

February 2020 Statistics – Sacramento Housing Market – Single Family Homes

February 2020 sees new monthly high for median sales price

February closed with 1,014 sales, up 7.4% from the 944 sales in January. Compared to one year ago (1,015), the current figure nearly unchanged. Of the 1,014 sales this month, 144 (14.2%) used cash financing, 613 (60.5%) used conventional, 172 (17%) used FHA, 51 (5%) used VA and 34 (3.4%) used Other† types of financing.

Market Snapshot - February 2020					
	Feb-20	Jan-20	Change	Feb-19	Change (from '19)
Sales	1,014	944	7.4%	1,015	-0.1%
Median Sales Price	\$397,750	\$375,000	6.1%	\$360,000	10.5%
Active Inventory	1,422	1,409	0.9%	1,994	-28.7%
Median DOM	10	17	-41.2%	27	-63.0%
Avg. Price/SqFt	\$255	\$250	2.0%	\$235	8.5%

The median sales price increased 6.1% for the month from \$375,000 to \$397,750. This figure is up 10.5% from Feb. 2019 (\$360,000). The current figure is the highest median sales price recorded by The Sacramento Association of REALTORS® for a single month. The previous highest-recorded median

sales price was in August 2005 at \$392,750. The current figure is a 1.2% increase. **Please note last high was nearly 15 years ago and adjust for inflation when considering the current figure.**

Let's Talk About Inventory			
Price Range	For Sale	Sold	Months of Inventory
\$0 - \$199,999	13	17	0.8
\$200,000 - \$249,999	56	47	1.2
\$250,000 - \$299,999	115	105	1.1
\$300,000 - \$349,999	159	174	0.9
\$350,000 - \$399,999	188	172	1.1
\$400,000 - \$449,999	163	154	1.1
\$450,000 - \$499,999	167	116	1.4
\$500,000 - \$749,000	356	198	1.8
\$750,000 - \$999,999	104	21	5.0
\$1,000,000 and over	101	10	10.1
Total:	1,422	1,014	Total: 1.4

The Active Listing Inventory increased .9% from January to February, from 1,409 units to 1,422 units. Compared with February 2019 (1,994), inventory is down 28.7%. The Months of Inventory decreased from 1.5 to 1.4 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.

The Median DOM (days on market) decreased from 17 to 10 and the Average DOM decreased from 33 to 29. “Days on market” represents the days between the initial listing of the home as “active” and the day

it goes “pending.” Of the 1,014 sales this month, 71% (720) were on the market for 30 days or less and 84.7% (859) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold increased from \$250 to \$255 from January to February. See all statistical reports compiled by the Sacramento Association of REALTORS® [here](#).