

December 2020 Statistics – Sacramento Housing Market – Single Family Homes

December sales volume up 23%, inventory at .5 months

December ended with 1,528 sales, up 1.1% from the 1,511 sales in November. Compared to one year ago (1,244), the current figure is up 22.8%. Of the 1,528 sales this month, 159 (10.4%) used cash financing, 1,025 (67.1%) used conventional, 245 (16%) used FHA, 70 (4.6%) used VA and 29 (1.9%) used Other† types of financing.

Market Snapshot - December 2020					
	Dec-20	Nov-20	Change	Dec-19	Change (from '19)
Sales	1,528	1,511	1.1%	1,244	22.8%
Median Sales Price	\$444,500	\$440,000	1.0%	\$385,000	15.5%
Active Inventory	735	959	-23.4%	1,315	-44.1%
Median DOM	7	7	0.0%	19	-63.2%
Avg. Price/SqFt	\$286	\$282	1.4%	\$240	19.2%

The median sales price increased 1% from \$440,000 to \$444,500. This figure is up 15.5% from December 2019 (\$385,000).

The Active Listing Inventory decreased 23.4% from November to December,

from 959 units to 735 units. Compared with December 2019 (1,315), inventory is down 44.1%. The Months of Inventory dropped from .6 Months to .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 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	3	10	0.3
\$200,000 - \$249,999	6	16	0.4
\$250,000 - \$299,999	39	60	0.7
\$300,000 - \$349,999	62	156	0.4
\$350,000 - \$399,999	102	237	0.4
\$400,000 - \$449,999	68	305	0.2
\$450,000 - \$499,999	82	214	0.4
\$500,000 - \$749,000	207	415	0.5
\$750,000 - \$999,999	88	75	1.2
\$1,000,000 and over	78	40	2.0

Total: 735 1,528 Total: 0.5

The Median DOM (days on market) remained at 7 and the Average DOM remained at 16. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,528 sales this month, 87% (1,329) were on the market for 30 days or less and 95.8% (1,463) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold increased from \$281.8 to \$286. See all statistical reports compiled by the

[Sacramento Association of REALTORS®](http://www.sacrealtor.org).