

October 2020 Statistics – Sacramento Housing Market – Single Family Homes

October see stable sales volume, price climb continues

October ended 1,676 sales, down 1.1% from the 1,695 sales in September. Compared to one year ago (1,540), the current figure is up 8.8%. Of the 1,676 sales this month, 160 (9.5%) used cash financing, 1,144 (68.3%) used conventional, 265 (15.8%) used FHA, 77 (4.6%) used VA and 30 (1.8%) used Other† types of financing.

Market Snapshot - October 2020					
	Oct-20	Sep-20	Change	Oct-19	Change (from '19)
Sales	1,676	1,695	-1.1%	1,540	8.8%
Median Sales Price	\$439,950	\$438,000	0.4%	\$385,000	14.3%
Active Inventory	1,253	1,257	-0.3%	2,301	-45.5%
Median DOM	6	6	0.0%	14	-57.1%
Avg. Price/SqFt	\$278	\$278	0.0%	\$250	11.2%

The median sales price increased .4% for the month from \$438,000 to \$439,950. This figure is up 14.3% from October 2019 (\$385,000).

The Active Listing Inventory decreased .3% from September to October, from

1,257 units to 1,253 units. Compared with October 2019 (2,301), inventory is down 45.5%. The Months of Inventory remained at .7 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 below reflects the Months of Inventory in each price range.

Let's Talk About Inventory			
Price Range	For Sale	Sold	Months of Inventory
\$0 - \$199,999	6	6	1.0
\$200,000 - \$249,999	7	19	0.4
\$250,000 - \$299,999	79	84	0.9
\$300,000 - \$349,999	122	196	0.6
\$350,000 - \$399,999	186	292	0.6
\$400,000 - \$449,999	170	288	0.6
\$450,000 - \$499,999	117	201	0.6
\$500,000 - \$749,000	329	477	0.7
\$750,000 - \$999,999	129	77	1.7
\$1,000,000 and over	108	36	3.0
Total:	1,253	1,676	Total: 0.7

The Median DOM (days on market) remained 6 and the Average DOM dropped from 18 to 15. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,695 sales this month, 87.3% (1,463) were on the market for 30 days or less and 95.2% (1,596) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold increased slightly from \$278.4 to \$278.5. See all statistical reports compiled by the

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