

December 2017 Market Stats

SACRAMENTO COUNTY:

1. The median price is currently \$350,000. It's about the same as last month & down 0.5% from summer.
2. The median price is 11.1% higher than the same time last year.
3. Sales volume in December was 5.6% lower this year than 2016. There were 1392 single family detached sales last month.
4. It took an average of 36 days to sell a home last month (one year ago it was taking 3 days longer).
5. The median days on market last month was 21 days.
6. It took 3 more days to sell in Dec. compared to November (median days).
7. FHA sales were 20.5% of all sales last month in the county.
8. Only 0.7% of sales last month were bank-owned & 0.2% were short sales.
9. The avg price per sq ft was about \$221, which declined last month (9.6% higher than last year).
10. The avg sales price softened about 1.5% last month and is \$379,962. This is 10.5% higher than last year.
11. Cash sales were 13% of all sales last month.

SACRAMENTO REGION:

1. The median price is \$385,000. It softened nearly 1% last month.
2. The median price is 10% higher than the same time last year.
3. Sales volume in December was down 4.7% this year. There were 2202 single family detached sales last month.
4. It took an average of 42 days to sell a home last month (one year ago it was taking 2 days longer).
5. The median days on market last month was 24 days, which means properties are selling really quickly.
6. The median days on market increased by 5 days last month, which shows a slowing in the market.
7. FHA sales were 17.5% of all sales last month.
8. Only 1.6% of sales last month were bank-owned & 0.9% were short sales.
9. The avg price per sq ft was about \$225, which decreased 2% last month (8.4% higher than last year).
10. The avg sales price decreased 2.5% last month and is 9.1% higher than last year.
11. Cash sales were 14% of all sales last month.

PLACER COUNTY:

1. The median price is \$450,000 and decreased slightly last month.
2. The median price is 6.1% higher than the same time last year.
3. Sales volume in December was 3.6% lower than 2016. There were 450 single family detached sales.
4. It took an average of 48 days to sell a home last month (one year ago it was taking 1 less day to sell).
5. The median days on market last month was 28 days, which means properties are selling really quickly.
6. The median days on market increased 9 days last month (don't read too much into that).
7. FHA sales were 12.6% of all sales.
8. There were only 4 bank-owned sales last month and only 7 short sales.
9. The avg price per sq ft was \$228, which softened about 3% last month (5.7% higher than last year).
10. The avg sales price is currently \$510,174. This is 8% higher than last year.
11. Cash sales were 14.9% of all sales last month.