

MLS STATISTICS for August 2020

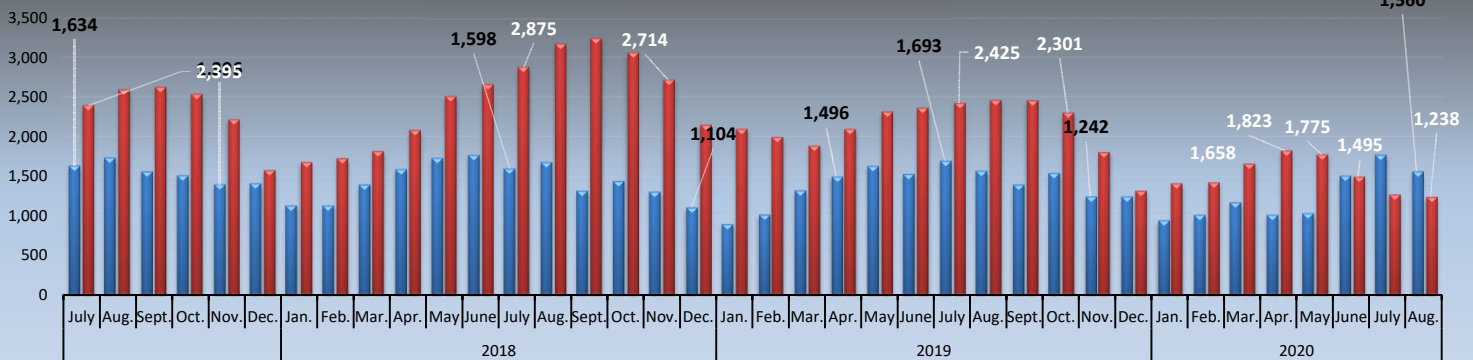
Data for Sacramento County and the City of West Sacramento



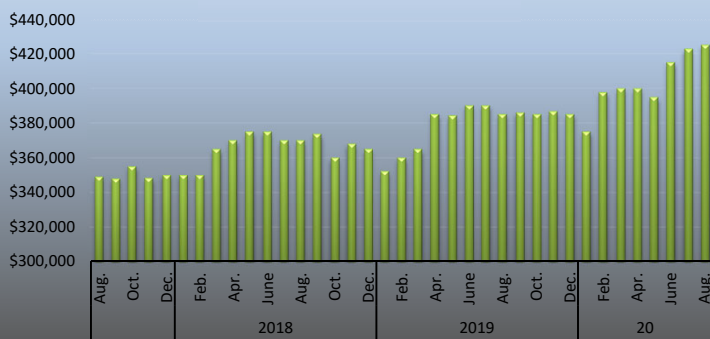
SINGLE FAMILY HOME RESALES

Monthly Statistics	Current Month	% of Total Sales	Last Month	Change	% of Total Sales	Last Year	% of Total Sales	Change
Listings Published this Month	1,886		1,873	0.7%		2,122		-11.1%
Active Listing Inventory †	1,238		1,266	-2.2%		2,460		-49.7%
Pending Sales This Month*	2,343		2,325	0.8%		1,984		18.1%
Number of REO Sales	12	0.8%	12	0%	0.7%	17	1.1%	-29.4%
Number of Short Sales	2	0.1%	5	-60%	0.3%	3	0.2%	-33.3%
Equity Sales	1,546	99.1%	1,755	-11.9%	99.0%	1,547	98.7%	-0.1%
Other (non-REO/-Short Sale/-Equ)	0	0.0%	0	0%	0.0%	0	0.0%	N/A
Total Number of Closed Escrows	1,560	100%	1,772	-12.0%	100%	1,567	100.0%	-0.4%
Months Inventory	0.8 Months		0.7 Months	14.3%		1.6 Months		-50.0%
Dollar Value of Closed Escrows	\$742,360,144		\$830,340,176	-10.6%		\$659,110,038		12.6%
Median	\$425,000		\$422,745	0.5%		\$385,000		10.4%
Mean	\$475,872		\$468,589	1.6%		\$420,619		13.1%
Year-to-Date Statistics	1/01/20 to 8/31/20		1/01/20 to 8/31/20			1/1/2019		
	SAR monthly data, compiled		MetroList YTD data			8/31/2019		Change
Number of Closed Escrows	10,011		10,223			11,142		-10.2%
Dollar Value of Closed Escrows	\$4,470,575,895		\$4,557,532,991			\$4,587,944,169		-2.6%
Median	\$405,000		\$405,000			\$378,000		7.1%
Mean	\$446,566		\$445,812			\$411,770		8.5%

Sales Volume vs Inventory Volume



Median Sales Price



Sacramento County Statistics
brought to you by:

Your Real Estate Office

Would you like to see your contact info here?
Contact tony@sacrealtor.org for details.

SAR Members Only

† includes: Active, Contingent - Show, Contingent - No Show listings

* The method for retrieving Pending Sales from MetroList® was updated for April 2019. Pending sales are now counted at a single point in time at the beginning of the month rather than by entering the date range of the month in question. This new method will now include any listings that have the status of "pending" in MetroList®.

Based on Multiple Listing Service data from MetroList® | 2020 SAR

MLS STATISTICS for August 2020

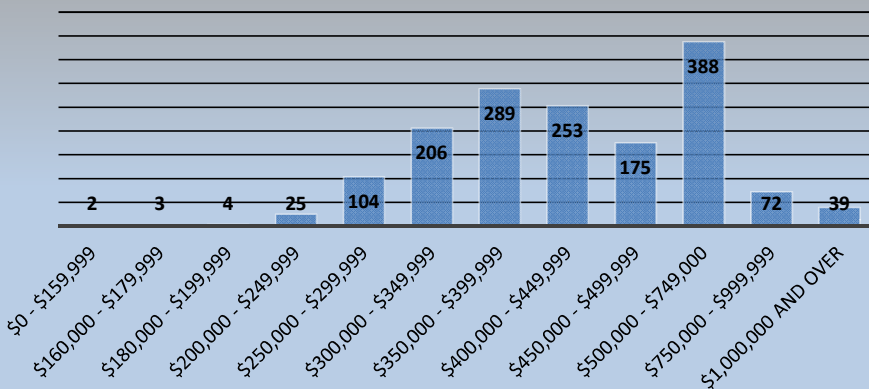
Data for Sacramento County and the City of West Sacramento

BREAKDOWN OF SALES BY PRICE

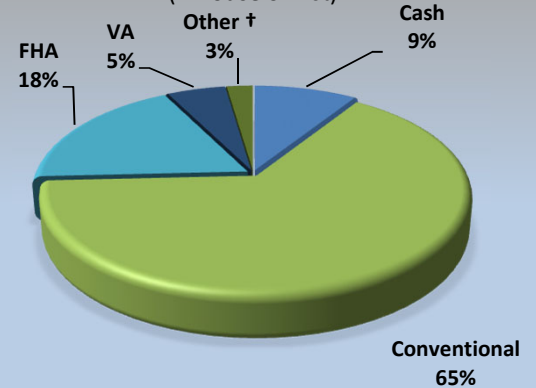
Type of Financing/Days on Market

1 House on Lot

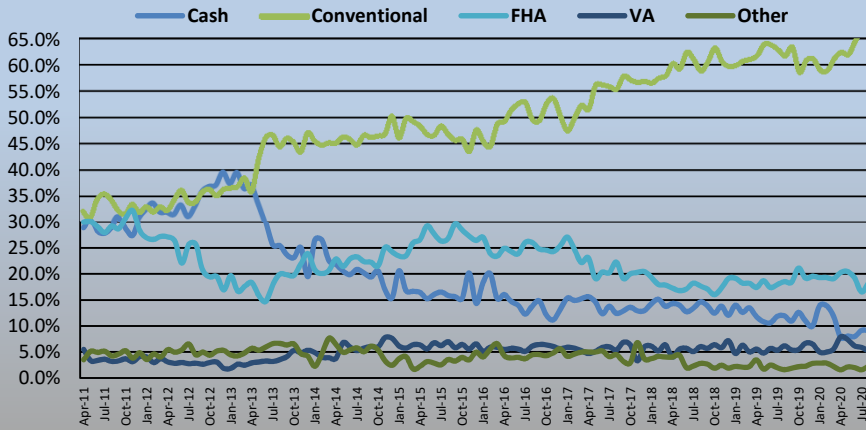
Total: 1,560



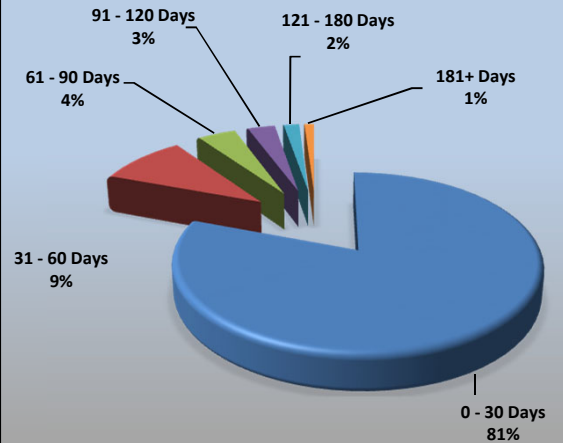
TYPE OF FINANCING (1 House on Lot)



Types of Financing Historical (% of Sales)



DAYS ON MARKET (1 House on Lot)



Type of Financing (Single Family Home only) Financing Method	Current Month		Previous Month		LENGTH OF TIME ON MARKET				
	# of Units	% of Total	# of Units	% of Total	(Single Family Only) Days on Market	# of Units	% of Total		
							Current Month	Last 4 Months	Last 12 Months
Cash	142	9.1%	162	9.1%	0 - 30	1,259	80.7%	78.0%	74.2%
Conventional	1,016	65.1%	1,185	66.9%	31 - 60	149	9.6%	12.5%	14.1%
FHA	285	18.3%	293	16.5%	61 - 90	64	4.1%	5.0%	6.0%
VA	81	5.2%	104	5.9%	91 - 120	46	2.9%	2.5%	3.1%
Other †	36	2.3%	28	1.6%	121 - 180	26	1.7%	1.3%	1.9%
Total	1,560	100.0%	1,772	100.0%	181+	16	1.0%	0.7%	0.8%
					Total	1,560	100.0%	100.0%	100.0%

† includes: cal vet, contract of sale, creative, farm home loan, owner financing.

Median DOM:	7	9
Average DOM:	21	25
Average Price/Square Foot:	\$273.8	\$258.0

This representation is based in whole or in part on data supplied by MetroList. MetroList does not guarantee, nor is it in any way responsible for, its accuracy. Data maintained by MetroList does not reflect all real estate activity in the market. All information provided is deemed reliable, but it is not guaranteed and should be independently verified. For the most current statistical information, visit <https://www.sacrealtor.org/consumers/housing-statistics>.

Based on Multiple Listing Service data from MetroList® | 2020 SAR

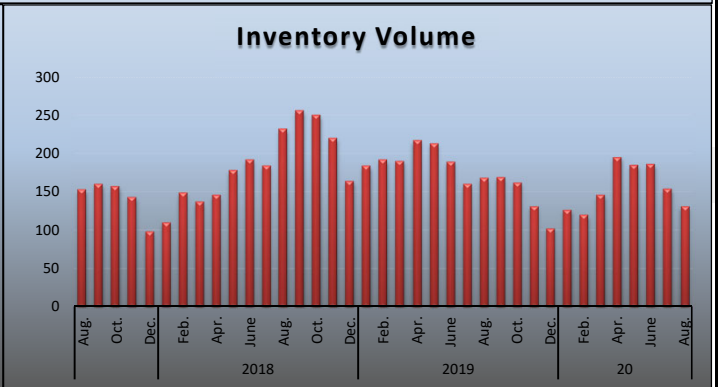
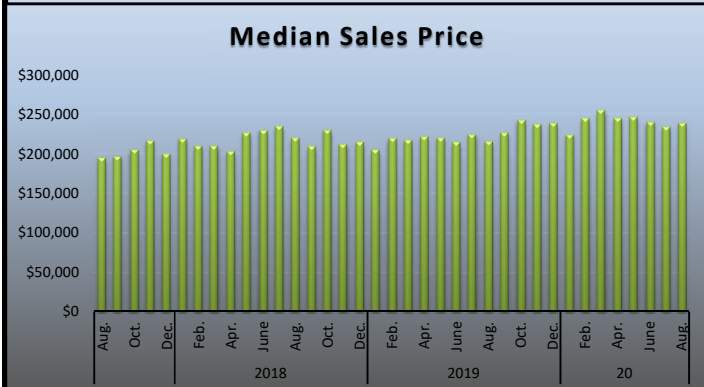
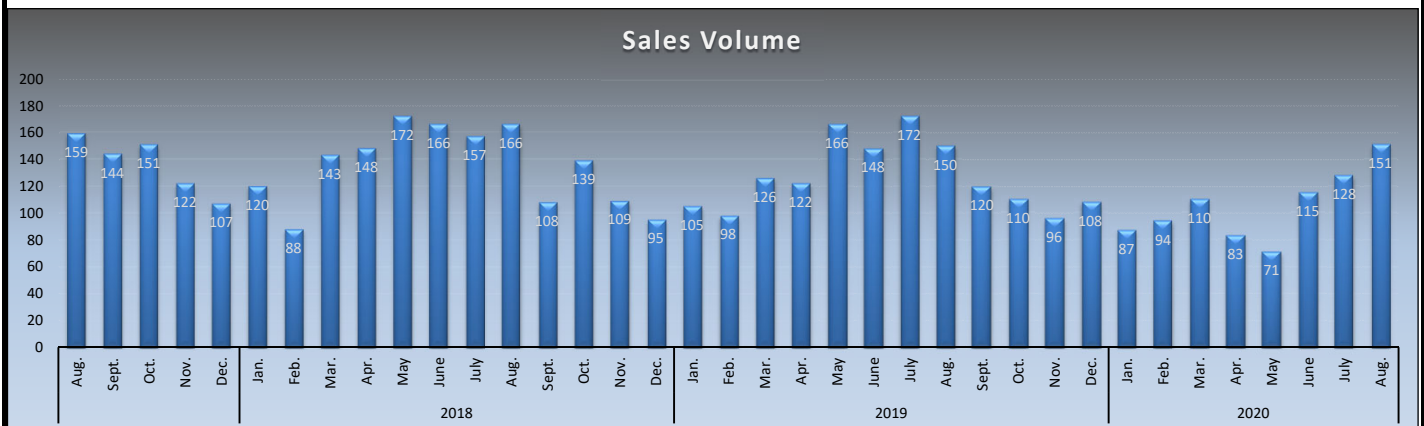
Compiled monthly by Tony Vicari, Director of Communications | Sacramento Association of REALTORS® | www.sacrealtor.org | 916.437.1205

MLS STATISTICS for August 2020
Data for Sacramento County and the City of West Sacramento



CONDOMINIUM REALES

Monthly Statistics	Current Month	% of Total Sales	Last Month	Change	% of Total Sales	Last Year	% of Total Sales	Change
Listings Published this Month	162		175	-7.4%		179		-9.5%
Active Listing Inventory †	131		154	-14.9%		168		-22.0%
Pending Sales This Month*	193		210	-8.1%		169		14.2%
Number of REO Sales	2	1.3%	0	100.0%	0.0%	2	1.3%	N/A
Number of Short Sales	0	0.0%	0	100.0%	0.0%	0	0.0%	N/A
Equity Sales	149	99%	128	16.4%	100.0%	148	98.7%	0.7%
Total Number of Closed Escrows	151	100%	128	18.0%	100%	150	100.0%	0.7%
Months Inventory	0.9 Months		1.2 Months	-25.0%		1.1 Months		-18.2%
Dollar Value of Closed Escrows	\$37,605,641		\$33,734,614	11.5%		\$35,623,453		5.6%
Median	\$239,000		\$234,000	2.1%		\$215,750		10.8%
Mean	\$249,044		\$263,552	-5.5%		\$237,490		4.9%
Year-to-Date Statistics	1/1/20 to 8/31/20		1/1/20 to 8/31/20			1/1/2019		Change
	SAR monthly data, compiled		MetroList YTD data			8/31/2019		
Number of Closed Escrows	842		852			1,088		-22.6%
Dollar Value of Closed Escrows	\$217,600,017		\$220,797,907			\$261,710,795		-16.9%
Median	\$240,550		\$240,000			\$220,000		9.3%
Mean	\$258,432		\$259,152			\$240,543		7.4%



† includes: Active, Contingent - Show, Contingent - No Show
 * The method for retrieving Pending Sales from MetroList® was updated for April 2019. Pending sales are now counted at a single point in time at the beginning of the month rather than by entering the date range of the month in question. This new method will now include any listings that have the status of "pending" in MetroList®.
 This representation is based in whole or in part on data supplied by MetroList. MetroList does not guarantee, nor is it in any way responsible for, its accuracy. Data maintained by MetroList does not reflect all real estate activity in the market. All information provided is deemed reliable, but it is not guaranteed and should be independently verified. For the most current statistical information, visit <https://www.sacrealtor.org/consumers/housing-statistics>

MLS STATISTICS for August 2020

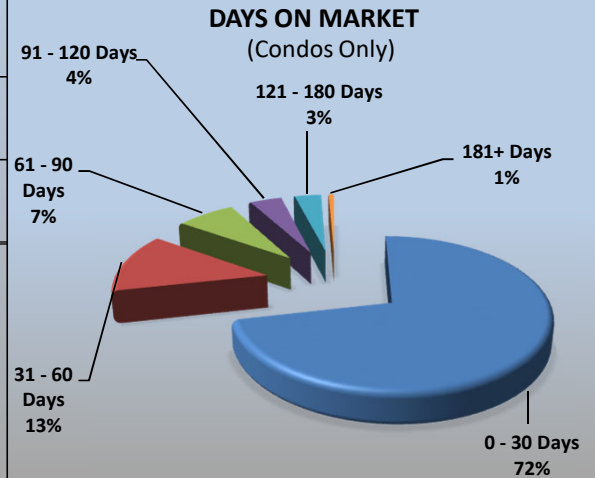
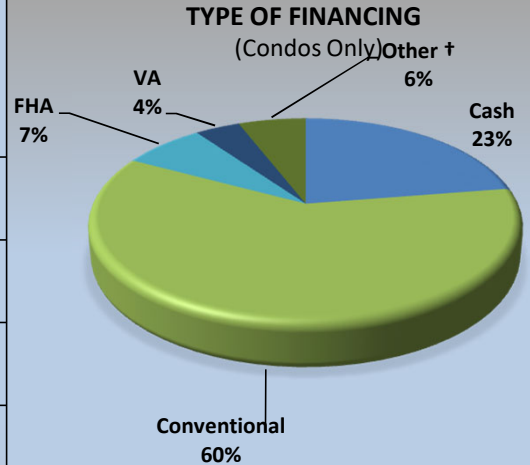
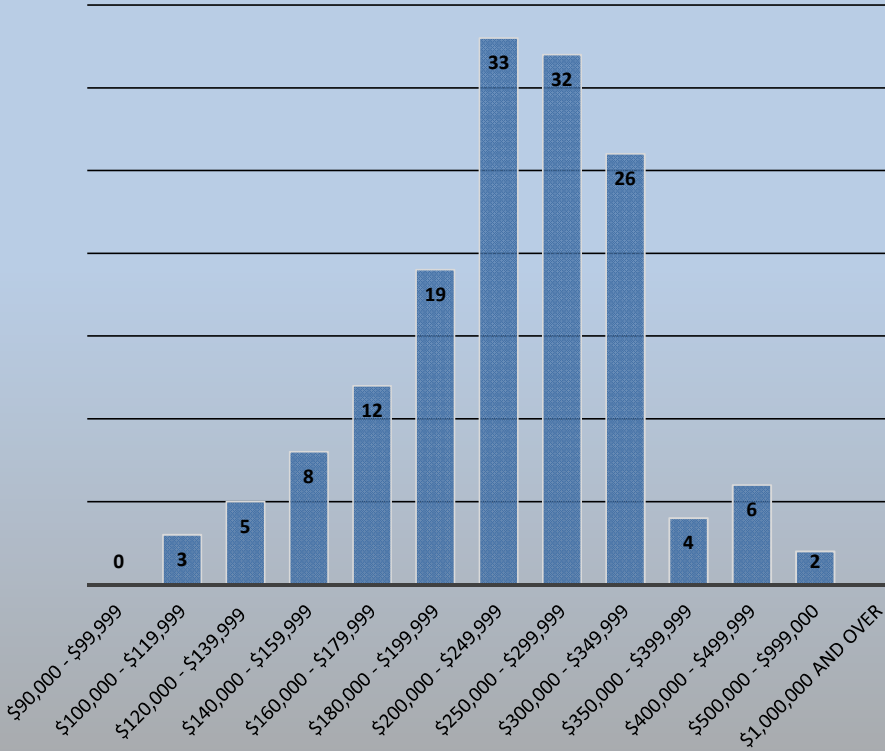
Data for Sacramento County and the City of West Sacramento

BREAKDOWN OF SALES BY PRICE

Type of Financing/Days on Market

Condos

Total: 151



Type of Financing	Current Month		Previous Month		LENGTH OF TIME ON MARKET				
	# of Units	% of Total	# of Units	% of Total	(SFR & Condo) Days on Market	# of Units	% of Total		
(Condo Only) Financing Method							Current Month	Last 4 Months	Last 12 Months
Cash	34	22.5%	37	28.9%	0 - 30	108	71.5%	72.3%	71.7%
Conventional	91	60.3%	68	53.1%	31 - 60	20	13.2%	15.5%	15.7%
FHA	11	7.3%	15	11.7%	61 - 90	11	7.3%	7.1%	6.6%
VA	6	4.0%	6	4.7%	91 - 120	6	4.0%	2.8%	2.8%
Other †	9	6.0%	2	1.6%	121 - 180	5	3.3%	2.2%	2.4%
Total	151	100.0%	128	100.0%	181+	1	0.7%	0.2%	0.8%
					Total	151	100.0%	100.0%	100.0%

† includes: cal vet, contract of sale, creative, farm home loan, owner financir

Current Last Month
Average DOM: 28 29

This representation is based in whole or in part on data supplied by MetroList. MetroList does not guarantee, nor is it in any way responsible for, its accuracy. Data maintained by MetroList does not reflect all real estate activity in the market. All information provided is deemed reliable, but it is not guaranteed and should be independently verified. For the most current statistical information, visit <https://www.sacrealtor.org/consumers/housing-statistics>.

Based on Multiple Listing Service data from MetroList© 2020 SAR

Compiled monthly by Tony Vicari, Director of Communications | Sacramento Association of REALTORS® | www.sacrealtor.org | 916.437.1205