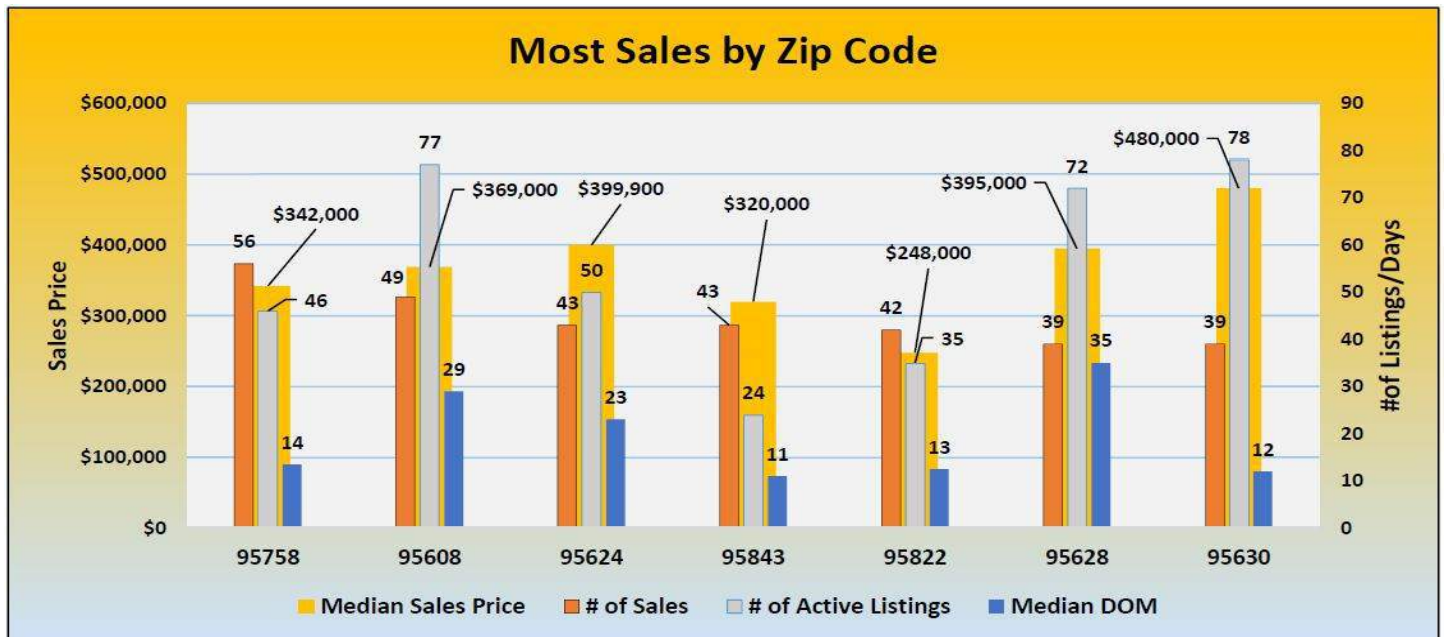


February 2017 Statistics – Sacramento Housing Market

Sales decrease for February, sales price up

Closed escrows decreased for the month, down 6.6% from 1,101 to 1,028 sales. Compared with last year, the current number is down 5% (1,082 sales). Equity sales – those that are non-REO or non-Short Sale – accounted for 91.1% (936 units) of sales for the month. The remainder of sales were REO/bank-owned (38 units/3.7%) and Short Sales (23/2.2%). Other types of sales (auction, probate, etc.) accounted for 3% or 31 sales. The types of financing used for the sales this month included 153 cash (14.9%), 514 conventional (50%), 255 (24.8%) FHA, 59 (5.7%) VA (Veterans Affairs) and 47 (4.2%) used Other* types of financing. The chart below show the zip codes with the most sales for the month, in addition to median sales price, days on market and active inventory.



Month to month, the median sales price increased 6.6% from \$305,000 to \$325,000. Since the low of January 2012 (\$160,000), the current sales price has made a 103% increase. Compared February last year, the figure is up 8.7% (from \$299,000).

Total Active Listing Inventory continued to be relatively stable month to month, increasing 1% (1,454/1,469). Compared to January last year, the current inventory is down 16.3% (1,755 units). Months of Inventory increased slightly, rising from 1.3 Months to 1.4 Months. The Months of inventory for February 2016 was 1.6. Listings published for the month remained relatively stable, increasing 2.6% to 1,468. Listing published signifies all listings that came on the market for the current month. Of the 1,468 listings that came on the market in February, 401 were still listed as active, 820 are currently pending sales, 148 were already sold and 99 are either off the market, expired or other.

The average DOM (days on market) for homes sold this month remained at 35 days. The median DOM decreased from 19 to 15. This marks the first time the Median DOM has dropped since May 2016. Median DOM for February 2016 was also 15. These numbers represent the days between the initial listing of the home as “active” and the day it goes “pending.” Nearly 63% of all homes sold this month (655) were on the market for 30 days or less and nearly 80% of all homes sold in 60 days or less. Additional reports are available [here](#).

*Other financing includes 1031 exchange, CalVet, Farm Home Loan, Owner Financing, Contract of Sale or any combination of one or more.