

February 2018 Statistics – Sacramento Housing Market

Flat February: median sales price, sales volume stagnant

February closed with 1,131 sales, up just .2% from January's 1,129 sales. Compared with one year ago (1,028), the current figure is a 10% increase. Of the 1,131 sales this month, 171 (15.1%) cash financing, 651 (57.6%) used conventional, 203 (17.9%) used FHA, 59 (5.2%) used VA and 47 (4.2%) used Other† types of financing.

The month closed with a median sales price of \$349,900, down from \$350,000 in January. Compared to one year ago, the sales price is a 7.7% increase from \$325,000 in February 2017. Compared to two years ago, the current price is a 17% increase from the \$299,000 figure of February 2016.

Just the Facts - February 2018

	Feb-18	Jan-18	Change	Feb-17	Change (from '18)
Sales	1,131	1,129	0.2%	1,028	10.0%
Median Sales Price	\$349,900	\$350,000	-0.03%	\$325,000	7.7%
Active Inventory	1,724	1,677	2.8%	1,469	17.4%
Median DOM	13	17	-23.5%	15	-13.3%
Avg. Price/SqFt	\$229	\$227	1.0%	\$209	9.6%

Active Listing Inventory increased 2.8% from 1,677 to 1,724. The Months of Inventory, however, remained at 1.5 Months. A year ago the Months of inventory was 1.4 and Active Listing Inventory stood at 1,469 listings (17.4% below the current figure).

The Average DOM (days on market) remained at 31 from month to month. The Median DOM dropped from 17 to 13.

Average (or Mean) – the sum of the values in a data range divided by the number of values in that data range
Median – the middlemost number in a set of data

“Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” 66.9% of all homes sold this month (757) were on the market for 30 days or less and 81.8% (925) of all homes sold in 60 days or less. Compare this to February 2016 where 78.8% of all homes sold (1,082) sold in 60 days or less.

The Average Price/SqFt of all homes sold increased from \$226.7 to \$229.1 from January to February. Compare the current figure to February 2016, where the Average Price/SqFt was \$190.8, a 20% difference. See all statistical reports [here](#).