

## August 2019 Statistics – Sacramento Housing Market – Single Family Homes

### Median sale price, sales volume decrease for August

August ended with 1,567 sales, a 7.4% decrease from the 1,693 sales last month. Compared to the same month last year (1,676), the current figure is down 6.5%. Of the 1,567 sales this month, 187 (11.9%) used cash financing, 968 (61.8%) used conventional, 290 (18.5%) used FHA, 97 (6.2%) used VA and 25 (1.6%) used Other† types of financing.

Market Snapshot - August 2019					
	Aug-19	Jul-19	Change	Aug-18	Change (from '18)
<b>Sales</b>	1,567	1,693	-7.4%	1,676	-6.5%
<b>Median Sales Price</b>	\$385,000	\$390,000	-1.3%	\$369,950	4.1%
<b>Active Inventory</b>	2,460	2,425	1.4%	3,167	-22.3%
<b>Median DOM</b>	12	11	9.1%	14	-14.3%
<b>Avg. Price/SqFt</b>	\$252	\$250	0.8%	\$240	5.0%

The median sales price decreased 1.3% from \$390,000 to \$385,000. This figure is up 4.1% from August 2018 (\$369,950). The Sacramento Association of REALTORS® recorded the highest median sales price in August 2005 at \$392,750. The current figure is 1.9% below the record.

The Active Listing Inventory increased 1.4% from 2,425 to 2,460 units. The Months of Inventory increased from 1.4 to 1.6 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.

Let's Talk About Inventory			
Price Range	For Sale	Sold	Months of Inventory
\$0 - \$159,999	6	3	2.0
\$160,000 - \$179,999	2	8	0.3
\$180,000 - \$199,999	12	11	1.1
\$200,000 - \$249,999	89	79	1.1
\$250,000 - \$299,999	217	183	1.2
\$300,000 - \$349,999	304	296	1.0
\$350,000 - \$399,999	353	270	1.3
\$400,000 - \$449,999	296	190	1.6
\$450,000 - \$499,999	280	181	1.5
\$500,000 - \$549,000	173	99	1.7
\$550,000 - \$599,000	158	92	1.7
\$600,000 - \$649,999	93	44	2.1
\$650,000 - \$699,999	110	33	3.3
\$700,000 - \$749,999	41	23	1.8
\$750,000 - \$799,999	62	13	4.8
\$800,000 - \$999,000	134	24	5.6
\$1,000,000 and over	130	18	7.2
<b>Total:</b>	<b>2,460</b>	<b>1,567</b>	<b>Total: 1.6</b>

The Median DOM (days on market) increased from 11 to 12 and the Average DOM increased from 23 to 25. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,567 sales this month, 74.5% (1,167) were on the market for 30 days or less and 89.8% (1,407) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold increased from \$249.9 to \$251.7 from July to August.

See all statistical reports compiled by the Sacramento Association of REALTORS® [here](#).