

Sacramento County Market Update: Residential Sales Trends

Average Sold Price changed 0.0% month over month (\$482,791).

Median Sold Price reached \$439,450 in October.

1,644 Sales in October.

Median Days on Market is 6. Average DOM is 15.3.

Months of Inventory - 0.6 Months.

41% of homes sold above asking price (List Price).

0.6% of Sellers are distressed (REOs or Short Sale).

67% of Homes sold with Multiple Offers, with an average of 5 offers.

November 2020

PREPARED BY:

Joel Wright

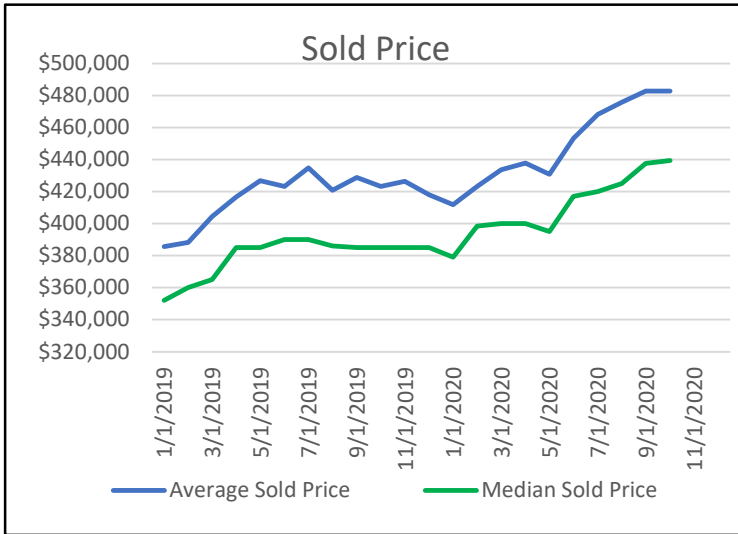
Broker Associate

DRE # 01295558

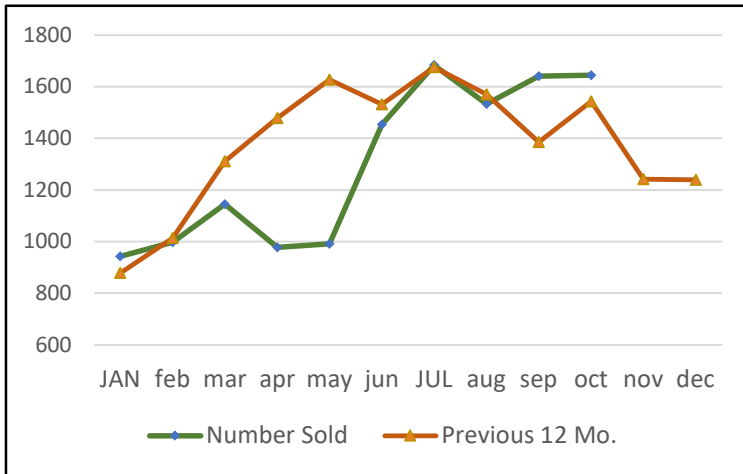
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Sales Data for October:



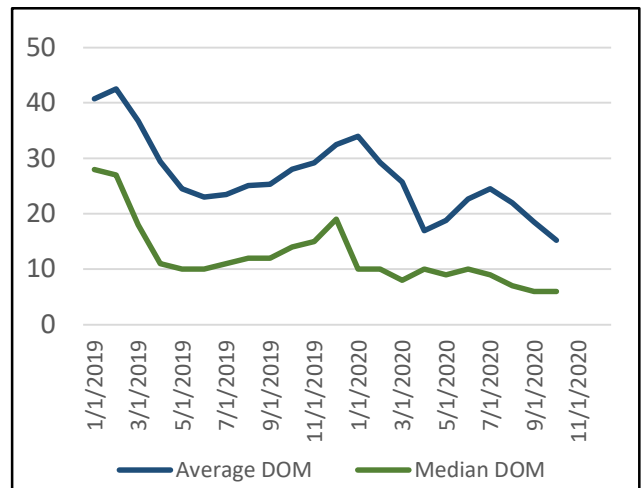
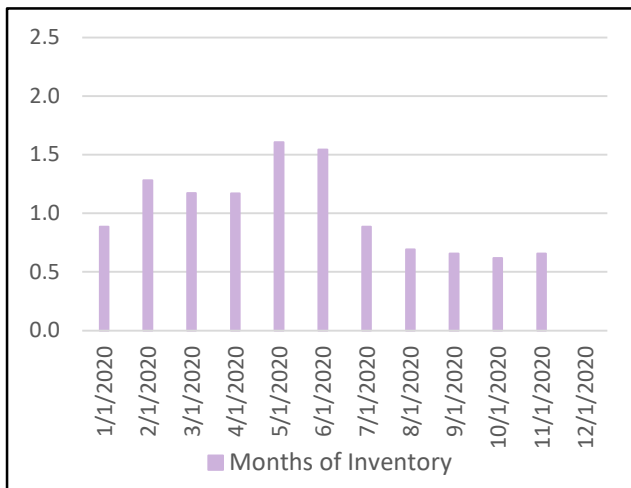
Average Sold Price: \$482,791
1 Year Change: 14.1%
Median Sold Price: \$439,450
1 Year Change: 14.1%



Number of Sales: 1,644
1 Year Change: 6.5%
1 Month Change: 0.2%

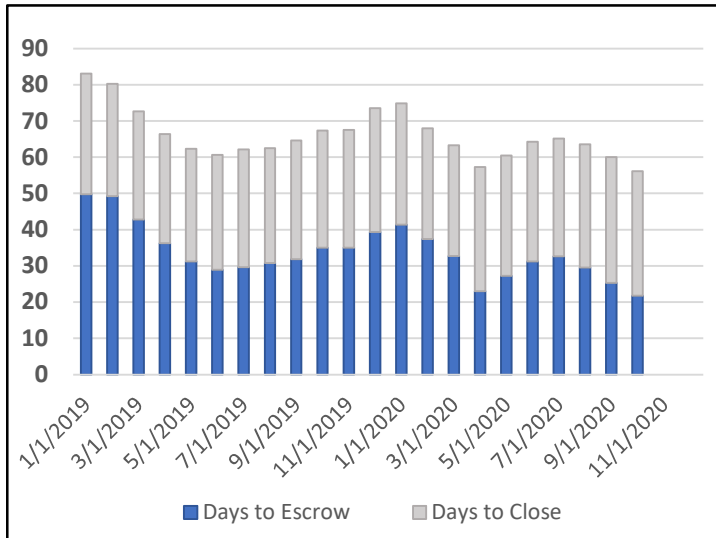
Months of Inventory: 0.6

Average Days on Market: 15.3
Median Days on Market: 6



Total Days to Sell:

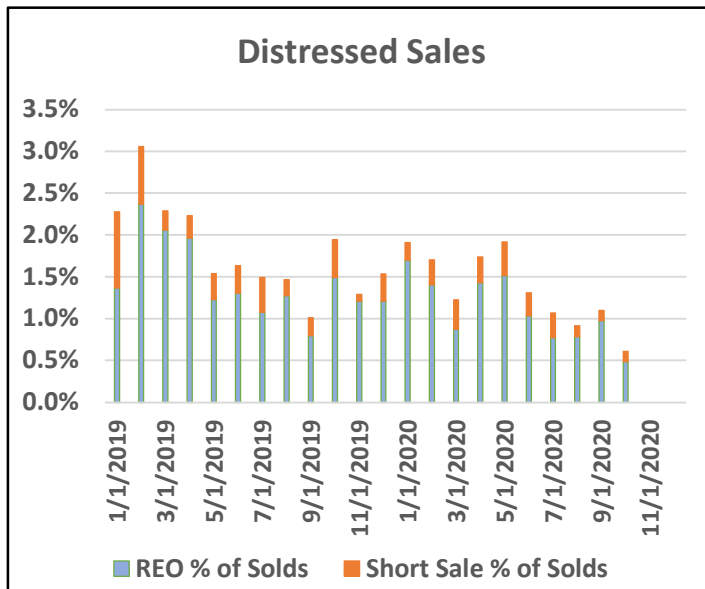
(From start of Marketing to Closed Sale)



Avg. Days Marketed **22**
 Avg. Days in Escrow **34**
 Average Total Days **56**

Distressed Sales

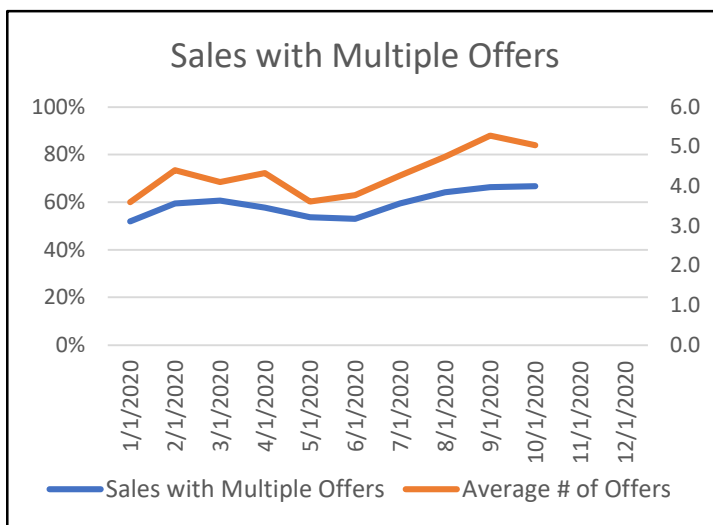
Distressed property is 0.6% of Solds.



Total Sold: **1,644**
 REO Sold: **8**
 S.S. Sold: **2**

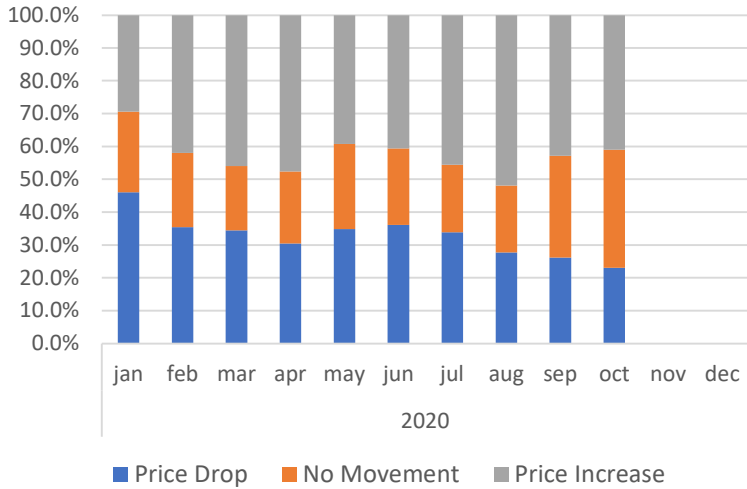
Sales with Multiple Offers

66.7% of Sales received Multiple Offers.



Homes with multiple offers received on average 5 offers.

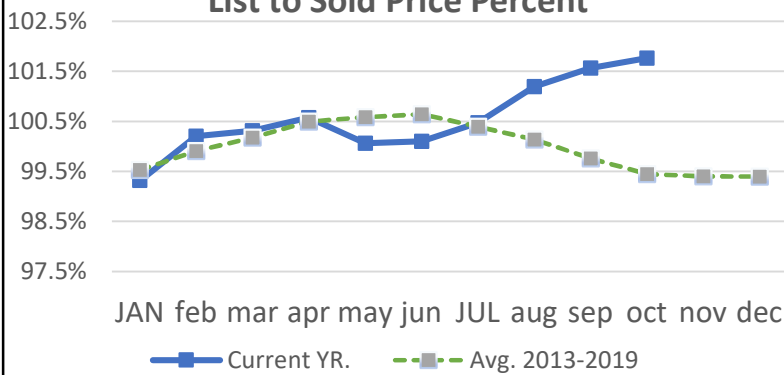
Sold Property Price Changes



% of Property with change from List Price

Price Drop: 23.1%
 Price Increase: 41.0%
 Sold at Asking: 35.9%

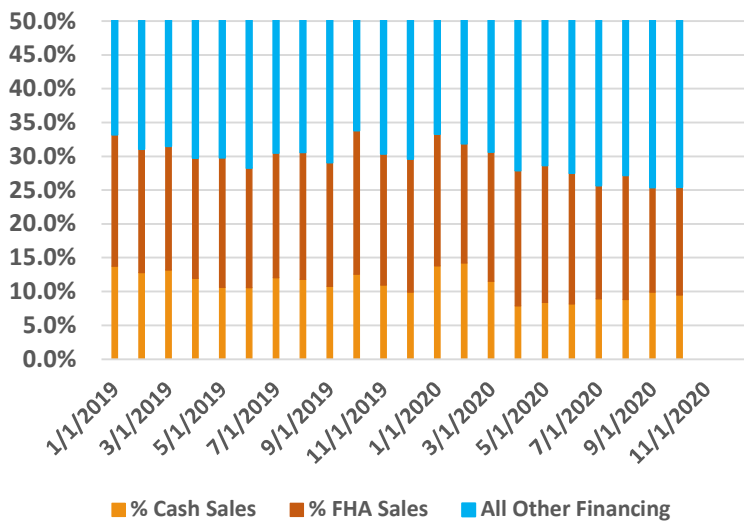
List to Sold Price Percent



Average *List:Sold* Percent

101.8%

Financing: Cash & FHA



% of Sales in October.

CASH 9.5%
 FHA Loan 15.9%
 All other Loan 74.6%