

# Sacramento County Market Update: Residential Sales Trends

Average Sold Price changed 1.3% month over month (\$489,228).

Median Sold Price reached \$441,500 in November.

1,488 Sales in November.

Median Days on Market is 7. Average DOM is 15.9 days.

Months of Inventory is 0.7 Months.

38% of homes sold above asking price (List Price).

0.3% of Sellers are distressed (REOs or Short Sale).

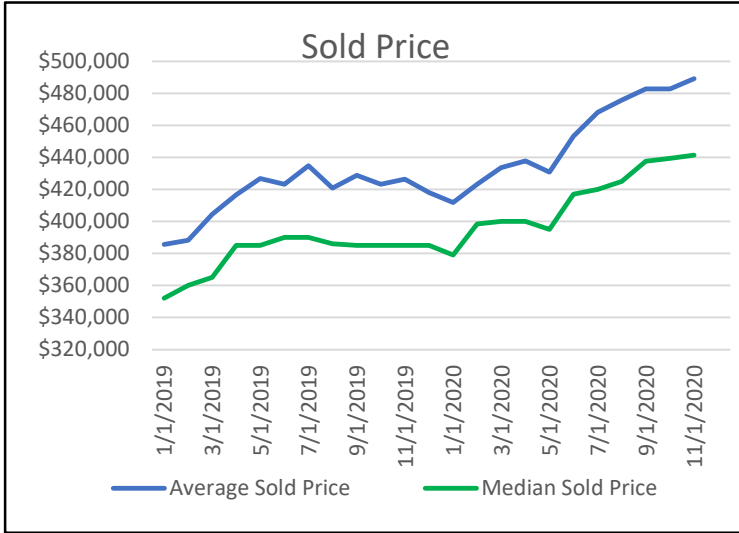
68% of Homes sold with Multiple Offers, with an average of 5 offers.

November 2020

PREPARED BY:  
**Joel Wright**  
Broker Associate  
DRE # 01295558  
[Joel@TheWrightInsight.net](mailto:Joel@TheWrightInsight.net)

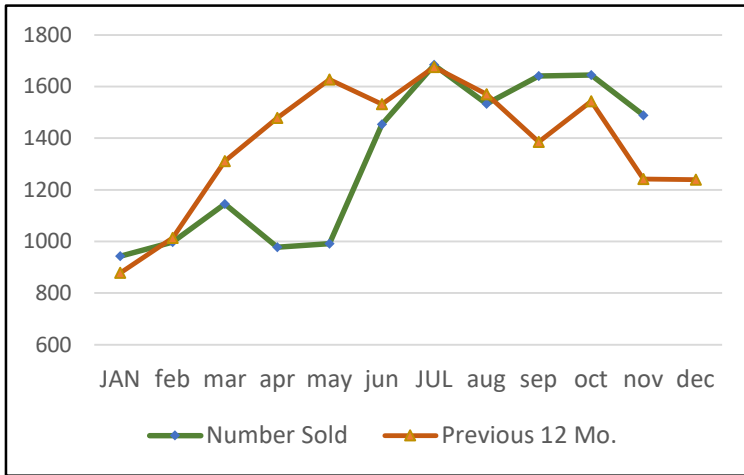


## Sales Data for November:



**Average Sold Price: \$489,228**  
**1 Year Change: 14.7%**

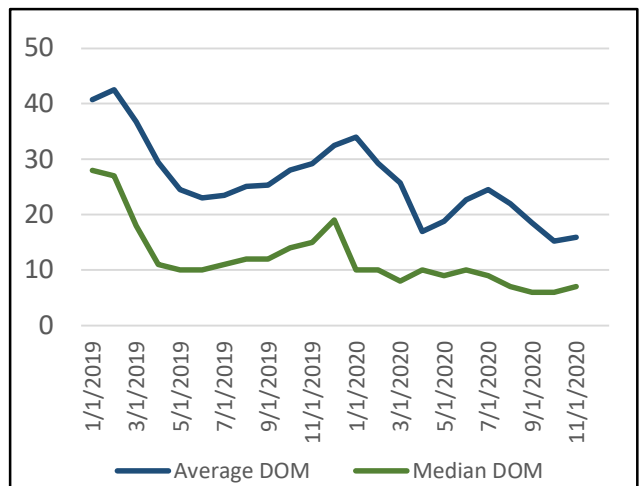
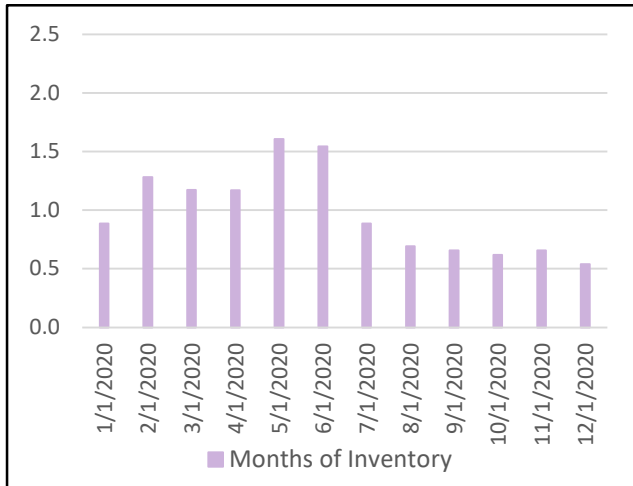
**Median Sold Price: \$441,500**  
**1 Year Change: 14.7%**



**Number of Sales: 1,488**  
**1 Year Change: 19.8%**  
**1 Month Change: -9.5%**

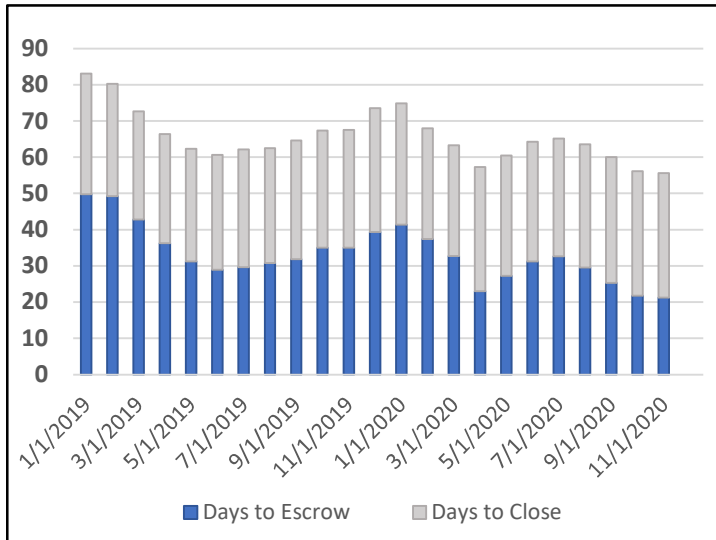
**Months of Inventory: 0.7**

**Average Days on Market: 15.9**  
**Median Days on Market: 7**



### Total Days to Sell:

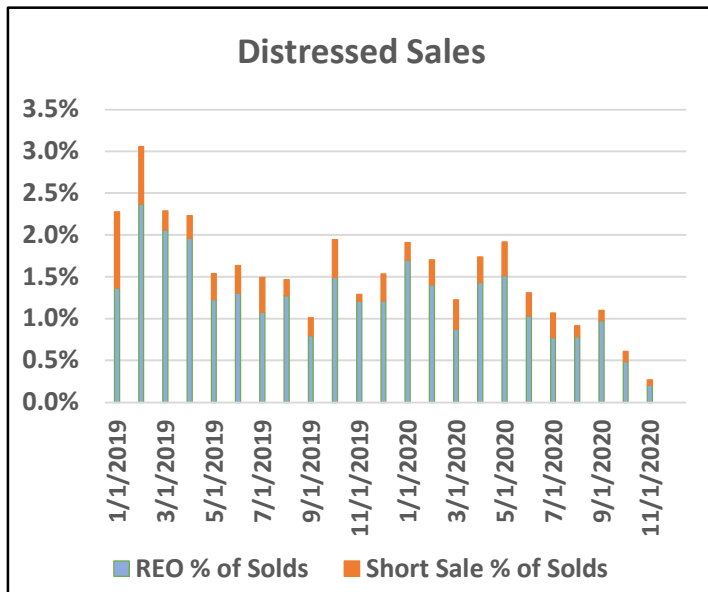
(From start of Marketing to Closed Sale)



Avg. Days Marketed **21**  
 Avg. Days in Escrow **34**  
 Average Total Days **56**

### Distressed Sales

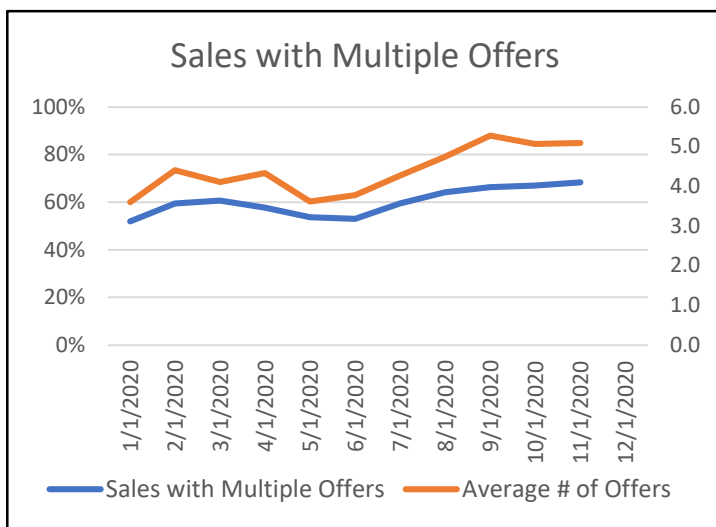
Distressed property is 0.3% of Sold.



Total Sold: **1,488**  
 REO Sold: **3**  
 S.S. Sold: **1**

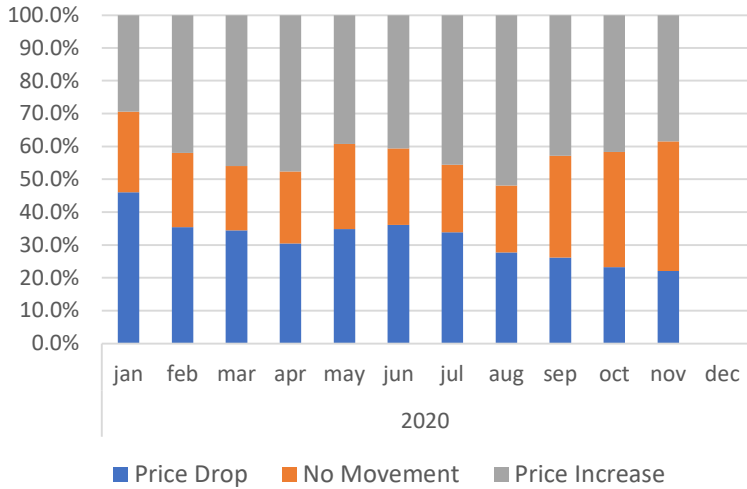
### Sales with Multiple Offers

68.4% of Sales received Multiple Offers.



Homes with multiple offers received on average 5 offers.

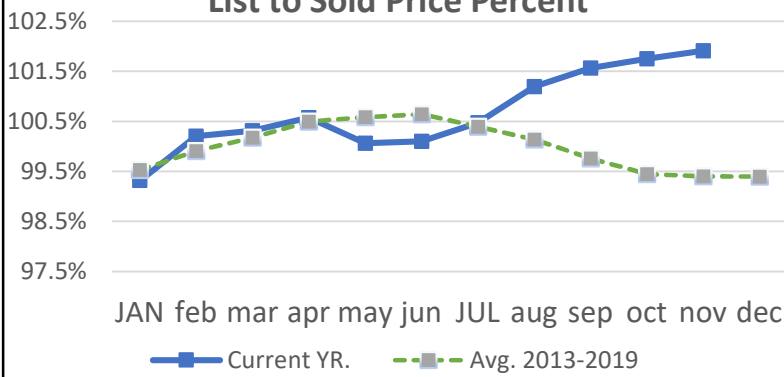
### Sold Property Price Changes



### % of Property with change from List Price

Price Drop: 22.1%  
 Price Increase: 38.5%  
 Sold at Asking: 39.4%

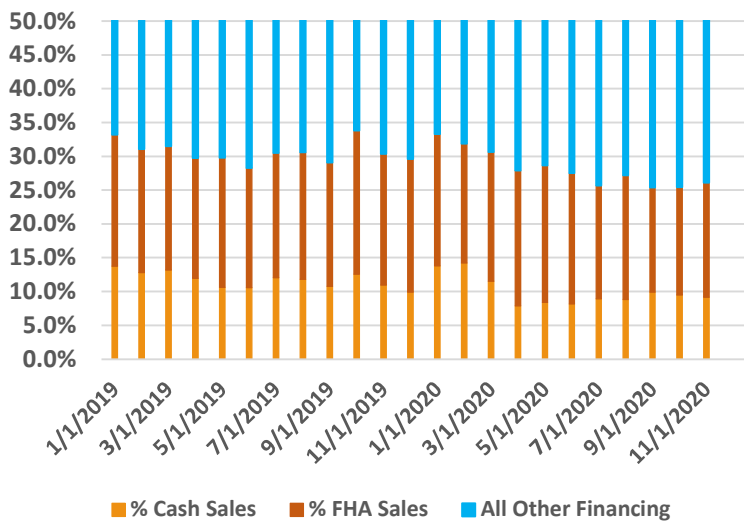
### List to Sold Price Percent



### Average *List:Sold* Percent

**101.9%**

### Financing: Cash & FHA



### % of Sales in November.

CASH 9.1%  
 FHA Loan 16.9%  
 All other Loan 73.9%