

## October 2021 Statistics – Sacramento Housing Market – Single Family Homes

### County median sales price at \$510,000

October closed with 1,608 sales, a .9% increase from September (1,594). Compared to one year ago (1,676), the current figure is down 4.1%. Of the 1,608 sales this month, 220 (13.7%) used cash financing, 1,096 (68.2%) used conventional, 191 (11.9%) used FHA, 64 (4%) used VA and 37 (2.3%) used Other† types of financing.

Market Snapshot - October 2021					
	Oct-21	Sep-21	Change	Oct-20	Change (from '20)
<b>Sales</b>	1,608	1,594	0.9%	1,676	-4.1%
<b>Median Sales Price</b>	\$510,000	\$505,000	1.0%	\$439,950	15.9%
<b>Active Inventory</b>	1,344	1,516	-11.3%	1,253	7.3%
<b>Median DOM</b>	9	8	12.5%	6	50.0%
<b>Avg. Price/SqFt</b>	\$329	\$331	-0.6%	\$278	18.3%

The median sales price increased .9% from \$505,000 to \$510,000. This figure is up 15.6% from October 2020 (\$439,950).

The Active Listing Inventory decreased 11.6% from September to October, from 1,516 units to 1,344 units.

Compared with October 2020 (1,253), inventory is up 7.3%. The Months of Inventory stands at .8 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	1	3	0.3
\$200,000 - \$249,999	5	5	1.0
\$250,000 - \$299,999	22	25	0.9
\$300,000 - \$349,999	53	75	0.7
\$350,000 - \$399,999	157	143	1.1
\$400,000 - \$449,999	150	256	0.6
\$450,000 - \$499,999	179	244	0.7
\$500,000 - \$749,000	485	669	0.7
\$750,000 - \$999,999	175	136	1.3
\$1,000,000 and over	117	52	2.3
<b>Total:</b>	<b>1,344</b>	<b>1,608</b>	<b>Total: 0.8</b>

The Median DOM (days on market) increased from 8 to 9 and the Average DOM increased from 15 to 17. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,608 sales this month, 84.8% (1,363) were on the market for 30 days or less and 95.7% (1,539) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold decreased from \$331 to \$329. See all statistical reports compiled by the [Sacramento Association of REALTORS®](http://www.sacramento-realtors.com).

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