

May 2021 Statistics – Sacramento Housing Market – Single Family Homes

Sales volume flat, county median sales price nears \$500,000

May closed ended with 1,540 sales, the same amount as April. Compared to one year ago (1,032), the current figure is up 49%. Of the 1,540 sales this month, 190 (12.3%) used cash financing, 1,097 (71.2%) used conventional, 173 (11.2%) used FHA, 53 (3.4%) used VA and 27 (1.8%) used Other† types of financing.

The median sales price increased 1.8% from \$489,500 to \$498,500. This figure is up 26.2% from May 2020 (\$395,000).

Market Snapshot - May 2021					
	May-21	Apr-21	Change	May-20	Change (from '20)
Sales	1,540	1,540	0.0%	1,032	49.2%
Median Sales Price	\$498,500	\$489,500	1.8%	\$395,000	26.2%
Active Inventory	1,267	1,006	25.9%	1,775	-28.6%
Median DOM	6	6	0.0%	9	-33.3%
Avg. Price/SqFt	\$324	\$303	6.9%	\$261	24.1%

The Active Listing Inventory increased 26% from April to May, from 1,006 units to 1,267 units. Compared with May 2020 (1,775), inventory is down 28.6%. The Months of Inventory increased from .7 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	3	0	N/A
\$200,000 - \$249,999	2	2	1.0
\$250,000 - \$299,999	23	22	1.0
\$300,000 - \$349,999	62	81	0.8
\$350,000 - \$399,999	138	173	0.8
\$400,000 - \$449,999	153	247	0.6
\$450,000 - \$499,999	191	247	0.8
\$500,000 - \$749,000	408	556	0.7
\$750,000 - \$999,999	142	140	1.0
\$1,000,000 and over	145	72	2.0
Total:	1,267	1,540	Total: 0.8

The Median DOM (days on market) remained at 6 and the Average DOM remained at 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, 94.9% (1,462) were on the market for 30 days or less and 98.5% (1,517) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold increased from \$303 to \$324. See all statistical reports compiled by the [Sacramento Association of REALTORS®](http://www.sacrealtor.org).