

April 2020 Statistics – Sacramento Housing Market – Single Family Homes

Sacramento County sees dip in sales for April

April closed with 1,013 sales, down 13.4% from the 1,170 sales in March. Compared to one year ago (1,496), the current figure is a 32.3% drop. Of the 1,013 sales this month, 79 (7.8%) used cash financing, 633 (62.5%) used conventional, 205 (20.2%) used FHA, 80 (7.9%) used VA and 16 (1.6%) used Other† types of financing.

Market Snapshot - April 2020					
	Apr-20	Mar-20	Change	Apr-19	Change (from '19)
Sales	1,013	1,170	-13.4%	1,496	-32.3%
Median Sales Price	\$400,000	\$400,000	0.0%	\$385,000	3.9%
Active Inventory	1,823	1,658	10.0%	2,094	-12.9%
Median DOM	7	8	-12.5%	11	-36.4%
Avg. Price/SqFt	\$263	\$260	1.2%	\$242	8.7%

The median sales price remained at \$400,000 month-to-month. This figure is up 3.9% from April 2019 (\$385,000). The current figure is the highest median sales price recorded by The Sacramento Association of REALTORS® for a single month.

Let's Talk About Inventory			
Price Range	For Sale	Sold	Months of Inventory
\$0 - \$199,999	12	14	0.9
\$200,000 - \$249,999	42	24	1.8
\$250,000 - \$299,999	142	93	1.5
\$300,000 - \$349,999	211	188	1.1
\$350,000 - \$399,999	242	182	1.3
\$400,000 - \$449,999	220	157	1.4
\$450,000 - \$499,999	206	111	1.9
\$500,000 - \$749,000	493	199	2.5
\$750,000 - \$999,999	140	36	3.9
\$1,000,000 and over	115	9	12.8
Total:	1,823	1,013	Total: 1.8

The Active Listing Inventory increased 10% from March to April, from 1,658 units to 1,823 units. Compared with April 2019 (2,094), inventory is down 14.9%. The Months of Inventory increased from 1.4 to 1.8 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) decreased from 8 to 7 and the Average DOM decreased from 26 to 16. “Days on market” represents the days between the initial listing of the home as

“active” and the day it goes “pending.” Of the 1,013 sales this month, 85.1% (862) were on the market for 30 days or less and 93.6% (948) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold increased from \$260 to \$263 from March to April. See all statistical reports compiled by the Sacramento Association of REALTORS® [here](#).