

May 2022 Statistics – Sacramento Housing Market – Single Family Homes

Inventory, price increase for May, sales volume declines

May closed with 1,345 sales, a 8.1% decrease from April (1,464). Compared to one year ago (1,540), the current figure is down 12.7%. Of the 1,345 sales this month, 164 (12.2%) used cash financing, 955 (71%) used conventional, 142 (10.6%) used FHA, 59 (4.4%) used VA and 25 (1.9%) used Other† types of financing.

Market Snapshot - May 2022					
	May-22	Apr-22	Change	May-21	Change (from '21)
Sales	1,345	1,464	-8.1%	1,540	-12.7%
Median Sales Price	\$575,000	\$565,500	1.7%	\$498,500	15.3%
Active Inventory	1,840	1,342	37.1%	1,267	45.2%
Median DOM	7	7	0.0%	6	16.7%
Avg. Price/SqFt	\$370	\$370	0.0%	\$324	14.2%

The median sales price increased 1.7% from \$565,500 to \$575,000. This figure is up 15.3% from May 2021 (\$498,500). **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	62	32	1.9
\$350,000 - \$399,999	100	72	1.4
\$400,000 - \$449,999	156	118	1.3
\$450,000 - \$499,999	231	161	1.4
\$500,000 - \$549,999	188	196	1.0
\$550,000 - \$599,999	226	159	1.4
\$600,000 - \$649,999	158	145	1.1
\$650,000 - \$699,999	167	108	1.5
\$700,000 - \$749,999	112	76	1.5
\$750,000 - \$799,999	86	71	1.2
\$800,000 - \$849,999	69	44	1.6
\$850,000 - \$899,999	59	41	1.4
\$900,000 - \$949,999	28	21	1.3
\$950,000 - \$999,999	36	19	1.9
\$1,000,000 and over	162	82	2.0

Total: 1,840 For Sale, 1,345 Sold, Total: 1.4 Months of Inventory

The Active Listing Inventory increased 37.1% from April to May, from 1,342 units to 1,840 units. Compared with May 2021 (1,267), inventory is up 45.2%. The Months of Inventory increased from .9 Months to 1.4 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 increased from 12 to 13. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,345 sales this month, 91.6% (1,232) were on the market for 30 days or less and 97.8% (1,315) were on the market for 60 days or less.

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

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