

November 2022 Statistics – Sacramento Housing Market – Single Family Homes

Sales price, months of inventory unchanged October to November

November closed with 785 sales, a 13.1% decrease from October (902). Compared to one year ago (1,756), the current figure is down 47.4%. Of the 785 sales this month, 117 (14.9%) used cash financing, 521 (66.4%) used conventional, 99 (12.6%) used FHA, 26 (3.3%) used VA and 22 (2.8%) used Other† types of financing.

Market Snapshot - November 2022					
	Nov-22	Oct-22	Change	Nov-21	Change (from '21)
Sales	785	902	-13.0%	1,445	-45.7%
Median Sales Price	\$510,000	\$510,000	0.0%	\$515,000	-1.0%
Active Inventory	1,871	2,199	-14.9%	995	88.0%
Median DOM	23	21	9.5%	9	155.6%
Avg. Price/SqFt	\$321	\$337	-4.7%	\$336	-4.5%

The median sales price remained at \$510,000 month-to-month. This figure is a 1% decrease from November 2021. **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.**

The Active Listing Inventory decreased 14.9% from October to November, from 2,199 units to 1,871 units.

Inventory by Price Range			
Price Range	For Sale	Sold	Months of Inventory
\$0 - \$349,999	79	65	1.2
\$350,000 - \$399,999	182	84	2.2
\$400,000 - \$449,999	226	113	2.0
\$450,000 - \$499,999	247	105	2.4
\$500,000 - \$549,999	208	96	2.2
\$550,000 - \$599,999	210	74	2.8
\$600,000 - \$649,999	139	55	2.5
\$650,000 - \$699,999	136	48	2.8
\$700,000 - \$749,999	79	34	2.3
\$750,000 - \$799,999	70	29	2.4
\$800,000 - \$849,999	47	21	2.2
\$850,000 - \$899,999	47	12	3.9
\$900,000 - \$949,999	28	6	4.7
\$950,000 - \$999,999	26	9	2.9
\$1,000,000 and over	57	34	1.7
Total:	1,781	785	Total: 2.3

Compared with November 2021 (995), inventory is up 88%. The Months of Inventory remained at 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 21 to 23 and the Average DOM increased from 32 to 36. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 785 sales this month, 59.4% (466) were on the market for 30 days or less and 78.6% (617) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold decreased from \$336 to \$321. See all statistical reports compiled by the [Sacramento Association of REALTORS®](https://www.sacramento-realtors.com).

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