

January 2022 Statistics – Sacramento Housing Market – Single Family Homes

January Inventory Up 9% Over Jan. 2021

The first month of 2022 closed with 1,030 sales, a 26.7% decrease from December (1,406). Compared to one year ago (1,054), the current figure is down 2.3%. Of the 1,030 sales this month, 125 (12.1%) used cash financing, 709 (68.8%) used conventional, 116 (11.3%) used FHA, 53 (5.1%) used VA and 27 (2.6%) used Other† types of financing.

Market Snapshot - January 2022					
	Jan-22	Dec-21	Change	Jan-21	Change (from '21)
Sales	1,030	1,406	-26.7%	1,054	-2.3%
Median Sales Price	\$522,016	\$512,013	2.0%	\$445,500	17.2%
Active Inventory	792	726	9.1%	719	10.2%
Median DOM	8	9	-11.1%	7	14.3%
Avg. Price/SqFt	\$340	\$338	0.6%	\$293	16.0%

The median sales price increased 2% from \$512,013 to \$522,016. This figure is up 17.2% from January 2021 (\$445,500). **The median sales price shows that exactly half of the monthly sales are above this price and exactly half of the sales are below this price.**

The Active Listing Inventory increased 9.1% from December to January, from 726 units to 792 units. Compared with January 2021 (719), inventory is down 10.2%. The Months of Inventory stands at .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	5	0	N/A
\$200,000 - \$249,999	2	6	0.3
\$250,000 - \$299,999	17	11	1.5
\$300,000 - \$349,999	15	35	0.4
\$350,000 - \$399,999	71	94	0.8
\$400,000 - \$449,999	83	151	0.5
\$450,000 - \$499,999	100	150	0.7
\$500,000 - \$749,000	309	450	0.7
\$750,000 - \$999,999	125	97	1.3
\$1,000,000 and over	65	36	1.8
Total:	792	1,030	Total: 0.8

The Median DOM (days on market) decrease from 9 to 8 and the Average DOM increased from 20 to 21. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,030 sales this month, 77.9% (802) were on the market for 30 days or less and 91.3% (940) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold increased from \$338 to \$340. See all statistical reports compiled by the [Sacramento Association of REALTORS®](http://www.sacramentoassociationofrealtors.com).

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