

August 2017 Market Stats

SACRAMENTO COUNTY:

1. The median price is currently \$348,000 and dipped 1% last month.
2. The median price is 7.6% higher than the same time last year.
3. Sales volume in August was 4.7% lower this year than 2016. There were 1668 single family detached sales last month.
4. It took an average of 24 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 12 days, which means properties are selling quickly.
6. It took 3 more days to sell in August compared to July (median days).
7. FHA sales were 22.6% of all sales last month in the county.
8. Only 0.8% of sales last month were bank-owned & 1.5% were short sales.
9. The avg price per sq ft was about \$223, which is slightly higher than last month (8.7% higher than last year).
10. The avg sales price decreased about 1.5% last month and is currently \$378,885. This is 6.8% higher than last year.
11. Cash sales were 12.5% of all sales last month.

SACRAMENTO REGION:

1. The median price is \$389,900 and declined slightly last month.
2. The median price is 9% higher than the same time last year.
3. Sales volume in August was 0.2% higher this year than 2016. There were 2771 single family detached sales last month.
4. It took an average of 28 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 13 days, which means properties are selling really quickly.
6. The median days on market increased by 2 days last month, which helps shows a slowing in the market.
7. FHA sales were 18.1% of all sales last month.
8. Only 0.8% of sales last month were bank-owned & 1.48% were short sales.
9. The avg price per sq ft was about \$227, which is the same as last month (7.9% higher than last year).
10. The avg sales price declined slightly last month and is currently \$430,101. This is 8.6% higher than last year.
11. Cash sales were 14% of all sales last month.

PLACER COUNTY:

1. The median price is currently \$462,000 and increased about 2% last month (but still down from a couple months ago).
2. The median price is 7.4% higher than the same time last year.
3. Sales volume in August was 14% higher this year than 2016. There were 637 single family detached sales.
4. It took an average of 30 days to sell a home last month (one year ago it was taking 10 days longer).
5. The median days on market last month was 15 days, which means properties are selling really quickly.
6. The median days on market increased by 3 days last month, which helps shows a slowing in the market.
7. FHA sales were 12.5% of all sales.
8. There were only 2 bank-owned sales last month and only 9 short sales.
9. The avg price per sq ft was \$229, which is slightly higher than last month (7.4% higher than last year).
10. The avg sales price increased about 0.5% last month and is currently \$508,686. This is 7.7% higher than last year.
11. Cash sales were 14.4% of all sales last month.