

July 2021 Statistics – Sacramento Housing Market – Single Family Homes

Median sales price dips, inventory rises

July closed ended with 1,574 sales, an 8.6% decrease from June (1,723). Compared to one year ago (1,772), the current figure is down 11.2%. Of the 1,574 sales this month, 204 (13%) used cash financing, 1,094 (69.5%) used conventional, 175 (11.1%) used FHA, 71 (4.5%) used VA and 30 (1.9%) used Other† types of financing.

Market Snapshot - July 2021					
	Jul-21	Jun-21	Change	Jul-20	Change (from '20)
Sales	1,574	1,723	-8.6%	1,772	-11.2%
Median Sales Price	\$510,000	\$520,000	-1.9%	\$422,745	20.6%
Active Inventory	1,602	1,297	23.5%	1,266	26.5%
Median DOM	7	6	16.7%	9	-22.2%
Avg. Price/SqFt	\$335	\$331	1.2%	\$258	29.8%

The median sales price decreased 1.9% from \$520,000 to \$510,000. This figure is up 20.6% from July 2020 (\$422,745).

The Active Listing Inventory increased 23.5% from June to July, from 1,297 units to 1,602 units.

Compared with June 2020 (1,266), inventory is up 26.5%. The Months of Inventory increased from .8 Months to 1 Month. 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	4	0	N/A
\$200,000 - \$249,999	4	5	0.8
\$250,000 - \$299,999	26	21	1.2
\$300,000 - \$349,999	74	67	1.1
\$350,000 - \$399,999	180	144	1.3
\$400,000 - \$449,999	183	235	0.8
\$450,000 - \$499,999	202	255	0.8
\$500,000 - \$749,000	597	653	0.9
\$750,000 - \$999,999	203	131	1.5
\$1,000,000 and over	129	63	2.0
Total:	1,602	1,574	Total: 1.0

The Median DOM (days on market) increased from 6 to 7 and the Average DOM increased from 11 to 12. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,574 sales this month, 93.2% (1,467) were on the market for 30 days or less and 98.3% (1,548) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold increased from \$331 to \$335. See all statistical reports compiled by the

[Sacramento Association of REALTORS®](http://www.sacrealtor.org).