000	114	72	1.6
\$600,000 - \$649,999	71	32	2.2
\$650,000 - \$699,999	73	19	3.8
\$700,000 - \$749,999	36	13	2.8
\$750,000 - \$799,999	47	12	3.9
\$800,000 - \$999,000	99	26	3.8
\$1,000,000 and over	119	19	6.3
Total:	1,803	1,242	Total: 1.5

The Active Listing Inventory decreased from 2,301 to 1,803 units. The Months of Inventory remained at 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 left reflects the Months of Inventory in each price range.

The Median DOM (days on market) increased from 14 to 15 and the Average DOM increased from 28 to 29. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,242 sales this month, 68.2% (847) were on the market for 30 days or less and 86.1% (1,069) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold increased from \$249.6 to \$251.3 from October to November.

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