

February 2022 Statistics – Sacramento Housing Market – Single Family Homes

Sales, price, inventory increase for February

February closed with 1,082 sales, a 5% increase from January (1,030). Compared to one year ago (1,034), the current figure is up 4.6%. Of the 1,082 sales this month, 155 (14.3%) used cash financing, 774 (71.5%) used conventional, 105 (9.7%) used FHA, 27 (1.9%) used VA and 21 (1.9%) used Other† types of financing.

Market Snapshot - February 2022					
	Feb-22	Jan-22	Change	Feb-21	Change (from '21)
Sales	1,082	1,030	5.0%	1,034	4.6%
Median Sales Price	\$540,000	\$522,016	3.4%	\$460,000	17.4%
Active Inventory	890	792	12.4%	839	6.1%
Median DOM	7	8	-12.5%	6	16.7%
Avg. Price/SqFt	\$355	\$340	4.4%	\$296	19.9%

The median sales price increased 3.4% from \$522,016 to \$540,000. This figure is up 17.4% from February 2021 (\$460,000). **The median sales price shows that exactly half of the monthly sales are above this price and exactly half of the sales are below this price.**

The Active Listing Inventory increased 12.4% from January to February, from 792 units to 890 units. Compared with February 2021 (839), inventory is up 6.1%. The Months of Inventory stands 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	1	0	N/A
\$200,000 - \$249,999	2	8	0.3
\$250,000 - \$299,999	7	11	0.6
\$300,000 - \$349,999	21	29	0.7
\$350,000 - \$399,999	73	90	0.8
\$400,000 - \$449,999	104	121	0.9
\$450,000 - \$499,999	107	177	0.6
\$500,000 - \$749,000	362	482	0.8
\$750,000 - \$999,999	146	117	1.2
\$1,000,000 and over	67	47	1.4
Total:	890	1,082	Total: 0.8

The Median DOM (days on market) decreased from 8 to 7 and the Average DOM decreased from 21 to 17. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,082 sales this month, 84.6% (915) were on the market for 30 days or less and 93.8% (1,015) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold increased from \$340 to \$355. See all statistical reports compiled by the [Sacramento Association of REALTORS®](http://www.sacramento-realtors.com).

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