

April 2022 Statistics – Sacramento Housing Market – Single Family Homes

Median sales price creeps higher in April

April closed with 1,464 sales, a 7.2% increase from March (1,366). Compared to one year ago (1,540), the current figure is down 4.9%. Of the 1,464 sales this month, 194 (13.3%) used cash financing, 1,057 (72.2%) used conventional, 119 (8.1%) used FHA, 53 (3.6%) used VA and 41 (2.8%) used Other† types of financing.

Market Snapshot - April 2022					
	Apr-22	Mar-22	Change	Apr-21	Change (from '21)
Sales	1,464	1,366	7.2%	1,540	-4.9%
Median Sales Price	\$565,500	\$556,000	1.7%	\$489,500	15.5%
Active Inventory	1,342	1,050	27.8%	1,006	33.4%
Median DOM	7	7	0.0%	6	16.7%
Avg. Price/SqFt	\$370	\$364	1.6%	\$303	22.1%

The median sales price increased 1.7% from \$556,000 to \$565,500. This figure is up 15.5% from April 2021 (\$489,500). **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.**

Let's Talk About Inventory			
Price Range	For Sale	Sold	Months of Inventory
\$0 - \$349,999	43	40	1.1
\$350,000 - \$399,999	96	65	1.5
\$400,000 - \$449,999	122	166	0.7
\$450,000 - \$499,999	158	199	0.8
\$500,000 - \$549,999	140	195	0.7
\$550,000 - \$599,999	152	174	0.9
\$600,000 - \$649,999	119	151	0.8
\$650,000 - \$699,999	114	107	1.1
\$700,000 - \$749,999	72	96	0.8
\$750,000 - \$799,999	67	67	1.0
\$800,000 - \$849,999	61	59	1.0
\$850,000 - \$899,999	35	25	1.4
\$900,000 - \$949,999	25	23	1.1
\$950,000 - \$999,999	31	18	1.7
\$1,000,000 and over	107	79	1.4

Total: 1,342 1,464 Total: 0.9

The Active Listing Inventory increased 27.8% from March to April, from 1,050 units to 1,342 units. Compared with April 2021 (1,006), inventory is up 33.4%. The Months of Inventory increased from .8 to .9 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) remained at 7 and the Average DOM decreased from 15 to 12. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,464 sales this month, 92% (1,434) were on the market for 30 days or less and 97.9% (1,304) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold increased from \$364 to \$370. See all statistical reports compiled by the [Sacramento Association of REALTORS®](https://www.sacramentoassociationofrealtors.com).

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