

## July 2022 Statistics – Sacramento Housing Market – Single Family Homes

### July sales decline, down 31% from 2021

July sales marked 1,081, a 17.5% decrease from June (1,310). Compared to one year ago (1,574), the current figure is down 31.3%. Of the 1,081 sales this month, 143 (13.2%) used cash financing, 694 (64.2%) used conventional, 142 (13.1%) used FHA, 64 (3.5%) used VA and 38 (3.5%) used Other† types of financing.

Market Snapshot - July 2022					
	Jul-22	Jun-22	Change	Jul-21	Change (from '21)
Sales	1,081	1,310	-17.5%	1,574	-31.3%
Median Sales Price	\$549,900	\$560,000	-1.8%	\$510,000	7.8%
Active Inventory	2,505	2,237	12.0%	1,602	56.4%
Median DOM	11	8	37.5%	7	57.1%
Avg. Price/SqFt	\$353	\$362	-2.5%	\$335	5.4%

The median sales price decreased 1.8% from \$560,000 to \$549,900. This figure is up 7.8% from July 2021 (\$510,000). **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	82	38	2.2
\$350,000 - \$399,999	159	77	2.1
\$400,000 - \$449,999	248	138	1.8
\$450,000 - \$499,999	331	137	2.4
\$500,000 - \$549,999	294	151	1.9
\$550,000 - \$599,999	306	129	2.4
\$600,000 - \$649,999	223	93	2.4
\$650,000 - \$699,999	196	73	2.7
\$700,000 - \$749,999	131	59	2.2
\$750,000 - \$799,999	125	44	2.8
\$800,000 - \$849,999	72	40	1.8
\$850,000 - \$899,999	78	28	2.8
\$900,000 - \$949,999	34	14	2.4
\$950,000 - \$999,999	34	11	3.1
\$1,000,000 and over	192	49	3.9

The Active Listing Inventory increased 12% from June to July, from 2,237 units to 2,505 units. Compared with July 2021 (1,602), inventory is up 56.4%. The Months of Inventory increased from 1.7 Months to 2.3 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 8 to 11 and the Average DOM increased from 14 to 19. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,081 sales this month, 81.7% (883) were on the market for 30 days or less and 95.2% (1,029) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold dropped from \$362 to \$353. See all statistical reports compiled by the [Sacramento Association of REALTORS®](https://www.sacramentoassociationofrealtors.com).

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