

# Sacramento County Market Update:

## SUPPLY & DEMAND TRENDS

Number of homes on the market (SUPPLY) on November 1st is 1,077.  
It is down -41.6% from one year ago.

Pending Inventory (DEMAND) is at 2,220 units.  
That is up 10% from last year.

1,740 New Listings came on the Market in October.  
One year ago there were 1,606 New Listings.

The Average New Listing Price is \$494,881; up 10% from last year.

The number of New Pendings (Buyers getting offers accepted) is 1,781.  
That is up from 1,429 last year.

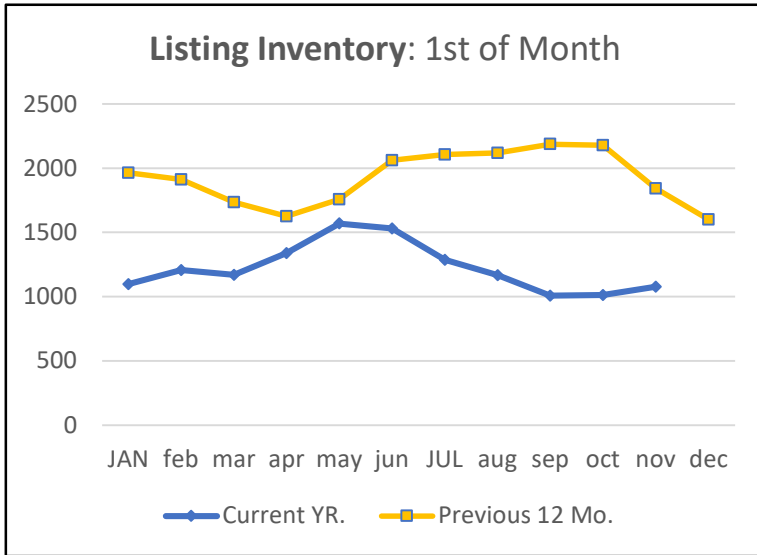
0.6% of New Listings are REO's and Short Sales.

November 2020

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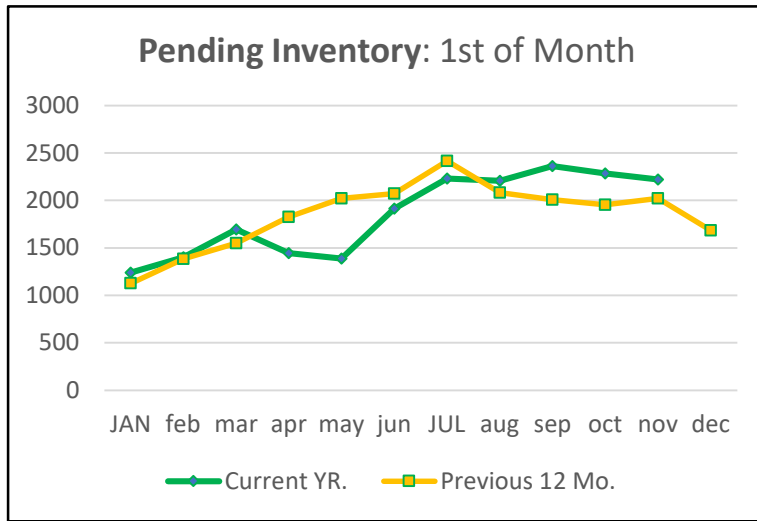
**Data as of the 1st of Month:**



**November 1st**

Active Inventory is 1,077 homes.  
That is down -41.6% year over year.

It is down -58.2% from the average.



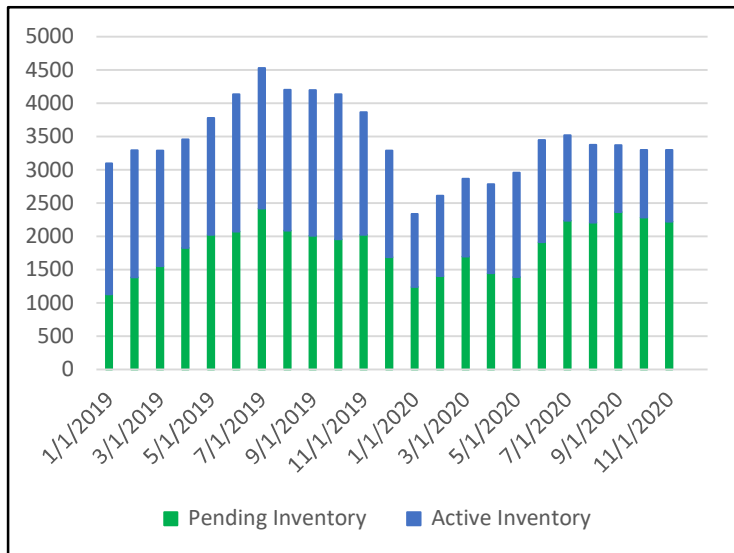
Pending Inventory is at 2220 homes.  
That is up 9.8% year over year.

It is up 2.7% from the average.

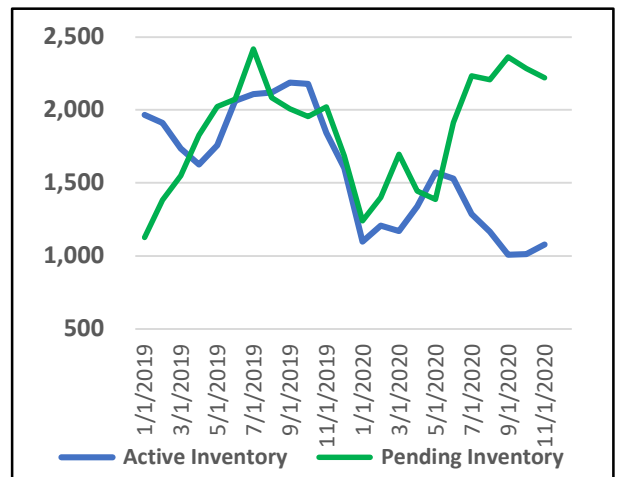
**Inventory of Homes: Active and Pending**

**3,297**

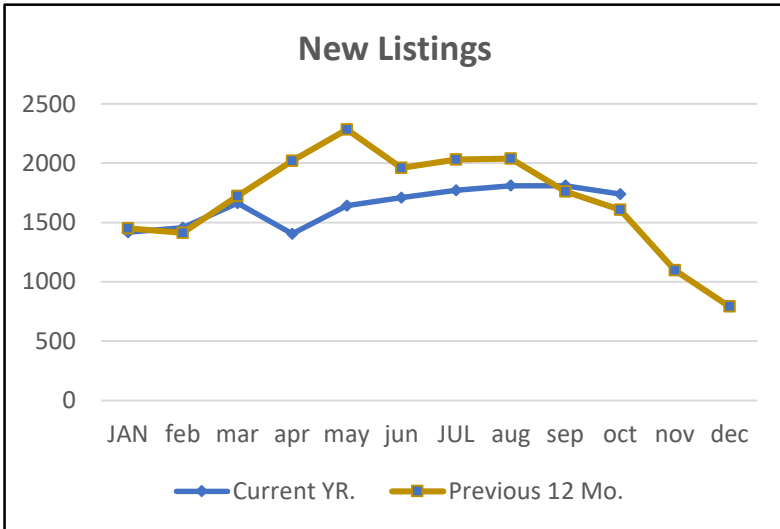
That is down -14.7% year over year.



**# of Active and Pending Homes**



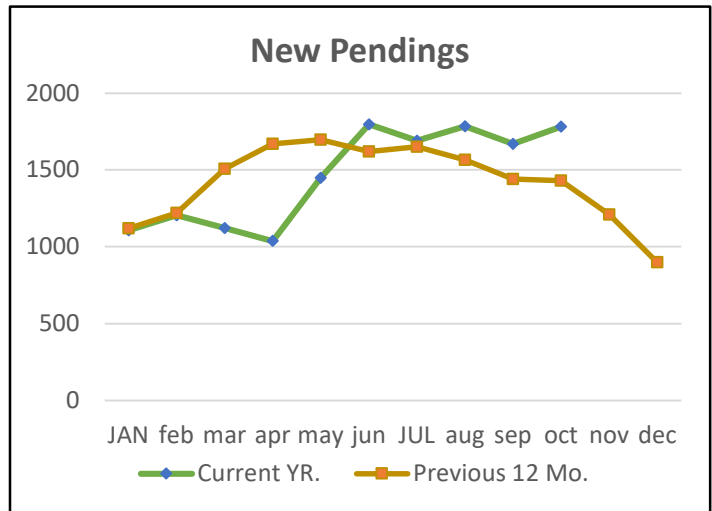
**New Listings coming available for Sale:**



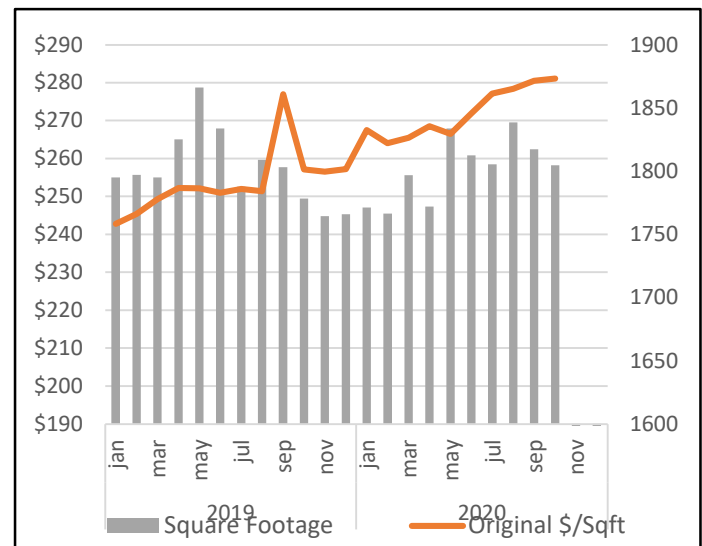
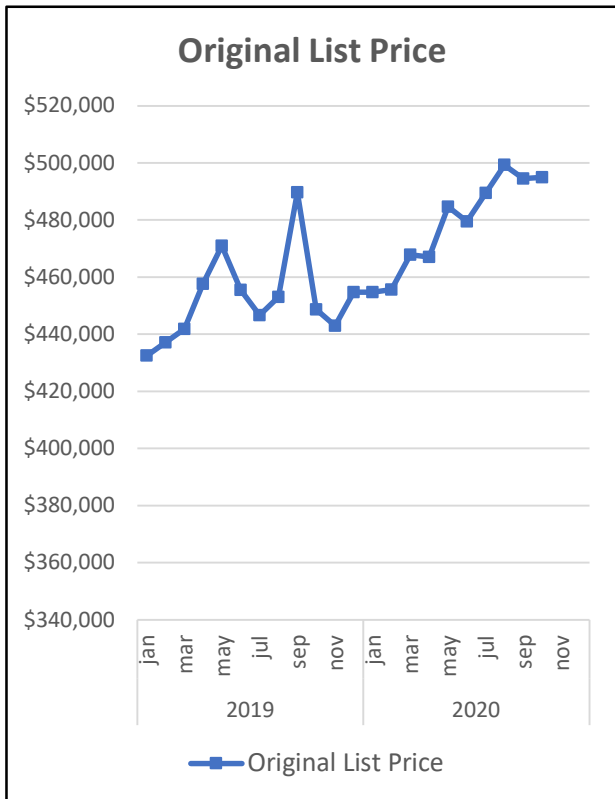
New Listings coming to Market in Oct:  
**1,740**  
 That is up 8.3% year over year.

October had 1,781 homes go Pending.  
 That is up 24.6% from last year.

Average Asking Price for home coming on  
 the Market in Oct is: **\$494,881**



\$/Square Foot for home just hitting the market is  
**\$281 per foot.**  
 Average Square Footage in Oct is 1,805.

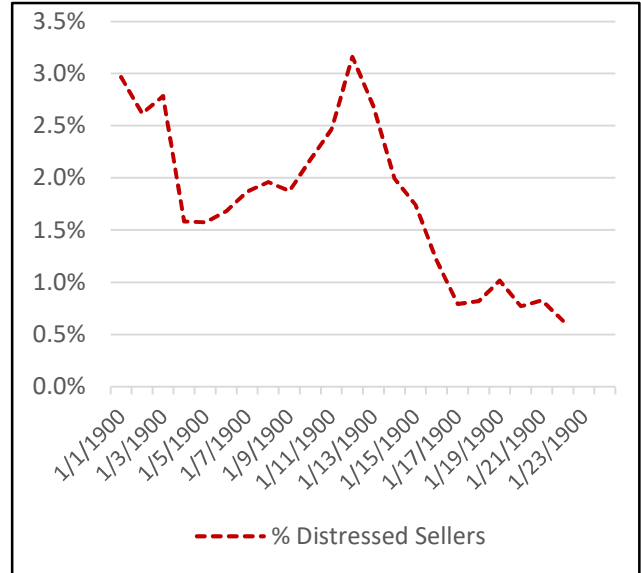
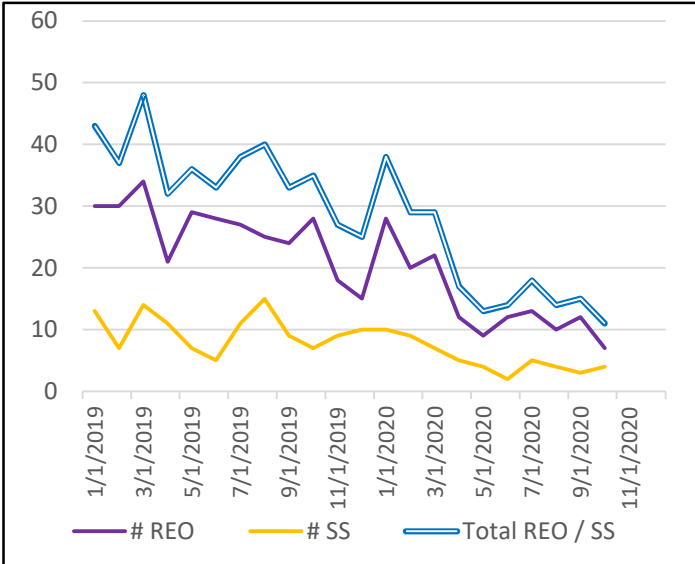


### Distressed Sellers:

REO (Bank Owned), Short Sale, Expired & Withdrawn

There are 7 New REOs in Oct, down from 28 last year.  
There are 4 New Short Sales, down from 7 one year ago.

REOs and Short Sales represent **0.63%** of new Listings.



### Expired

The number of listings that Expired during the month of October: **93**

### Withdrawn

Number of homes sellers withdrew from the market during October: **143**

