

April 2021 Statistics – Sacramento Housing Market – Single Family Homes

County median sales price nears \$490,000, sales volume up 19%

April ended with 1,540 sales, up 19.2% from the 1,292 sales in March. Compared to one year ago (1,013), the current figure is up 52%. Of the 1,540 sales this month, 199 (12.9%) used cash financing, 1,078 (70%) used conventional, 168 (10.9%) used FHA, 61 (4%) used VA and 34 (2.2%) used Other† types of financing.

Market Snapshot - April 2021					
	Apr-21	Mar-21	Change	Apr-20	Change (from '20)
Sales	1,540	1,292	19.2%	1,013	52.0%
Median Sales Price	\$489,500	\$481,000	1.8%	\$400,000	22.4%
Active Inventory	1,006	918	9.6%	1,823	-44.8%
Median DOM	6	6	0.0%	7	-14.3%
Avg. Price/SqFt	\$303	\$306	-1.0%	\$263	15.2%

The median sales price increased 1.8% from \$481,000 to \$489,500. This figure is up 22.4% from April 2020 (\$400,000).

The Active Listing Inventory increased 9.6% from March to

April, from 918 units to 1,006 units. Compared with April 2020 (1,823), inventory is down 44.8%. The Months of Inventory remained at .7 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	0	2	0.0
\$200,000 - \$249,999	6	7	0.9
\$250,000 - \$299,999	25	15	1.7
\$300,000 - \$349,999	56	99	0.6
\$350,000 - \$399,999	121	203	0.6
\$400,000 - \$449,999	133	250	0.5
\$450,000 - \$499,999	120	232	0.5
\$500,000 - \$749,000	320	556	0.6
\$750,000 - \$999,999	107	124	0.9
\$1,000,000 and over	118	52	2.3
Total:	1,006	1,540	Total: 0.7

The Median DOM (days on market) remained at 6 and the Average DOM decreased from 13 to 11. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,540 sales this month, 93.4% (1,439) were on the market for 30 days or less and 97.2% (1,498) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold decreased from \$306 to \$303. See all statistical reports compiled by the [Sacramento Association of REALTORS®](http://www.sacrealtor.org).