

## June 2021 Statistics – Sacramento Housing Market – Single Family Homes

### Sacramento County median sales price reaches \$520,000

June closed ended with 1,723 sales, an 11.9% increase from May (1,540). Compared to one year ago (1,506), the current figure is up 14.4%. Of the 1,723 sales this month, 217 (12.6%) used cash financing, 1,242 (72.1%) used conventional, 174 (10.1%) used FHA, 61 (3.5%) used VA and 29 (1.7%) used Other† types of financing.

Market Snapshot - June 2021					
	Jun-21	May-21	Change	Jun-20	Change (from '20)
<b>Sales</b>	1,723	1,540	11.9%	1,506	14.4%
<b>Median Sales Price</b>	\$520,000	\$498,500	4.3%	\$415,000	25.3%
<b>Active Inventory</b>	1,297	1,267	2.4%	1,495	-13.2%
<b>Median DOM</b>	6	6	0.0%	10	-40.0%
<b>Avg. Price/SqFt</b>	\$331	\$324	2.2%	\$266	24.4%

The median sales price increased 4.3% from \$498,500 to \$520,000. This figure is up 25.3% from June 2020 (\$415,000).

The Active Listing Inventory increased 2.4% from May to June,

from 1,267 units to 1,297 units. Compared with June 2020 (1,495), inventory is down 13.2%. The Months of Inventory remained at .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 below reflects the Months of Inventory in each price range.

Let's Talk About Inventory			
Price Range	For Sale	Sold	Months of Inventory
\$0 - \$199,999	2	2	N/A
\$200,000 - \$249,999	4	2	2.0
\$250,000 - \$299,999	20	23	0.9
\$300,000 - \$349,999	62	77	0.8
\$350,000 - \$399,999	131	179	0.7
\$400,000 - \$449,999	157	246	0.6
\$450,000 - \$499,999	184	231	0.8
\$500,000 - \$749,000	433	730	0.6
\$750,000 - \$999,999	157	162	1.0
\$1,000,000 and over	147	71	2.1
<b>Total:</b>	<b>1,297</b>	<b>1,723</b>	<b>Total: 0.8</b>

The Median DOM (days on market) remained at 6 and the Average DOM remained at 11. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,540 sales this month, 93.8% (1,617) were on the market for 30 days or less and 98.6% (1,700) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold increased from \$324 to \$331. See all statistical reports compiled by the [Sacramento Association of REALTORS®](http://www.sacrealtor.org).