

Sacramento County Market Update:

SUPPLY & DEMAND TRENDS

Number of homes on the market (SUPPLY) on December 1st is 801.
It is down -50.0% from one year ago.

Pending Inventory (DEMAND) is at 2,069 units.
That is up 23% from one year ago.

1,160 New Listings came on the Market in November.
One year ago there were 1,096 New Listings.

The Average New Listing Price is \$484,625; up 09% from last year.

The number of New Pendings (Buyers getting offers accepted) is 1,475.
That is up from 1,210 last year.

0.7% of New Listings are REO's and Short Sales.

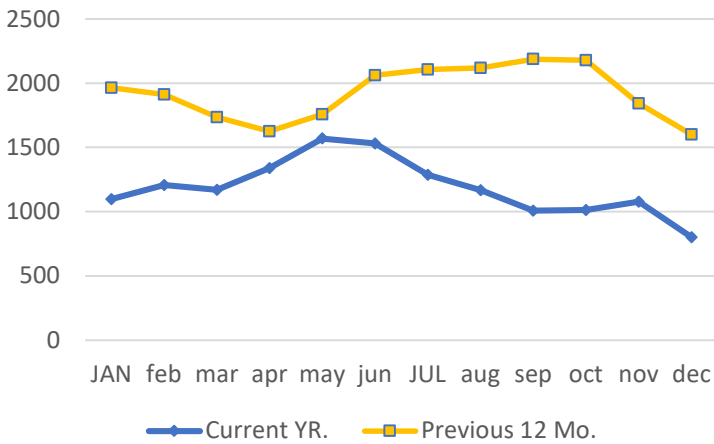
December 2020

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Data as of the 1st of Month:

Listing Inventory: 1st of Month

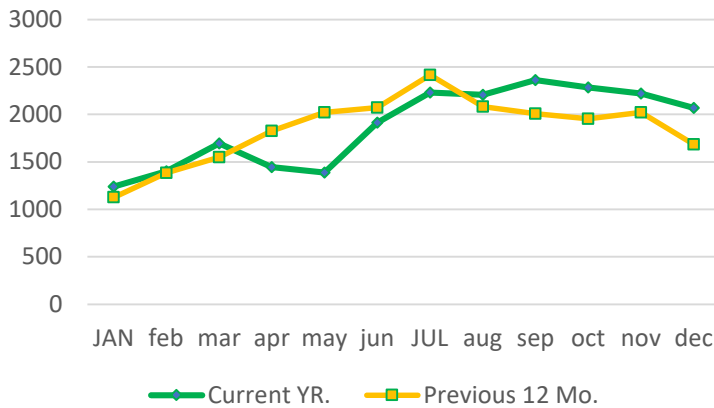


December 1st

Active Inventory is 801 homes.
That is down -50.0% year over year.

It is down -63.9% from the average.

Pending Inventory: 1st of Month



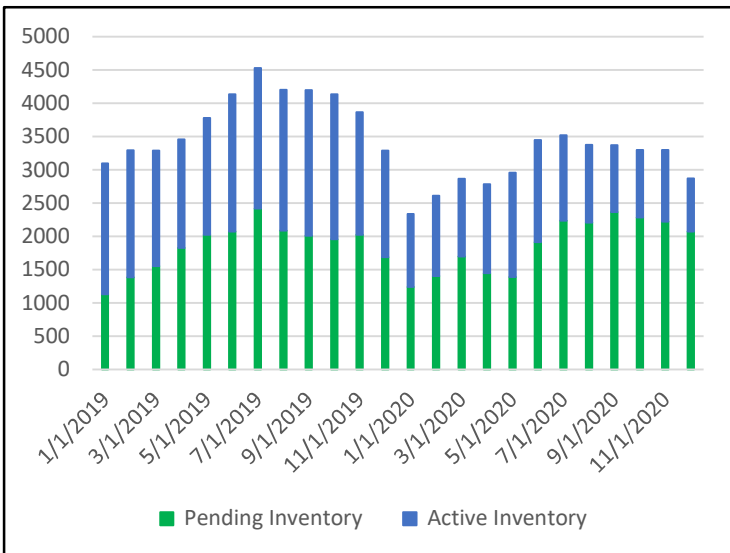
Pending Inventory is at 2,069 SFR.
That is up 22.8% year over year.

It is up 0.5% from the average.

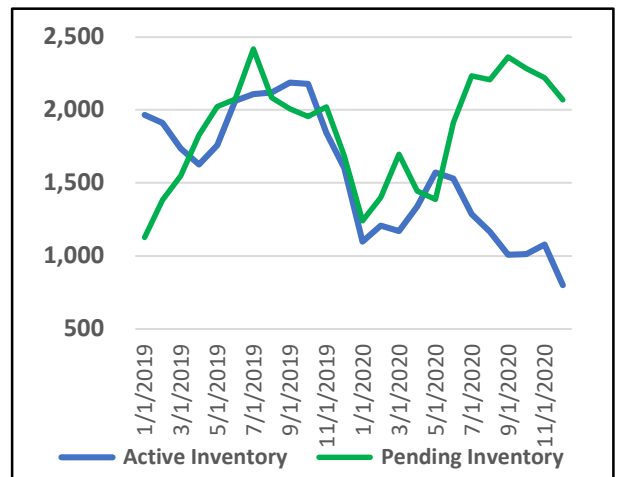
Inventory of Homes: Active and Pending

2,870

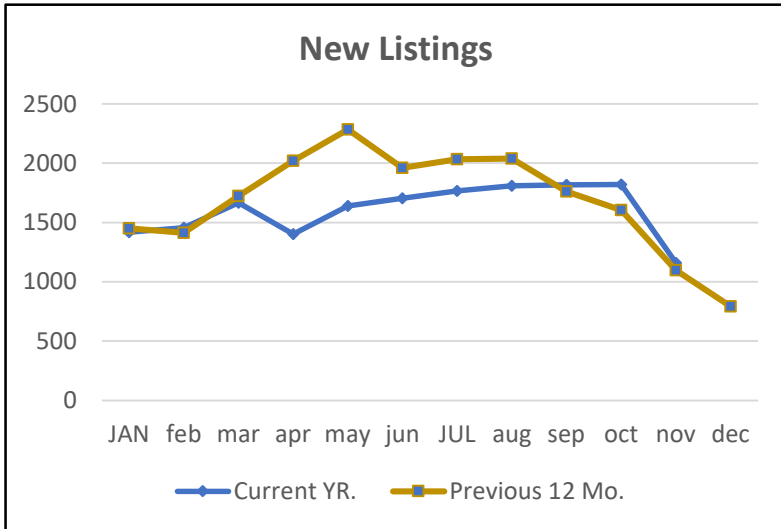
That is down -12.7% year over year.



of Active and Pending Homes



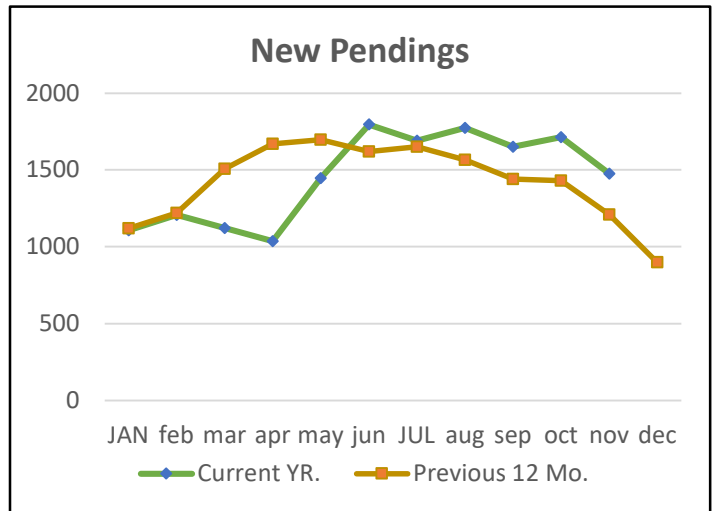
New Listings coming available for Sale:



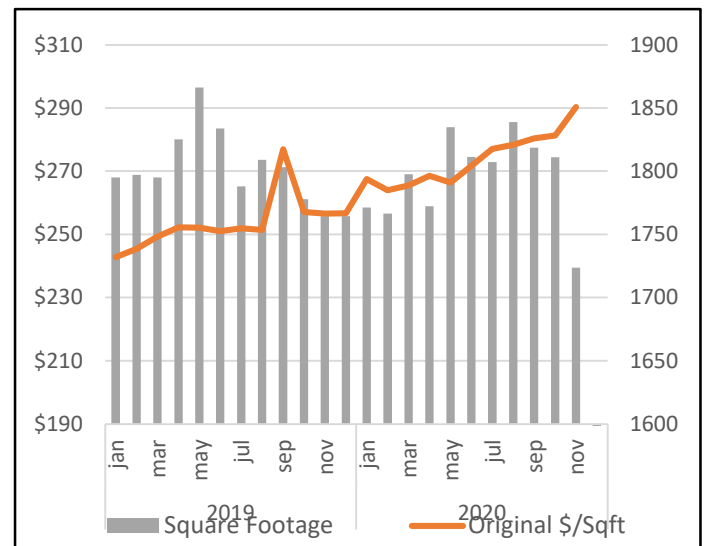
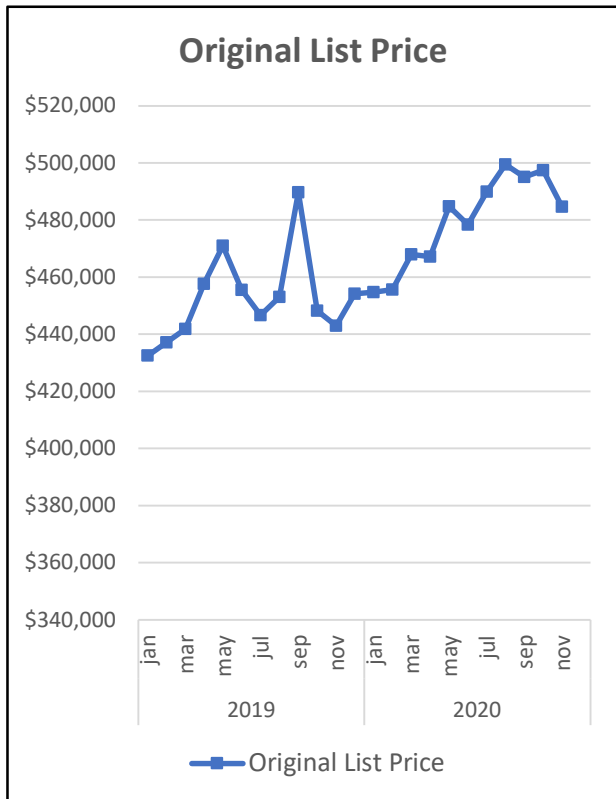
New Listings coming to Market in Nov:
1,160
 That is up 5.8% year over year.

November had 1,475 homes go Pending.
 That is up 21.9% from last year.

Average Asking Price for home coming on
 the Market in Nov is: **\$484,625**



\$/Square Foot for home just hitting the market is
\$290 per foot.
 Average Square Footage in Nov is 1,724.

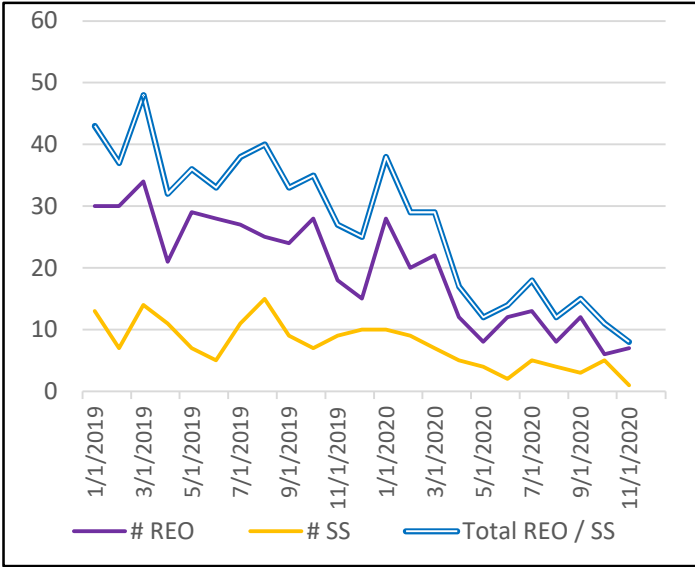


Distressed Sellers:

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

There are 7 New REOs in Nov, down from 18 last year.
There are 1 New Short Sales, down from 9 one year ago.

REOs and Short Sales represent **0.69%** of new Listings.



Expired

The number of listings that Expired during the month of November: **88**

Withdrawn

Number of homes sellers withdrew from the market during November: **139**

