

April 2019 Statistics – Sacramento Housing Market – Single Family Homes

April sales down from 2018, median sales price climbs

April wrapped up with 1,466 total sales, a 13.5% increase from the 1,292 sales of March. Compared to the same month last year (1,561), the current figure is down 6.1%. Of the 1,466 sales this month, 176 (11.8%) used cash financing, 925 (61.8%) used conventional, 260 (17.4%) used FHA, 83 (5.5%) used VA and 52 (3.5%) used Other† types of financing.

Market Snapshot - April 2019					
	Apr-19	Mar-19	Change	Apr-18	Change (from '18)
Sales	1,496	1,320	13.3%	1,587	-5.7%
Median Sales Price	\$385,000	\$365,000	5.5%	\$370,000	4.1%
Active Inventory	2,094	1,883	11.2%	2,082	0.6%
Median DOM	11	18	-38.9%	10	10.0%
Avg. Price/SqFt	\$242	\$241	0.4%	\$237	2.1%

The median sales price increased 5.5% from \$365,000 to \$385,000. The current figure is up 4.1% from April 2018 (\$370,000).

The Active Listing Inventory increased 11.2% from 1,883 to 2,094 units. The Months of

Inventory, however, remained at 1.4 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) dropped for the second month, falling from 18 to 11 from March to April. The Average DOM also decreased, dropping from 37 to 29. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,496 sales this month, 73% (1,092) were on the market for 30 days or less and 85.6% (1,281) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold increased from \$240.5 to \$242.4 from March to April.

See all statistical reports compiled by the Sacramento Association of REALTORS® [here](#).

Let's Talk About Inventory			
Price Range	For Sale	Sold	Months of Inventory
\$0 - \$159,999	8	10	0.8
\$160,000 - \$179,999	6	3	2.0
\$180,000 - \$199,999	19	14	1.4
\$200,000 - \$249,999	90	85	1.1
\$250,000 - \$299,999	202	212	1.0
\$300,000 - \$349,999	282	249	1.1
\$350,000 - \$399,999	274	261	1.0
\$400,000 - \$449,999	232	193	1.2
\$450,000 - \$499,999	218	136	1.6
\$500,000 - \$549,999	141	116	1.2
\$550,000 - \$599,999	125	55	2.3
\$600,000 - \$649,999	88	50	1.8
\$650,000 - \$699,999	88	32	2.8
\$700,000 - \$749,999	49	21	2.3
\$750,000 - \$799,999	51	12	4.3
\$800,000 - \$999,999	100	32	3.1
\$1,000,000 and over	121	15	8.1
Total:	2,094	1,496	Total: 1.4