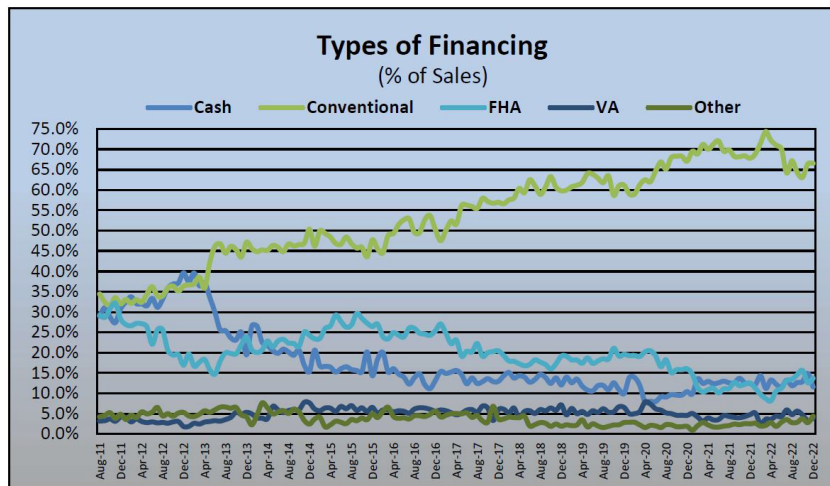


December 2022 Statistics – Sacramento Housing Market – Single Family Homes

Median sales price drops 5%, homes stay on market longer

December closed with 804 sales, a 2.4% increase from November (785). Compared to one year ago (1,406), the current figure is down 42.8%. Of the 804 sales this month, 93 (11.6%) used cash financing, 535 (66.5%) used conventional, 110 (13.7%) used FHA, 31 (3.9%) used VA and 35 (4.4%) used Other† types of financing. **The chart below shows percentage of sales by types of financing since August 2011.**



The median sales price decreased 4.9% from \$510,000 to \$485,000. This figure is a 5.3% decrease from December 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 21.5% from November to December, from 1,871 units to 1,468 units. Compared with December 2021 (726), inventory is up

102.2%. The Months of Inventory decreased from 2.4 Months to 1.8 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 Median DOM (days on market) increased from 23 to 26 and the Average DOM increased from 36 to 40. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 804 sales this month, 56.5% (454) were on the market for 30 days or less and 78.6% (632) were on the market for 60 days or less.

Market Snapshot - December 2022					
	Dec-22	Nov-22	Change	Dec-21	Change (from '21)
Sales	804	785	2.4%	1,406	-42.8%
Median Sales Price	\$485,000	\$510,000	-4.9%	\$512,013	-5.3%
Active Inventory	1,468	1,871	-21.5%	726	102.2%
Median DOM	26	23	13.0%	9	188.9%
Avg. Price/SqFt	\$320	\$321	-0.3%	\$338	-5.3%

The Average Price/SqFt of all homes sold decreased from \$321 to \$320. Compared to one year ago (\$338), this is a 5.3% decrease. See all statistical reports compiled by the [Sacramento Association of REALTORS®](http://www.sacramentoassociationofrealtors.org).

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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.