

December 2019 Statistics – Sacramento Housing Market – Single Family Homes

December market sees inventory drop 27%

December closed with 1,244 sales, up slightly from 1,242 in November. Compared to one year ago (1,104), the current figure is up 12.7%. Of the 1,244 sales this month, 124 (10%) used cash financing, 761 (61.2%) used conventional, 243 (19.5%) used FHA, 81 (6.5%) used VA and 35 (2.8%) used Other† types of financing.

Market Snapshot - December 2019					
	Dec-19	Nov-19	Change	Dec-18	Change (from '18)
Sales	1,244	1,242	0.2%	1,104	12.7%
Median Sales Price	\$385,000	\$386,750	-0.5%	\$363,500	5.9%
Active Inventory	1,315	1,803	-27.1%	2,149	-38.8%
Median DOM	19	15	26.7%	25	-24.0%
Avg. Price/SqFt	\$240	\$251	-4.5%	\$235	2.1%

The median sales price decreased .5% for the month from \$386,750 to \$385,000. This figure is up 5.9% from Dec. 2018 (\$363,500). The Sacramento Association of REALTORS® recorded the highest median sales price in August 2005 at

\$392,750. The current figure is 1.9% below the record.

Over the last three months the Active Listing Inventory has decreased from 2,301 units in October to 1,803 units in November to 1,315 units for December. From October to December, this is a 43% decrease. From November to December, this is a 27% decrease. The Months of Inventory dropped from 1.5 to 1.1 Months. This figure represents the amount of time (in

Let's Talk About Inventory			
Price Range	For Sale	Sold	Months of Inventory
\$0 - \$159,999	3	7	0.4
\$160,000 - \$179,999	3	2	1.5
\$180,000 - \$199,999	9	8	1.1
\$200,000 - \$249,999	54	55	1.0
\$250,000 - \$299,999	118	144	0.8
\$300,000 - \$349,999	165	246	0.7
\$350,000 - \$399,999	181	213	0.8
\$400,000 - \$449,999	149	159	0.9
\$450,000 - \$499,999	130	147	0.9
\$500,000 - \$549,999	94	77	1.2
\$550,000 - \$599,999	86	62	1.4
\$600,000 - \$649,999	55	42	1.3
\$650,000 - \$699,999	50	22	2.3
\$700,000 - \$749,999	26	13	2.0
\$750,000 - \$799,999	36	14	2.6
\$800,000 - \$999,999	64	21	3.0
\$1,000,000 and over	92	12	7.7
Total:	1,315	1,244	Total: 1.1

months) it would take for the current rate of sales to deplete the total active listing inventory. The chart below reflects the Months of Inventory in each price range.

The Median DOM (days on market) increased from 15 to 19 and the Average DOM increased from 29 to 32. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,244 sales this month, 64.4% (801) were on the market for 30 days or less and 85% (1,057) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold decreased from \$251.3 to \$240 from November to December.

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