

February 2017 Market Stats

SACRAMENTO COUNTY:

1. The median price increased to \$323,500 (currently 8.2% above February 2016).
2. The median price rose 6% last month, but values were basically getting back to summer after a lull in the fall, so this doesn't mean values increased by 6% in one month.
3. Sales volume in February 2017 was just about 1% higher than last year.
4. It took an average of 44 days to sell a home last month (one year ago in February 2016 it was taking 2 days longer to sell).
5. It took two days longer to sell in February compared to January (next month we should see stats show less days on market as spring unfolds).
6. FHA sales volume is down 6% this year (roughly 25% of all sales were FHA last month).
7. Only 3.8% of all sales were bank-owned last month and 2.3% were short sales.
8. The average price per sq ft was about \$204 last month (about 2% higher than January, but 8% higher than last year).
9. The average sales price increased about 2.5% last month and is currently \$348,892. This is 7.7% higher than last year.
10. Cash sales were 15% of all sales last month.

SACRAMENTO REGION:

1. The median price increased to \$355,600 (currently 7.7% above February 2016).
2. The median price rose 4.8% last month, but values were basically getting back to summer after a lull in the fall, so this doesn't mean values increased by 4.8% in one month.
3. Sales volume in the region is up nearly 3% this year so far.
4. It took an average of 48 days to sell a home last month (one year ago in February 2016 it was taking 3 days longer to sell).
5. It took one day longer to sell in February compared to January (next month we should see stats show less days on market as spring unfolds).
6. FHA sales volume is down 6.7% this year compared to 2016 (roughly 22% of all sales were FHA last month).
7. Only 3.4% of all sales were bank-owned last month and 2.5% were short sales.
8. The average price per sq ft was about \$210 last month (about 1% higher than January, but 7% higher than last year).
9. The average sales price increased about 2% last month and is currently \$387,105. This is 4.3% higher than last year.
10. Cash sales were 16% of all sales last month.

PLACER COUNTY:

1. The median price increased to \$435,000 (currently 4.8% above February 2016).
2. The median price rose 2.5% last month, but values were basically getting back to summer after a lull in the fall, so this doesn't mean values increased by 2.5% in one month.
3. Sales volume in February 2017 was about 9% higher than last year.
4. It took an average of 51 days to sell a home last month (one year ago in February 2016 it was taking 7 days longer to sell).
5. It took 1 less day to sell in February compared to January.
6. FHA sales volume is down 12.6% this year compared to 2016 (roughly 17% of all sales were FHA last month).
7. Only 2.5% of all sales were bank-owned last month and 3.1% were short sales.
8. The average price per sq ft was about \$219 last month (about 3.9% higher than January and 4.8% higher than last February).
9. The average sales price increased about 2.4% last month and is currently \$478,589. This is 3.5% higher than last year.
10. Cash sales were 16.5% of all sales last month.