

May 2019 Statistics – Sacramento Housing Market – Single Family Homes

May sees increase in sales, inventory

The month ended with 1,630 total sales, a 9% increase from the 1,496 sales of April. Compared to the same month last year (1,730), the current figure is down 5.8%. Of the 1,630 sales this month, 178 (10.9%) used cash financing, 1,042 (63.9%) used conventional, 304 (18.7%) used FHA, 78 (4.8%) used VA and 28 (1.7%) used Other† types of financing.

Market Snapshot - May 2019					
	May-19	Apr-19	Change	May-18	Change (from '18)
Sales	1,630	1,496	9.0%	1,730	-5.8%
Median Sales Price	\$384,250	\$385,000	-0.2%	\$375,000	2.5%
Active Inventory	2,314	2,094	10.5%	2,509	-7.8%
Median DOM	10	11	-9.1%	9	11.1%
Avg. Price/SqFt	\$249	\$242	2.9%	\$242	2.9%

The median sales price decreased slightly, dropping .2% from \$385,000 to \$384,250. The current figure is up 2.5% from May 2018 (\$375,000).

The Active Listing Inventory increased 10.5% from 2,094 to 2,314 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 right reflects the Months of Inventory in each price range.

The Median DOM (days on market) dropped for the third month, decreasing from 11 to 10 from April to May. The Average DOM also decreased, dropping from 29 to 25. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,630 sales this month, 77.2% (1,259) were on the market for 30 days or less and 89.3% (1,457) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold increased from \$242.4 to \$249.4 from April to May.

Let's Talk About Inventory			
Price Range	For Sale	Sold	Months of Inventory
\$0 - \$159,999	6	4	1.5
\$160,000 - \$179,999	6	9	0.7
\$180,000 - \$199,999	12	8	1.5
\$200,000 - \$249,999	88	84	1.0
\$250,000 - \$299,999	207	221	0.9
\$300,000 - \$349,999	279	275	1.0
\$350,000 - \$399,999	317	287	1.1
\$400,000 - \$449,999	246	220	1.1
\$450,000 - \$499,999	248	170	1.5
\$500,000 - \$549,000	160	106	1.5
\$550,000 - \$599,000	159	63	2.5
\$600,000 - \$649,999	107	41	2.6
\$650,000 - \$699,999	106	28	3.8
\$700,000 - \$749,999	45	37	1.2
\$750,000 - \$799,999	56	14	4.0
\$800,000 - \$999,000	124	37	3.4
\$1,000,000 and over	148	26	5.7
Total:	2,314	1,630	Total: 1.4

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