

June 2022 Statistics – Sacramento Housing Market – Single Family Homes

Inventory climbs as sales decline

June closed with 1,310 sales, a 2.6% decrease from May (1,345). Compared to one year ago (1,723), the current figure is down 24%. Of the 1,310 sales this month, 151 (11.5%) used cash financing, 918 (70.1%) used conventional, 147 (11.2%) used FHA, 56 (4.3%) used VA and 38 (2.9%) used Other† types of financing.

Market Snapshot - June 2022					
	Jun-22	May-22	Change	Jun-21	Change (from '21)
Sales	1,310	1,345	-2.6%	1,723	-24.0%
Median Sales Price	\$560,000	\$575,000	-2.6%	\$520,000	7.7%
Active Inventory	2,237	1,840	21.6%	1,297	72.5%
Median DOM	8	7	14.3%	6	33.3%
Avg. Price/SqFt	\$362	\$370	-2.2%	\$331	9.4%

The median sales price decreased 2.6% from \$575,500 to \$560,000. This figure is up 7.7% from June 2021 (\$520,000). **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.**

Inventory by Price Range			
Price Range	For Sale	Sold	Months of Inventory
\$0 - \$349,999	66	52	1.3
\$350,000 - \$399,999	136	80	1.7
\$400,000 - \$449,999	209	139	1.5
\$450,000 - \$499,999	297	169	1.8
\$500,000 - \$549,999	231	178	1.3
\$550,000 - \$599,999	280	159	1.8
\$600,000 - \$649,999	195	125	1.6
\$650,000 - \$699,999	205	103	2.0
\$700,000 - \$749,999	109	82	1.3
\$750,000 - \$799,999	118	44	2.7
\$800,000 - \$849,999	64	36	1.8
\$850,000 - \$899,999	67	35	1.9
\$900,000 - \$949,999	32	24	1.3
\$950,000 - \$999,999	44	21	2.1
\$1,000,000 and over	184	63	2.9

The Active Listing Inventory increased 21.6% from May to June, from 1,840 units to 2,237 units. Compared with June 2021 (1,297), inventory is up 72.5%. The Months of Inventory increased from 1.4 Months to 1.7 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 to the left reflects the Months of Inventory in each price range.

The Median DOM (days on market) increased from 7 to 8 and the Average DOM increased from 13 to 14. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,310 sales this month, 90.2% (1,182) were on the market for 30 days or less and 98% (1,284) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold dropped from \$370 to \$362. See all statistical reports compiled by the [Sacramento Association of REALTORS®](https://www.sacramentoassociationofrealtors.com).

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