

## October 2022 Statistics – Sacramento Housing Market – Single Family Homes

### Sales volume down 21% month-to-month, down 43% from 2021

October closed with 902 sales, a 20.8% decrease from September (1,139). Compared to one year ago (1,608), the current figure is down 43.4%. Of the 902 sales this month, 116 (12.9%) used cash financing, 569 (63.1%) used conventional, 141 (15.6%) used FHA, 42 (4.7%) used VA and 34 (3.8%) used Other† types of financing.

Market Snapshot - October 2022					
	Oct-22	Sep-22	Change	Oct-21	Change (from '21)
<b>Sales</b>	902	1,139	-20.8%	1,608	-43.9%
<b>Median Sales Price</b>	\$510,000	\$520,000	-1.9%	\$510,000	0.0%
<b>Active Inventory</b>	2,199	2,334	-5.8%	1,855	18.5%
<b>Median DOM</b>	21	19	10.5%	9	133.3%
<b>Avg. Price/SqFt</b>	\$337	\$334	0.8%	\$329	2.4%

The median sales price decreased 1.9% from \$520,000 to \$510,000. This figure is unchanged from October 2021. Compared to May 2022 (\$575,000), the current median price is down 11.3%. **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	97	59	1.6
\$350,000 - \$399,999	199	83	2.4
\$400,000 - \$449,999	245	148	1.7
\$450,000 - \$499,999	321	134	2.4
\$500,000 - \$549,999	220	131	1.7
\$550,000 - \$599,999	269	78	3.4
\$600,000 - \$649,999	172	61	2.8
\$650,000 - \$699,999	148	57	2.6
\$700,000 - \$749,999	102	38	2.7
\$750,000 - \$799,999	100	28	3.6
\$800,000 - \$849,999	59	21	2.8
\$850,000 - \$899,999	52	11	4.7
\$900,000 - \$949,999	21	10	2.1
\$950,000 - \$999,999	30	6	5.0
\$1,000,000 and over	164	37	4.4
<b>Total:</b>	<b>2,199</b>	<b>902</b>	<b>Total: 2.4</b>

The Active Listing Inventory decreased 5.8% from September to October, from 2,334 units to 2,199 units. Compared with October 2021 (1,344), inventory is up 63.6%. The Months of Inventory increased from 2 Months to 2.4 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) increased from 19 to 21 and the Average DOM increased from 30 to 32. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 902 sales this month, 62.7% (566) were on the market for 30 days or less and 84.7% (764) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold increased from \$334 to \$336. See all statistical reports compiled by the [Sacramento Association of REALTORS®](https://www.sacramentoassociationofrealtors.com).

Tony Vicari, Director of Communications

[tvicari@sacrealtor.org](mailto:tvicari@sacrealtor.org)

916-437-1205