

August 2022 Statistics – Sacramento Housing Market – Single Family Homes

Median sales price drops again from May high

August closed with 1,182 sales, a 9.3% decrease from July (1,076). Compared to one year ago (1,579), the current figure is down 25.1%. Of the 1,182 sales this month, 140 (11.8%) used cash financing, 794 (67.2%) used conventional, 159 (13.5%) used FHA, 56 (4.7%) used VA and 33 (2.8%) used Other† types of financing.

| Market Snapshot - August 2022 | | | | | |
|-------------------------------|-----------|-----------|--------|-----------|-------------------|
| | Aug-22 | Jul-22 | Change | Aug-21 | Change (from '21) |
| Sales | 1,182 | 1,081 | 9.3% | 1,579 | -25.1% |
| Median Sales Price | \$535,000 | \$549,900 | -2.7% | \$515,000 | 3.9% |
| Active Inventory | 2,380 | 2,505 | -5.0% | 1,527 | 55.9% |
| Median DOM | 17 | 11 | 54.5% | 7 | 142.9% |
| Avg. Price/SqFt | \$345 | \$353 | -2.3% | \$334 | 3.3% |

The median sales price decreased 2.7% from \$549,900 to \$535,000. This figure is up 3.9% from August 2021 (\$515,000). Compared to May (\$575,000), the August median is down 6.9%. **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 | 76 | 61 | 1.2 |
| \$350,000 - \$399,999 | 185 | 93 | 2.0 |
| \$400,000 - \$449,999 | 236 | 166 | 1.4 |
| \$450,000 - \$499,999 | 334 | 159 | 2.1 |
| \$500,000 - \$549,999 | 273 | 150 | 1.8 |
| \$550,000 - \$599,999 | 283 | 108 | 2.6 |
| \$600,000 - \$649,999 | 178 | 93 | 1.9 |
| \$650,000 - \$699,999 | 189 | 107 | 1.8 |
| \$700,000 - \$749,999 | 101 | 49 | 2.1 |
| \$750,000 - \$799,999 | 132 | 49 | 2.7 |
| \$800,000 - \$849,999 | 69 | 39 | 1.8 |
| \$850,000 - \$899,999 | 76 | 18 | 4.2 |
| \$900,000 - \$949,999 | 37 | 16 | 2.3 |
| \$950,000 - \$999,999 | 39 | 10 | 3.9 |
| \$1,000,000 and over | 172 | 64 | 2.7 |

Total: 2,380 1,182 Total: 2.0

The Active Listing Inventory decreased 5% from July to August, from 2,505 units to 2,380 units. Compared with August 2021 (1,526), inventory is up 56%. The Months of Inventory decreased from 2.3 Months to 2 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 11 to 17 and the Average DOM increased from 19 to 24. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,182 sales this month, 71.1% (840) were on the market for 30 days or less and 92.1% (1,088) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold dropped from \$353 to \$345. See all statistical reports compiled by the [Sacramento Association of REALTORS®](https://www.sacramentoassociationofrealtors.com).

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