

February 2019 Statistics – Sacramento Housing Market – Single Family Homes

February sees increase in sales volume, sales price

The month closed with 1,015 total sales, a 13.5% increase from the 894 sales of January.

Compared to the same month last year (1,131), the current figure is down 10.3%. Of the 1,015 sales this month, 128 (12.6%) used cash financing, 617 (61%) used conventional, 185 (18.2%) used FHA, 64 (6.3%) used VA and 21 (2.1%) used Other† types of financing.

Market Snapshot - February 2019					
	Feb-19	Jan-19	Change	Feb-18	Change (from '18)
Sales	1,015	894	13.5%	1,131	-10.3%
Median Sales Price	\$360,000	\$352,250	2.2%	\$349,900	2.9%
Active Inventory	1,994	2,095	-4.8%	1,724	15.7%
Median DOM	27	27	0.0%	13	107.7%
Avg. Price/SqFt	\$235	\$232	1.3%	\$229	2.6%

The median sales price increased 2.2% from \$352,250 to \$360,000. Compared to February 2018 (\$349,900), the current figure is up 2.9%.

The Active Listing Inventory decreased, falling 4.8% from 2,095 to 1,994 units. The Months

of Inventory decreased 13% from 2.3 to 2 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 to the left reflects the Months of Inventory in each price range.

Let's Talk About Inventory			
Price Range	For Sale	Sold	Months of Inventory
\$0 - \$159,999	5	10	0.5
\$160,000 - \$179,999	5	8	0.6
\$180,000 - \$199,999	22	13	1.7
\$200,000 - \$249,999	100	77	1.3
\$250,000 - \$299,999	244	147	1.7
\$300,000 - \$349,999	275	197	1.4
\$350,000 - \$399,999	298	191	1.6
\$400,000 - \$449,999	217	115	1.9
\$450,000 - \$499,999	215	89	2.4
\$500,000 - \$549,000	120	58	2.1
\$550,000 - \$599,000	99	41	2.4
\$600,000 - \$649,999	71	20	3.6
\$650,000 - \$699,999	59	10	5.9
\$700,000 - \$749,999	39	12	3.3
\$750,000 - \$799,999	43	8	5.4
\$800,000 - \$999,000	93	11	8.5
\$1,000,000 and over	89	8	11.1
Total:	1,994	1,015	Total: 2.0

Pending sales for the month increased 15.5% from 773 to 893.

The Average DOM (days on market) increased again, rising from 40 to 43. The Median DOM remained at 27. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,015 sales this month, 53.7% (545) were on the market for 30 days or less and 71.1% (722) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold increased from \$231.8 to \$234.6 from December to January. See all statistical reports compiled by the Sacramento Association of REALTORS® [here](#).