



June 2022 Statistics – Sacramento Housing Market – Single Family Homes

Inventory climbs as sales decline

June closed with 1,310 sales, a 2.6% decrease from May (1,345). Compared to one year ago (1,723), the current figure is down 24%. Of the 1,310 sales this month, 151 (11.5%) used cash financing, 918 (70.1%) used conventional, 147 (11.2%) used FHA, 56 (4.3%) used VA and 38 (2.9%) used Other⁺ types of financing.

Market Snapshot - June 2022								
	Jun-22	May-22	Change	Jun-21	Change (from '21)			
Sales	1,310	1,345	-2.6%	1,723	-24.0%			
Median Sales Price	\$560,000	\$575,000	-2.6%	\$520,000	7.7%			
Active Inventory	2,237	1,840	21.6%	1,297	72.5%			
Median DOM	8	7	14.3%	6	33.3%			
Avg. Price/SqFt	\$362	\$370	-2.2%	\$331	9.4%			

half of the monthly sales are above this price and exactly half of the sales are below this price. The Active Listing Inventory increased 21.6% from May to June, from 1,840 units to 2,237 units. Compared with June 2021 (1,297), inventory is up 72.5%. The Months of Inventory increased from 1.4 Months to 1.7 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

The median sales price decreased 2.6% from \$575,500 to \$560,000. This figure is up 7.7% from June 2021 (\$520,000). The median sales price shows that exactly

The Median DOM (days on market) increased from 7 to 8 and the Average DOM increased from 13 to 14. "Days on market" represents the days between the initial listing of the home as "active" and the day it goes "pending." Of the 1,310 sales this month, 90.2% (1,182) were on the market for 30 days or less and 98% (1,284) were on the market for 60 days or less.

Total: 2,237 1,310

The Average Price/SqFt of all homes sold dropped Total: 1.7 from \$370 to \$362. See all statistical reports compiled by the Sacramento Association of REALTORS[®].

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> The Sacramento Association of REALTORS® is a professional association representing over 8,000 real estate professionals and commercial affiliates doing business in the greater Sacramento metropolitan area. All SAR statistics reports compiled by Tony Vicari, SAR Director of Communications. Statistics are derived from the MetroList® MLS database for Sacramento County and the City of West Sacramento. +Other financing includes 1031 exchange, CalVet, Farm Home Loan, Owner Financing, Contract of Sale or any combination of one or more.

Invento	w hv	The Active Listing Inventory		
invento	y Dy	May to June, from 1,840 (
Price Range	For Sale	Sold	Months of Inventory	Compared with June 2021 (1
\$0 - <mark>\$349,999</mark>	66	52	1.3	72.5%. The Months of Invento
\$350,000 - \$399,999	136	80	1.7	Months to 1.7 Months. This
\$400,000 - \$449,999	209	139	1.5	amount of time (in months)
\$450,000 - \$499,999	297	169	1.8	current rate of sales to deplete
\$500,000 - \$549,999	231	178	1.3	inventory. The chart to the left
\$550,000 - \$599,999	280	159	1.8	Inventory in each price range.
\$600,000 - \$649,999	195	125	1.6	
\$650,000 - \$699,999	205	103	2.0	The Median DOM (days on ma
\$700,000 - \$749,999	109	82	1.3	to 8 and the Average DOM inc
\$750,000 - \$799,999	118	44	2.7	"Days on market" represents
\$800,000 - \$849,999	64	36	1.8	initial listing of the home as "
\$850,000 - \$899,999	67	35	1.9	goes "pending." Of the 1,310 s
\$900,000 - \$949,999	32	24	1.3	(1,182) were on the market for
\$950,000 - \$999,999	44	21	2.1	98% (1,284) were on the mark
\$1,000,000 and over	184	63	2.9	