

September 2022 Statistics – Sacramento Housing Market – Single Family Homes

Sales volume down 28% from 2021

September closed with 1,139 sales, a 3.6% decrease from August (1,181). Compared to one year ago (1,594), the current figure is down 28.5%. Of the 1,139 sales this month, 144 (12.6%) used cash financing, 732 (64.3%) used conventional, 166 (14.6%) used FHA, 64 (5.6%) used VA and 33 (2.9%) used Other† types of financing.

Market Snapshot - September 2022					
	Sep-22	Aug-22	Change	Sep-21	Change (from '21)
Sales	1,139	1,182	-3.6%	1,579	-27.9%
Median Sales Price	\$520,000	\$535,000	-2.8%	\$515,000	1.0%
Active Inventory	2,334	2,380	-1.9%	1,527	52.8%
Median DOM	19	17	11.8%	7	171.4%
Avg. Price/SqFt	\$334	\$345	-3.2%	\$334	0.0%

The median sales price decreased 2.8% from \$535,000 to \$520,000. This figure is up 3% from September 2021 (\$505,000). Compared to May 2022 (\$575,000), the current median price is down 9.6%. **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.**

Inventory by Price Range			
Price Range	For Sale	Sold	Months of Inventory
\$0 - \$349,999	90	79	1.1
\$350,000 - \$399,999	186	96	1.9
\$400,000 - \$449,999	230	163	1.4
\$450,000 - \$499,999	328	173	1.9
\$500,000 - \$549,999	243	134	1.8
\$550,000 - \$599,999	291	107	2.7
\$600,000 - \$649,999	190	91	2.1
\$650,000 - \$699,999	180	73	2.5
\$700,000 - \$749,999	122	67	1.8
\$750,000 - \$799,999	111	37	3.0
\$800,000 - \$849,999	79	20	4.0
\$850,000 - \$899,999	51	24	2.1
\$900,000 - \$949,999	33	11	3.0
\$950,000 - \$999,999	39	10	3.9
\$1,000,000 and over	161	54	3.0
Total:	2,334	1,139	Total: 2.0

The Active Listing Inventory decreased 1.9% from August to September, from 2,380 units to 2,334 units. Compared with September 2021 (1,516), inventory is up 54%. The Months of Inventory remained at 2 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) increased from 17 to 19 and the Average DOM increased from 24 to 30. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,139 sales this month, 63.8% (727) were on the market for 30 days or less and 86.2% (982) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold dropped from \$345 to \$334. See all statistical reports compiled by the [Sacramento Association of REALTORS®](https://www.sacrealtor.org).

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