

September 2017 Statistics – Sacramento Housing Market

Sales volume drops for September, sales price stalls

September ended with a 10% decrease in sales, down from 1,734 to 1,560. Compared with September 2016, current number is a 5.3% decrease from the 1,647 sales for that month. Equity sales for the month reached a high point, accounting for 97.8% (1,526) of the sales this month. REO/bank-owned and Short Sales made up the difference with 16 sales (1%) and 18 sales (1.2%) for the month, respectively. Types of financing used for the sales this month included 201 cash (12.4%), 904 conventional (57.9%), 298 (19.1%) FHA, 107 (6.9%) VA (Veterans Affairs) and 50 (3.2%) used Other* types of financing.

The median sales price decreased for a second month, dropping .3% from \$349,000 to \$348,000. This figure is 9.3% above the \$318,500 figure of September 2016. SAR recorded the highest median sales price in August 2005, which was \$392,750. The current figure is 11.3% below that figure.

Just the Facts - September 2017				
	Sep-17	Sep-16	Change	Summary/Notes
Sales	1,560	1,647	-5.3%	Sales down 10% month to month, down 5.3% year to year
Median Sales Price	\$348,000	\$318,500	9.3%	Second decrease in sales price this year
Active Inventory	2,625	2,774	-5.4%	Inventory up from 1,454 in January 2017
Median DOM	13	13	0.0%	Up from 12 DOM last month
Avg. Price/SqFt	\$230	\$206	11.7%	5 years ago this figure was \$118, a 95% difference from current figure

Active Listing Inventory increased slightly, rising 1.2% from 2,593 to 2,625. The Months of Inventory increased from 1.5 to 1.7 Months. A year ago the Months of inventory was also 1.7 and Active Listing

Inventory stood at 2,774 listings. There were 2,132 listings published in September, a 10.2% decrease from 2,373. "Listings published" signifies all listings that came on the market for the current month. Of the 2,373 listings that came on the market for the month of September, 997 were still listed as active, 881 are currently pending sales, 96 were already sold and 158 are either off the market, expired or other.

The Average DOM (days on market) increased from 22 to 24 from August to September. The Median DOM increased for 3rd month, up to 13 DOM. Compare this to August 2010, where the Average DOM was 65 and Median DOM was 35. "Days on market" represents the days between the initial listing of the home as "active" and the day it goes "pending." 79.5% of all homes sold this month (1,193) were on the market for 30 days or less and 92% of all homes sold in 60 days or less.

The Average Price/SqFt of all homes sold increased from \$229.5 to \$230.2 from August to September. Compare these figures to five years ago (August 2012), where the Average Price/SqFt was \$118.5, a 94% difference.

Additional statistical reports, including a county wide summary and zip code break down, are available [here](#).

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