June 2019 Statistics – Sacramento Housing Market – Single Family Homes

June sales price inches towards August 2005 high

The median sales price increased 1.5% from $384,250 to $390,000. The current figure is up 4% from June 2018 ($375,000). The Sacramento Association of REALTORS® recorded the highest median sales price in August 2005 at $392,750. The current figure is .7% below the record.

June closed with 1,527 total sales, a 6.3% increase from the 1,630 sales of May. Compared to the same month last year (1,767), the current figure is down 13.6%. Of the 1,527 sales this month, 162 (10.6%) used cash financing, 975 (63.9%) used conventional, 265 (17.4%) used FHA, 87 (5.7%) used VA and 38 (2.5%) used Other† types of financing.

The Active Listing Inventory increased 2.1% from 2,314 to 2,362 units. The Months of Inventory, increased from 1.4 to 1.5 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 right reflects the Months of Inventory in each price range.

The Median DOM (days on market) remained at 10 from May to June. The Average DOM decreased from 25 to 22. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,527 sales this month, 79.8% (1,219) were on the market for 30 days or less and 92% (1,405) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold increased from $249.4 to $252.2 from May to June.

See all statistical reports compiled by the Sacramento Association of REALTORS® here.

The Sacramento Association of REALTORS® is a professional association representing over 7,500 real estate professionals and commercial affiliates doing business in the greater Sacramento metropolitan area. All SAR statistics reports compiled by Tony Vicari, SAR Director of Communications. Statistics are derived from the MetroLisa® MLS database for Sacramento County and the City of West Sacramento.

†Other financing includes 1031 exchange, CalVet, Farm Home Loan, Owner Financing, Contract of Sale or any combination of one or more.