

## February 2021 Statistics – Sacramento Housing Market – Single Family Homes

### Median sales price 15.7% higher than February 2020

February closed with 1,034 sales, down 1.9% from the 1,054 sales in January. Compared to one year ago (1,014), the current figure is up 2%. Of the 1,034 sales this month, 140 (13.5%) used cash financing, 712 (68.9%) used conventional, 118 (11.4%) used FHA, 43 (4.2%) used VA and 21 (2%) used Other† types of financing.

Market Snapshot - February 2021					
	Feb-21	Jan-21	Change	Feb-20	Change (from '20)
<b>Sales</b>	1,034	1,054	-1.9%	1,014	2.0%
<b>Median Sales Price</b>	\$460,000	\$445,500	3.3%	\$397,750	15.7%
<b>Active Inventory</b>	839	719	16.7%	1,422	-41.0%
<b>Median DOM</b>	6	7	-14.3%	10	-40.0%
<b>Avg. Price/SqFt</b>	\$296	\$293	1.0%	\$255	16.1%

The median sales price increased 3.3% from \$445,500 to \$460,000. This figure is up 15.7% from February 2020 (\$397,750).

The Active Listing Inventory increased from January to

February, from 719 units to 839 units. Compared with February 2020 (1,422), inventory is down 41%. The Months of Inventory, however, increased from .7 Months to .8 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	4	2	2.0
\$200,000 - \$249,999	7	13	0.5
\$250,000 - \$299,999	31	38	0.8
\$300,000 - \$349,999	51	91	0.6
\$350,000 - \$399,999	112	142	0.8
\$400,000 - \$449,999	137	186	0.7
\$450,000 - \$499,999	93	152	0.6
\$500,000 - \$749,000	220	330	0.7
\$750,000 - \$999,999	90	56	1.6
\$1,000,000 and over	94	24	3.9
<b>Total:</b>	<b>839</b>	<b>1,034</b>	<b>Total: 0.8</b>

The Median DOM (days on market) decreased from 7 to 6 and the Average DOM decreased from 17 to 15. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,034 sales this month, 87.4% (904) were on the market for 30 days or less and 94.7% (979) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold increased from \$293 to \$296. See all statistical reports compiled by the [Sacramento Association of REALTORS®](http://www.sacrealtor.org).