



MARKET REPORT

WEST SACRAMENTO, CA (CITY)

AUGUST 2026 | SINGLE FAMILY

The Market Report offers insight into residential real estate sales activity and regional trends.

The market summary below lets you see sales activity for the prior month and year, along with current and past year-to-date statistics. The graphs cover several different aspects of the real estate market. Note how some of the graphs break out trends by price increments.

The Market Report complements our Property Detail Report, giving you a broader look at the real estate market. If you are interested in receiving the Property Detail Report for a more specific area, please let us know.



The statistics presented in the Market Report are compiled based on figures and data generated by [Burrow Services, Inc.](#) for the benefit of Windermere Real Estate. Due to possible reporting inconsistencies, Days on Market (DOM), average prices and rates of appreciation should be used to analyze trends only. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLSs may not reflect all real estate activity in the market. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.

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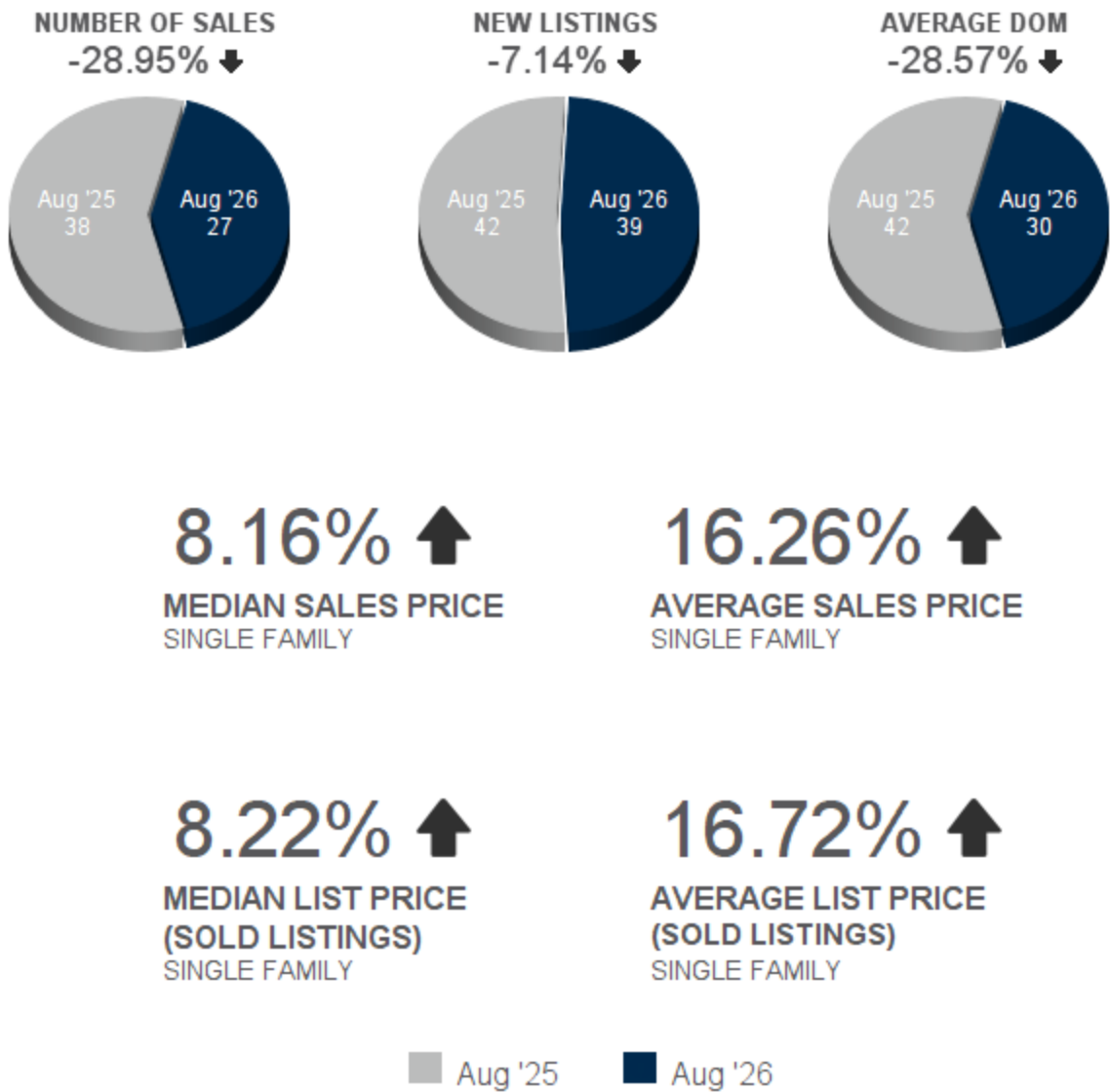
Information not verified or guaranteed. If your home is currently listed with a Broker, this is not intended as a solicitation.

WEST SACRAMENTO, CA (CITY) | August 2026

REAL ESTATE SNAPSHOT

Change since this time last year

Single Family



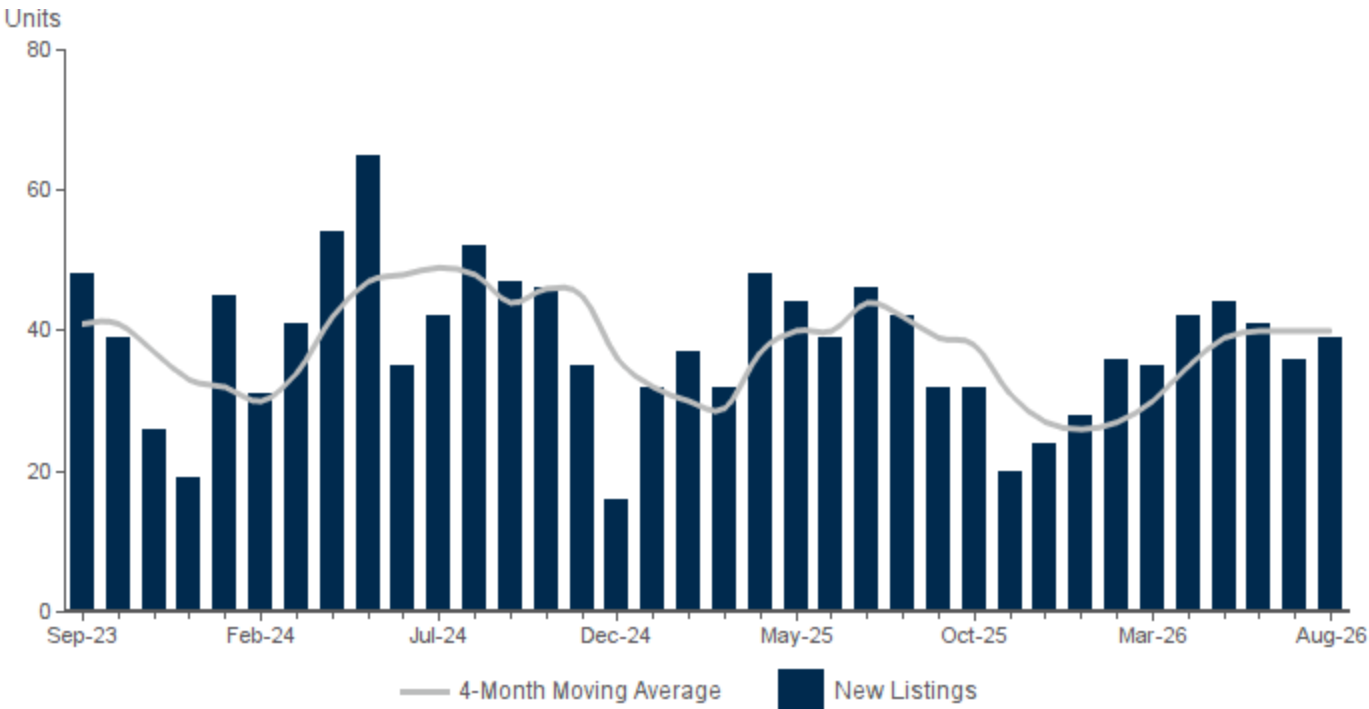
WEST SACRAMENTO, CA (CITY)

MARKET SUMMARY
AUGUST 2026 | SINGLE FAMILY

Market Summary	Month to Date			Year to Date		
	August 2026	August 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	39	42	-7.14% ▼	301	320	-5.94% ▼
Sold Listings	27	38	-28.95% ▼	212	209	1.44% ▲
Median List Price (Solds)	\$619,000	\$572,000	8.22% ▲	\$562,500	\$569,000	-1.14% ▼
Median Sold Price	\$610,000	\$564,000	8.16% ▲	\$557,500	\$569,000	-2.02% ▼
Median Days on Market	17	36	-52.78% ▼	17	25	-32% ▼
Average List Price (Solds)	\$659,055	\$564,650	16.72% ▲	\$605,665	\$582,155	4.04% ▲
Average Sold Price	\$647,785	\$557,208	16.26% ▲	\$600,171	\$577,438	3.94% ▲
Average Days on Market	30	42	-28.57% ▼	35	46	-23.91% ▼
List/Sold Price Ratio	97.8%	98.6%	-0.78% ▼	99.3%	99.5%	-0.25% ▼

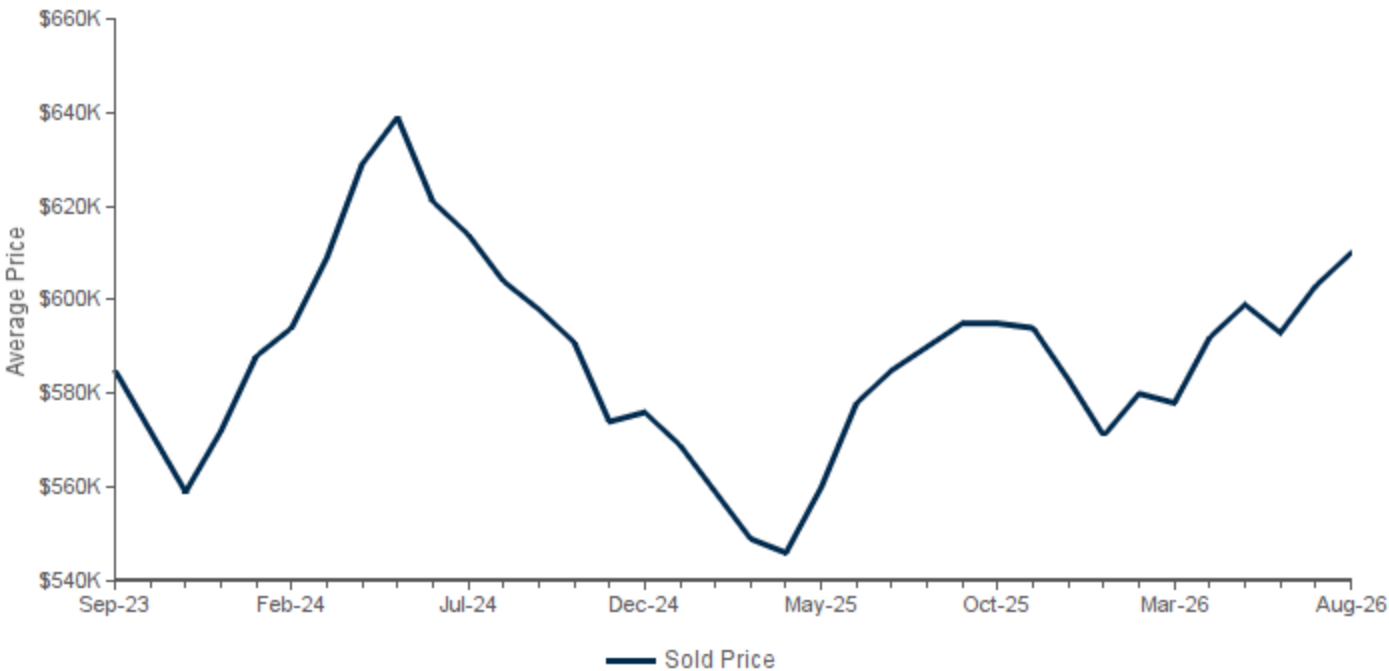
NEW PROPERTIES
AUGUST 2026 | SINGLE FAMILY

Number of new properties listed for sale during the month



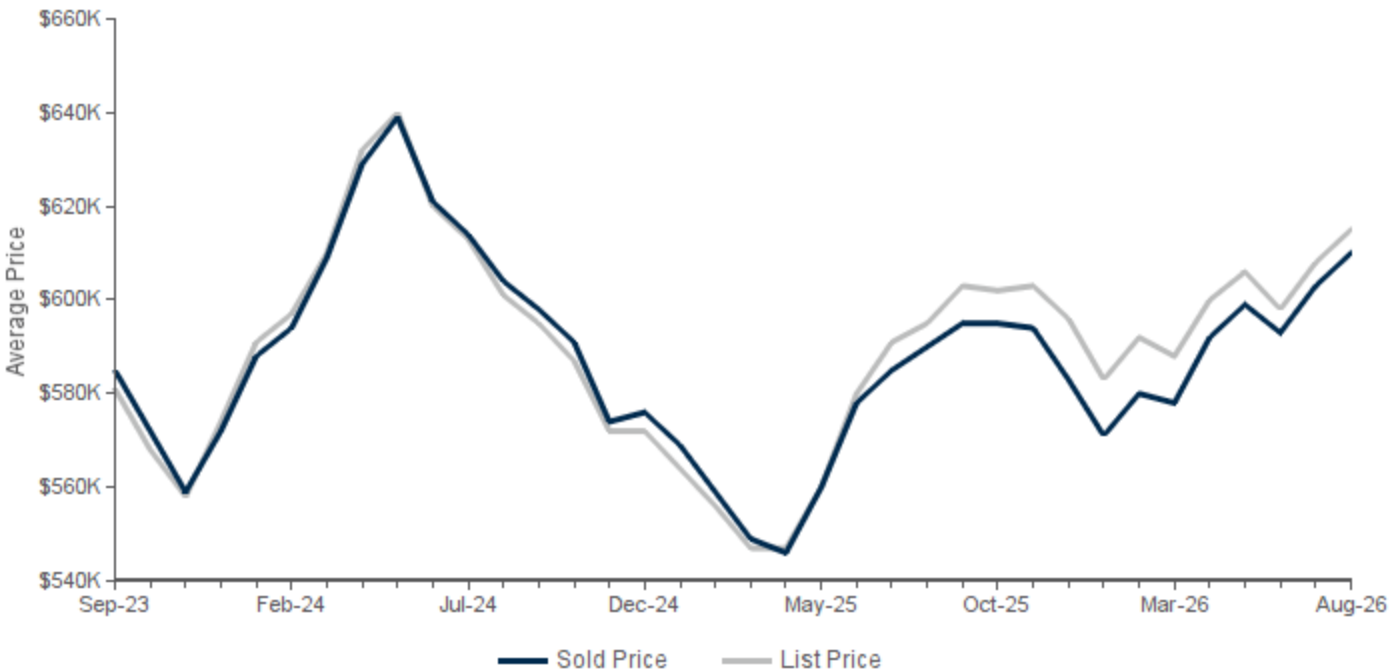
AVERAGE SALES PRICE
AUGUST 2026 | SINGLE FAMILY

Average price for sold properties (6-Month Moving Average)



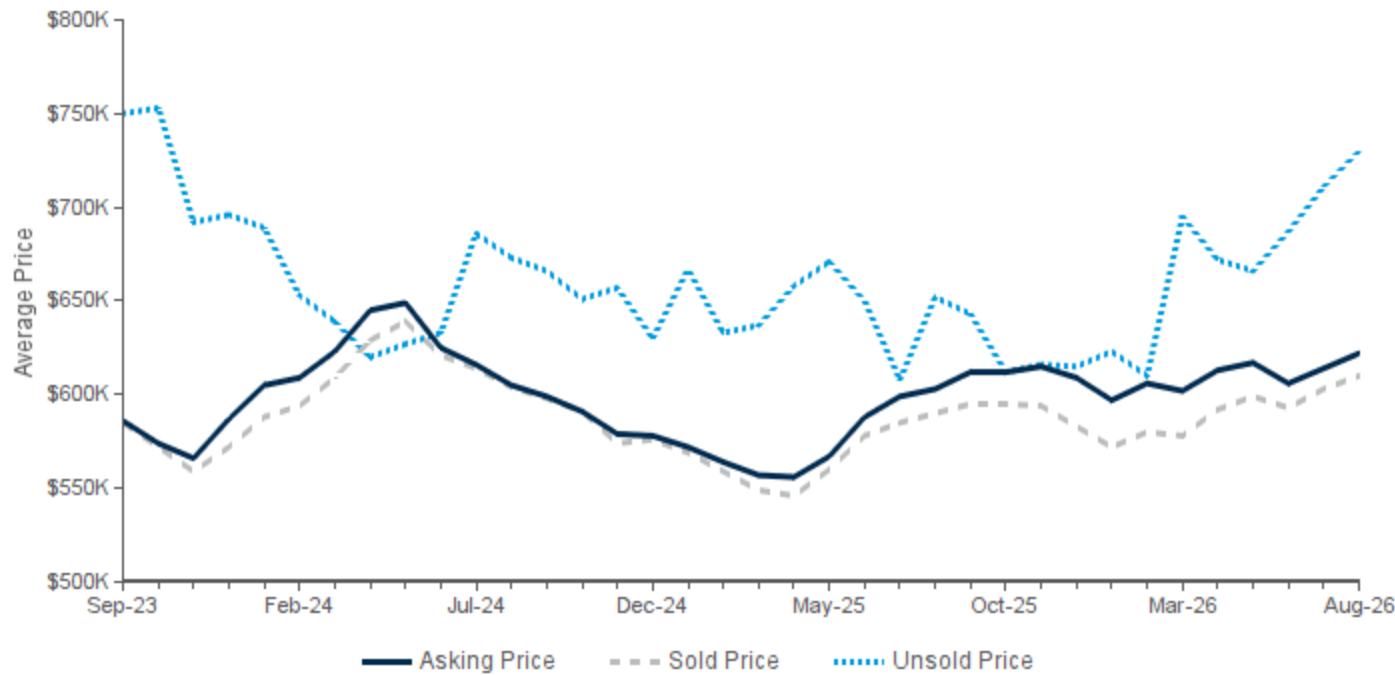
AVERAGE SALES/LIST PRICE
AUGUST 2026 | SINGLE FAMILY

Average list price compared to average sold price of properties sold each month (6-Month Moving Average)



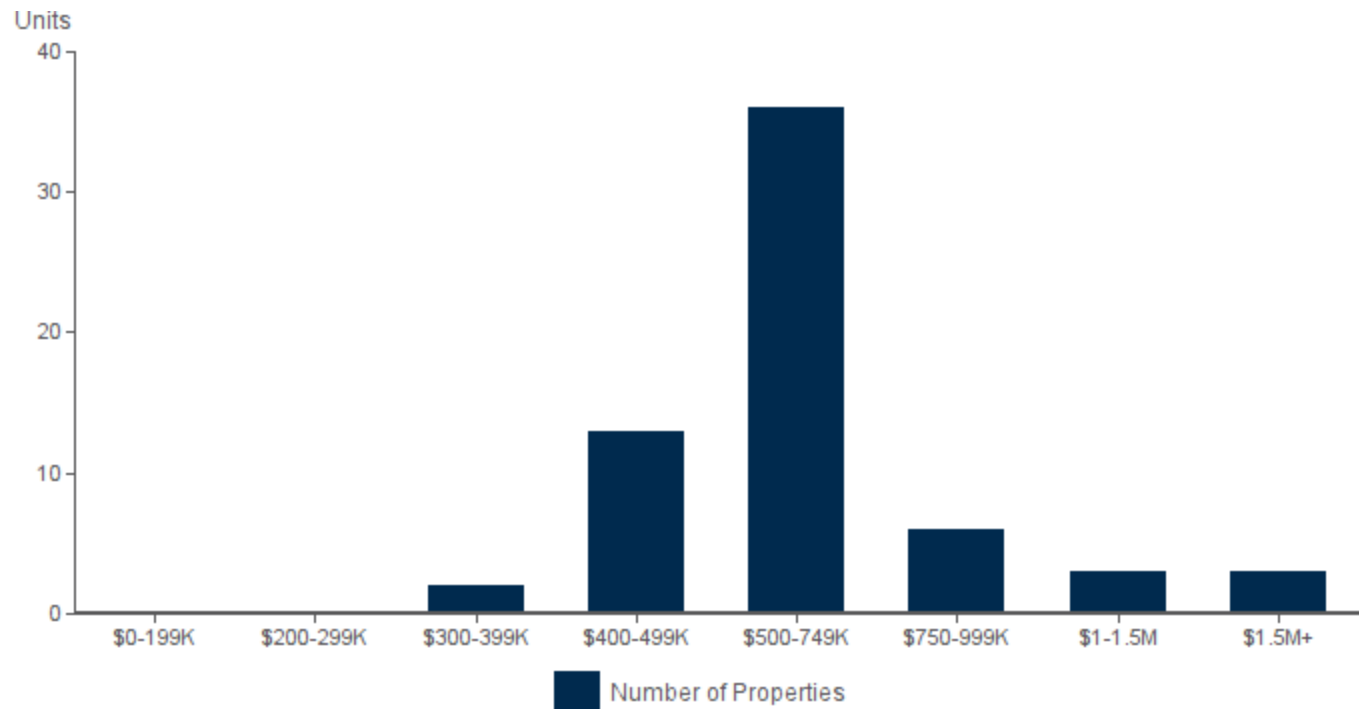
AVERAGE ASKING/SOLD/UNSOLD PRICE
AUGUST 2026 | SINGLE FAMILY

Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



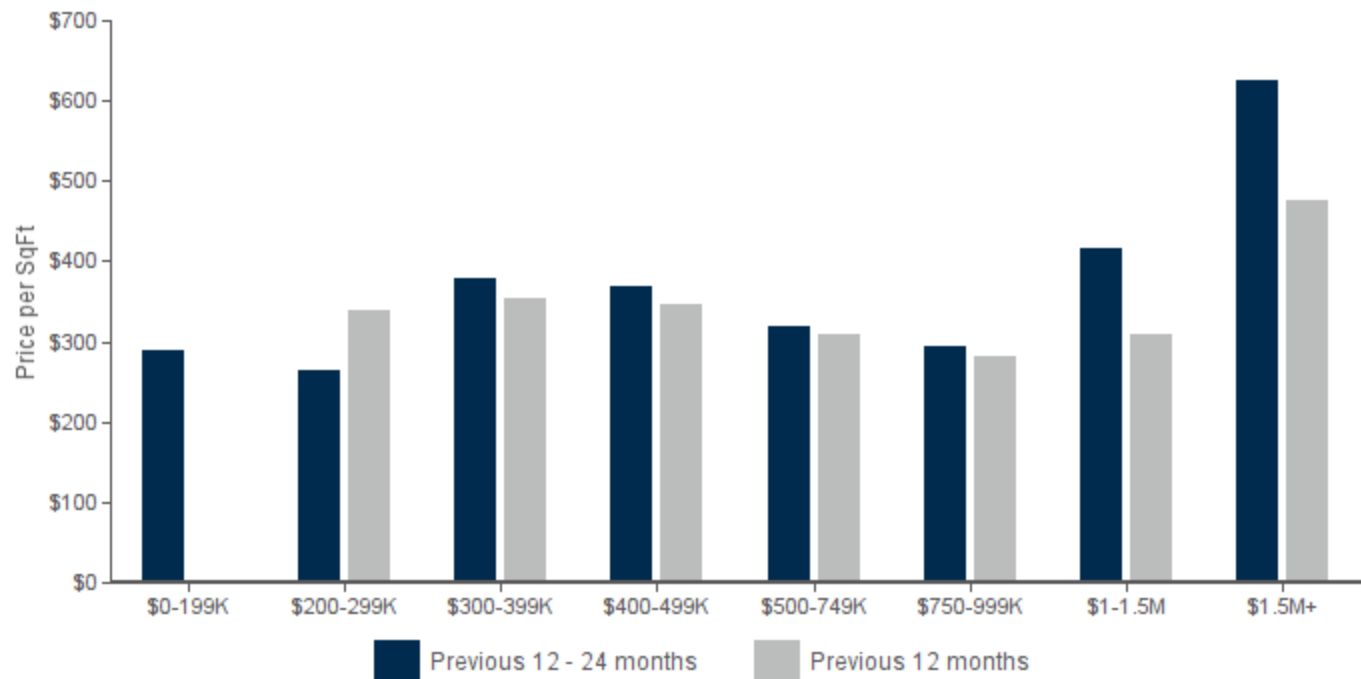
PROPERTIES FOR SALE
AUGUST 2026 | SINGLE FAMILY

Number of properties currently listed for sale by price range



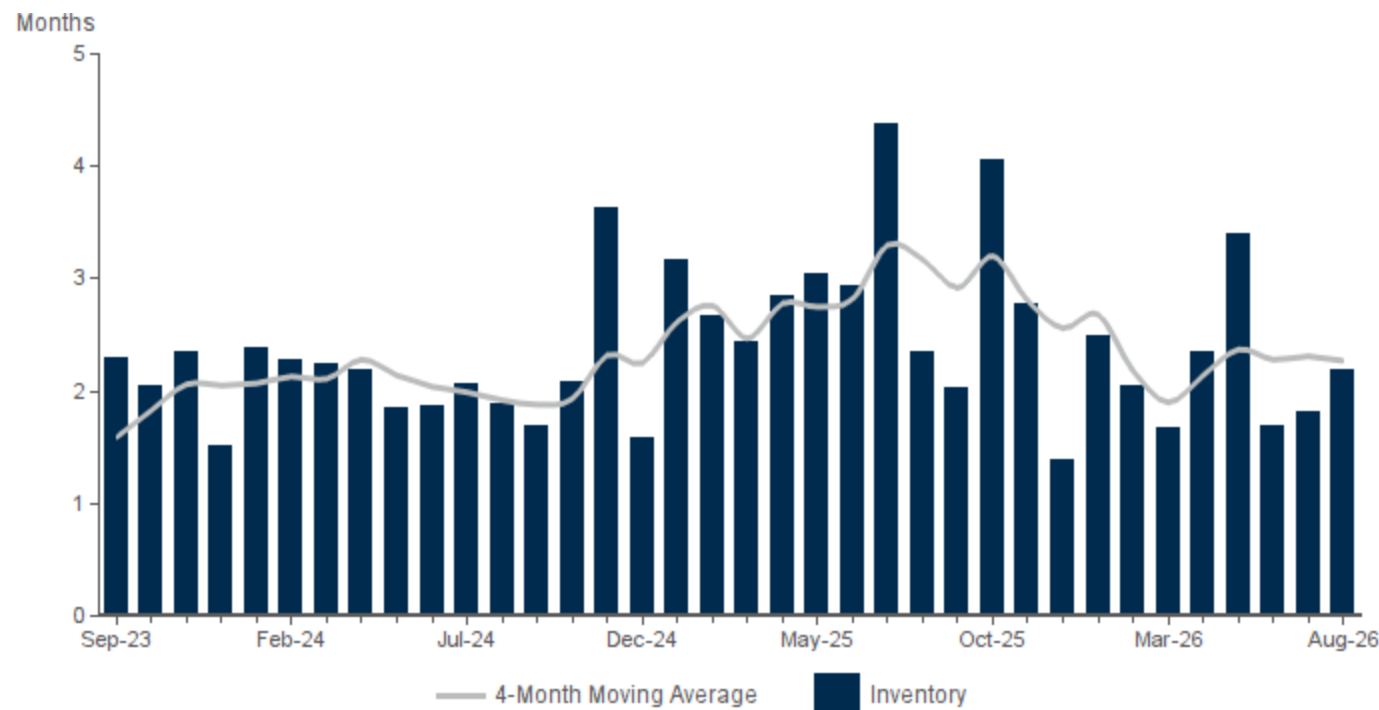
AVERAGE SALES PRICE PER SQFT
AUGUST 2026 | SINGLE FAMILY

Average Sales Price per SqFt for previous two years



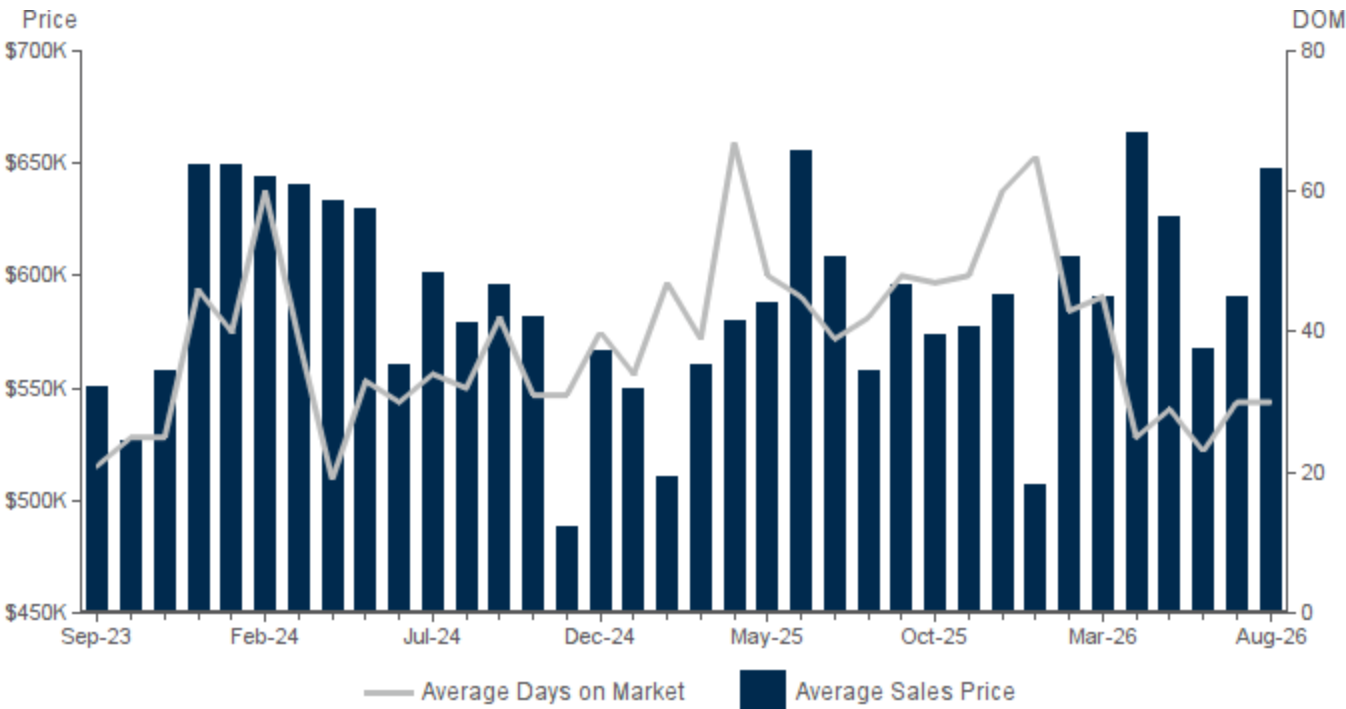
MONTHS SUPPLY OF INVENTORY
AUGUST 2026 | SINGLE FAMILY

Properties for sale divided by number of properties sold



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET
AUGUST 2026 | SINGLE FAMILY

Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



MONTHS SUPPLY OF INVENTORY
AUGUST 2026 | SINGLE FAMILY

Months Supply of Inventory | Properties for sale divided by number of properties sold.
Units Listed | Number of properties listed for sale at the end of month.
Units Sold | Number of properties sold.

