

November 2021 Statistics – Sacramento Housing Market – Single Family Homes

Total Value of Year to Date Sales up 28% from 2020

November closed with 1,445 sales, a 10.1% decrease from October (1,608). Compared to one year ago (1,511), the current figure is down 4.4%. Of the 1,445 sales this month, 182 (12.6%) used cash financing, 988 (68.4%) used conventional, 176 (12.2%) used FHA, 62 (4.3%) used VA and 37 (2.6%) used Other† types of financing. Year to date, the total value of closed sales is up 28.3% from 2020 for the same time period. For 2021, the total value of sales from January 1st to November 30th is \$8,771,191,576. Compare this to \$6,837,550,182 for the same time period in 2020.

Market Snapshot - November 2021					
	Nov-21	Oct-21	Change	Nov-20	Change (from '20)
Sales	1,445	1,608	-10.1%	1,511	-4.4%
Median Sales Price	\$515,000	\$510,000	1.0%	\$440,000	17.0%
Active Inventory	995	1,344	-26.0%	959	3.8%
Median DOM	9	9	0.0%	7	28.6%
Avg. Price/SqFt	\$336	\$329	2.2%	\$282	19.2%

The median sales price increased 1% from \$510,000 to \$515,000. This figure is up 17% from November 2020 (\$440,000).

The Active Listing Inventory decreased 26% from October to November, from 1,344 units to 995 units. Compared with November 2020 (959),

inventory is up 3.8%. The Months of Inventory stands 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	2	2	1.0
\$200,000 - \$249,999	2	2	1.0
\$250,000 - \$299,999	17	17	1.0
\$300,000 - \$349,999	37	63	0.6
\$350,000 - \$399,999	108	121	0.9
\$400,000 - \$449,999	106	212	0.5
\$450,000 - \$499,999	133	225	0.6
\$500,000 - \$749,000	359	629	0.6
\$750,000 - \$999,999	143	124	1.2
\$1,000,000 and over	88	50	1.8
Total:	995	1,445	Total: 0.7

The Median DOM (days on market) remained at 9 and the Average DOM increased from 17 to 18. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,445 sales this month, 83% (1,200) were on the market for 30 days or less and 94% (1,359) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold increased from \$329 to \$336. See all statistical reports compiled by the [Sacramento Association of REALTORS®](http://www.sacramentoassociationofrealtors.com).

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