

August 2021 Statistics – Sacramento Housing Market – Single Family Homes

Sales, days on market flat month to month

August closed with 1,579 sales, a .3% increase from July (1,579). Compared to one year ago (1,560), the current figure is up 1.2%. Of the 1,579 sales this month, 199 (12.6%) used cash financing, 1,103 (69.9%) used conventional, 176 (11.1%) used FHA, 68 (4.3%) used VA and 33 (2.1%) used Other† types of financing.

Market Snapshot - August 2021					
	Aug-21	Jul-21	Change	Aug-20	Change (from '20)
Sales	1,579	1,574	0.3%	1,560	1.2%
Median Sales Price	\$515,000	\$510,000	1.0%	\$425,000	21.2%
Active Inventory	1,527	1,602	-4.7%	1,238	23.3%
Median DOM	7	7	0.0%	7	0.0%
Avg. Price/SqFt	\$334	\$335	-0.3%	\$274	21.9%

The median sales price increased 1% from \$510,000 to \$515,000. This figure is up 21.2% from August 2020 (\$425,000).

The Active Listing Inventory decreased 4.7% from July to August, from 1,602 units to 1,527 units. Compared with July 2020 (1,238), inventory is up 23.3%.

The Months of Inventory remained at 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	4	1	4.0
\$200,000 - \$249,999	3	4	0.8
\$250,000 - \$299,999	19	20	1.0
\$300,000 - \$349,999	71	57	1.2
\$350,000 - \$399,999	155	141	1.1
\$400,000 - \$449,999	203	244	0.8
\$450,000 - \$499,999	185	233	0.8
\$500,000 - \$749,000	583	660	0.9
\$750,000 - \$999,999	186	157	1.2
\$1,000,000 and over	117	62	1.9
Total:	1,526	1,579	Total: 1.0

The Median DOM (days on market) remained at 7 and the Average DOM increased from 12 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 1,579 sales this month, 90.3% (1,426) were on the market for 30 days or less and 96.9% (1,531) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold decreased from \$335 to \$334. See all statistical reports compiled by the [Sacramento Association of REALTORS®](#).

Tony Vicari, Director of Communications

tvicari@sacrealtor.org

916-437-1205