

## June 2020 Statistics – Sacramento Housing Market – Single Family Homes

### June home sales rebound, up 46% from May

June sales rebounded with 1,506 sales for the month, up 45.9% from the 1,032 sales in May. Compared to one year ago (1,527), the current figure is down 1.4%. Of the 1,506 sales this month, 120 (8%) used cash financing, 974 (64.7%) used conventional, 289 (19.2%) used FHA, 93 (6.2%) used VA and 30 (2%) used Other† types of financing.

Market Snapshot - June 2020					
	Jun-20	May-20	Change	Jun-19	Change (from '19)
<b>Sales</b>	1,506	1,032	45.9%	1,527	-1.4%
<b>Median Sales Price</b>	\$415,000	\$395,000	5.1%	\$390,000	6.4%
<b>Active Inventory</b>	1,495	1,775	-15.8%	2,362	-36.7%
<b>Median DOM</b>	10	9	11.1%	10	0.0%
<b>Avg. Price/SqFt</b>	\$266	\$261	1.9%	\$252	5.6%

The median sales price increased 5.1% for the month from \$395,000 to \$415,000. This figure is up 6.4% from June 2019 (\$390,000).

The Active Listing Inventory decreased 15.8% from May to June, from 1,775 units to 1,495

units. Compared with June 2019 (2,362), inventory is down 36.7%. The Months of Inventory decreased from 1.7 Months to 1 Month. 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	16	10	1.6
\$200,000 - \$249,999	23	36	0.6
\$250,000 - \$299,999	87	117	0.7
\$300,000 - \$349,999	135	237	0.6
\$350,000 - \$399,999	209	264	0.8
\$400,000 - \$449,999	172	249	0.7
\$450,000 - \$499,999	181	153	1.2
\$500,000 - \$749,000	421	352	1.2
\$750,000 - \$999,999	144	69	2.1
\$1,000,000 and over	107	19	5.6
<b>Total:</b>	<b>1,495</b>	<b>1,506</b>	<b>Total: 1.0</b>

The Median DOM (days on market) increased from 9 to 10 and the Average DOM decreased from 19 to 23. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,506 sales this month, 75.4% (1,136) were on the market for 30 days or less and 90.7% (1,366) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold increased from \$261 to \$266 from May to June. See all statistical reports compiled by the [Sacramento Association of REALTORS®](http://www.sacrealtor.org).