

Market Trends Report

October 2025

 Property Type

Single Family

 Date Range

November 2022 - October 2025

 Price Range

\$0 - \$999,999,999

 Location





CITY
Redding



Judy Michaelis

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Overview

The overview below shows real estate activity from January 2025 to October 2025. You will see data comparisons between October and the previous month, the last three months and October 2024.

Overview	Monthly Trends				
	YTD Avg.	October	September	Jul. - Sep.	Oct. 2024
New Listings	134	8	14	11	15
Average Sales Price per Square Foot	326	375	310	315	357
Average Days on Market	72	62	84	62	69
Number of Properties for Sale	355	29	36	41	42
Average List Price	\$1,442,081	\$1,704,686	\$1,614,386	\$1,535,045	\$1,457,879
Median List Price	\$1,045,900	\$985,000	\$1,022,000	\$1,022,000	\$1,227,500
Average Sales Price	\$1,115,223	\$1,103,000	\$1,347,731	\$1,219,124	\$1,025,083
Median Sales Price	\$1,032,440	\$980,000	\$1,280,000	\$1,120,167	\$875,000
Sales Price / List Price Ratio	98.42%	100.2%	97.46%	99.82%	100.63%
Number of Properties Sold	97	9	13	14	12
Month's Supply of Inventory	3.96	3.22	2.77	3.25	3.5
Absorption Rate	0.27	0.31	0.36	0.33	0.29



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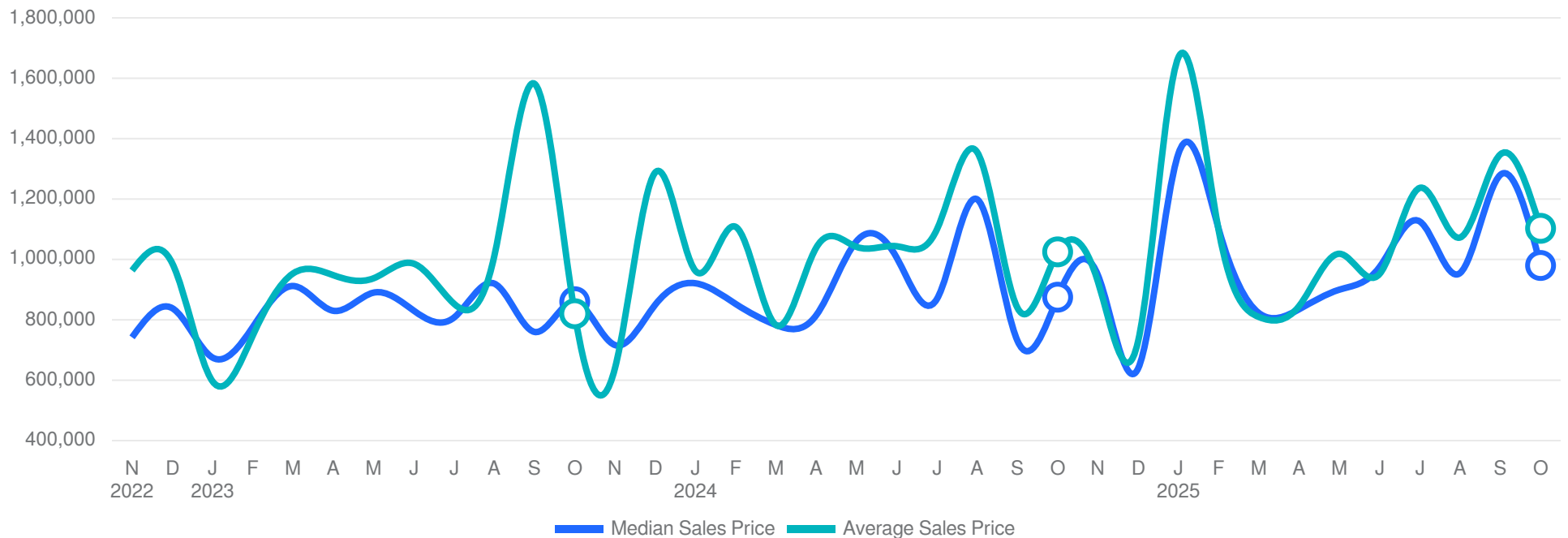
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Average & Median Sales Price

The median sales price in October 2025 was \$980,000, down -23.44% from \$1,280,000 from the previous month and 12.00% higher than \$875,000 from October 2024. The October 2025 median sales price was at its highest level compared to October 2024 and 2023. The average sales price in October 2025 was \$1,103,000, down -18.16% from \$1,347,731 from the previous month and 7.60% higher than \$1,025,083 from October 2024. The October 2025 average sale price was at its highest level compared to October 2024 and 2023.



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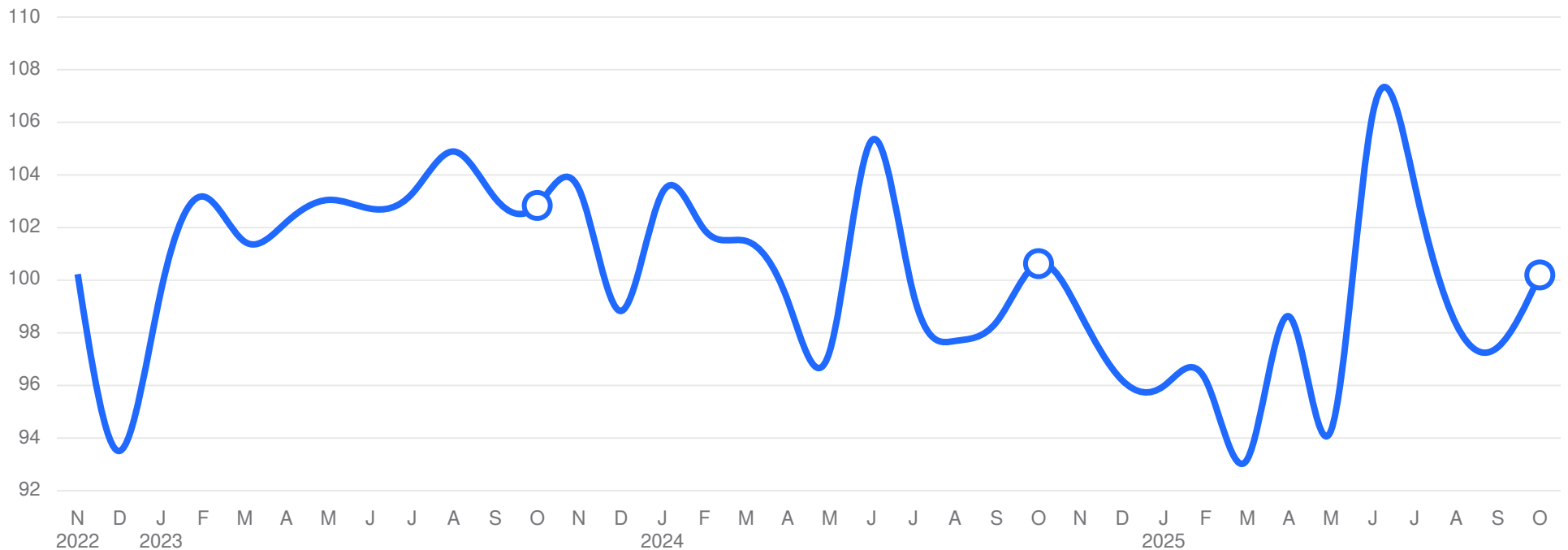
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Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price. The October 2025 sales price/list price ratio was 100.2%, up from 97.46% from the previous month and equal to October 2024.



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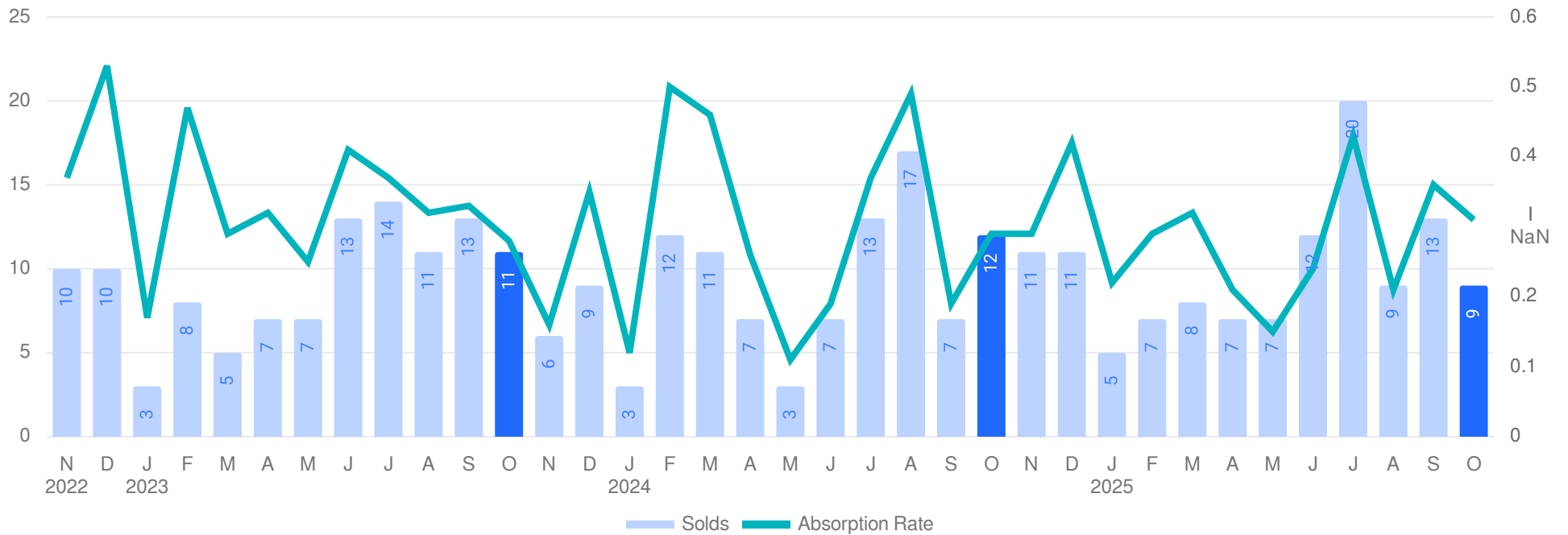
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Number of Properties Sold & Absorption Rate

The number of properties sold in October 2025 was 9, down -30.77% from 13 from the previous month and -25.00% lower than 12 from October 2024. The October 2025 sales were at its lowest level compared to October 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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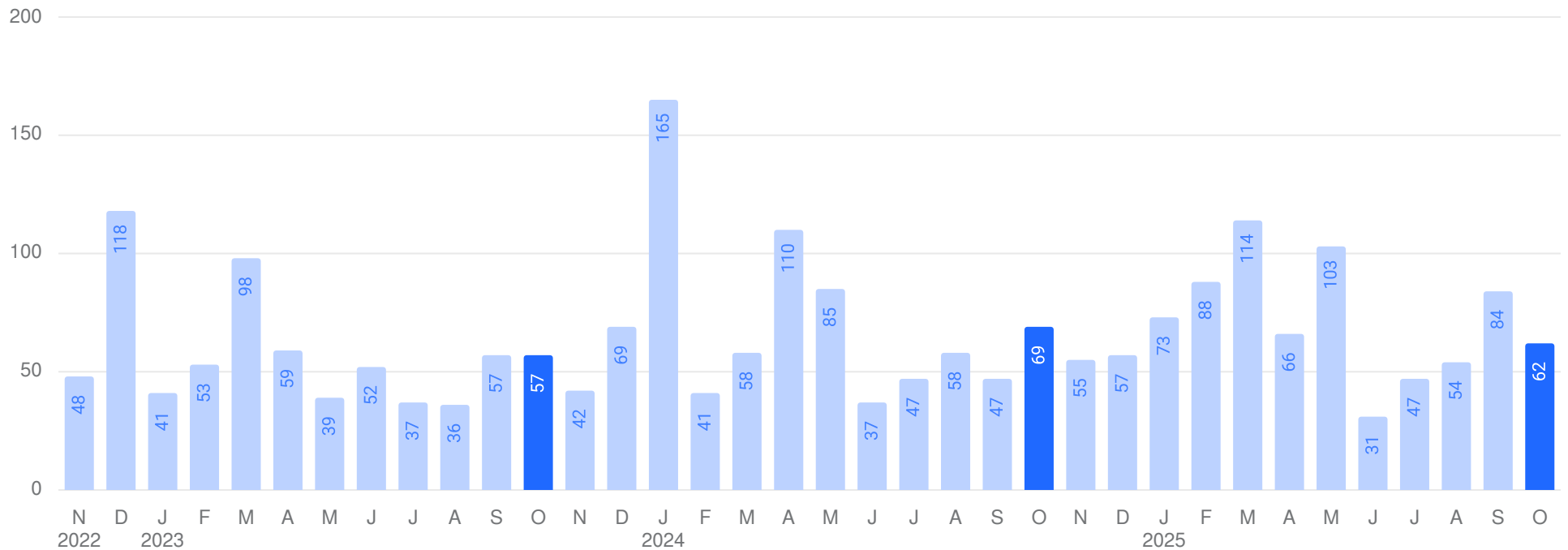
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Average Days on Market

The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for October 2025 was 62 days, down -26.19% from 84 days from the previous month and -10.14% lower than 69 days from October 2024. The October 2025 DOM was at a mid level compared with October 2024 and 2023.



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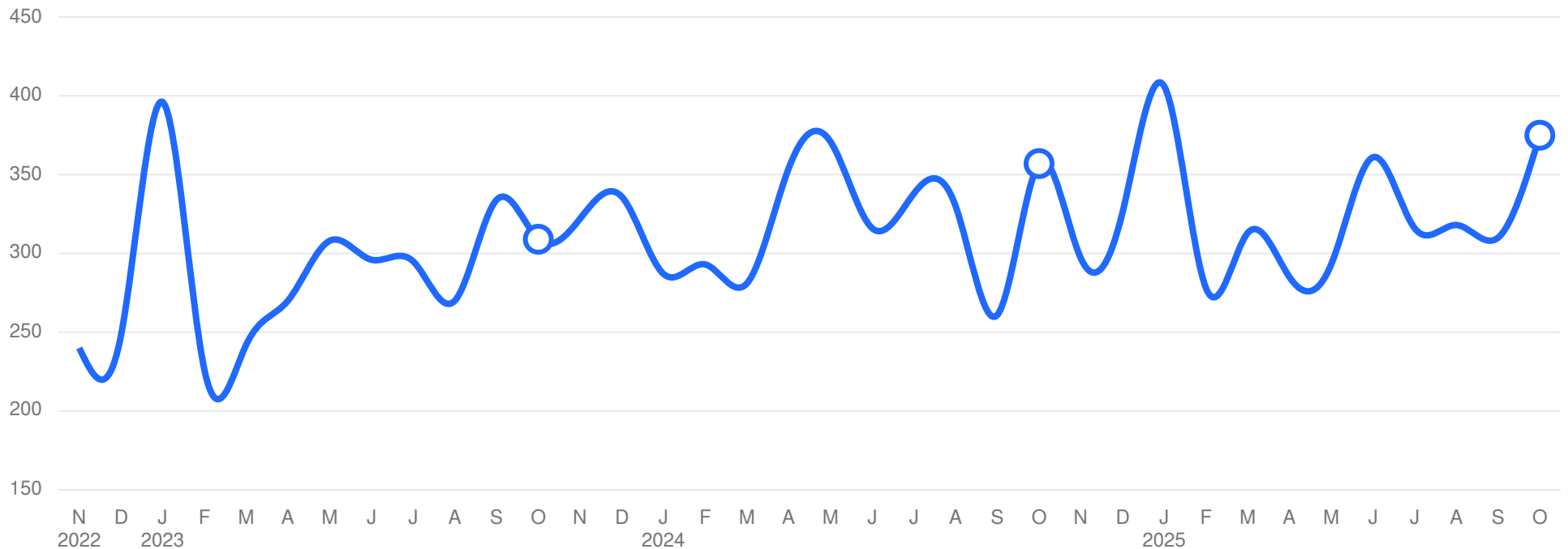
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Average Sales Price per Square Foot

The average sales price per square foot is a more normalized indicator for the direction of property value. The sales price per square foot in October 2025 was \$375, up 20.97% from \$310 from the previous month and 5.04% higher than \$357 from October 2024.



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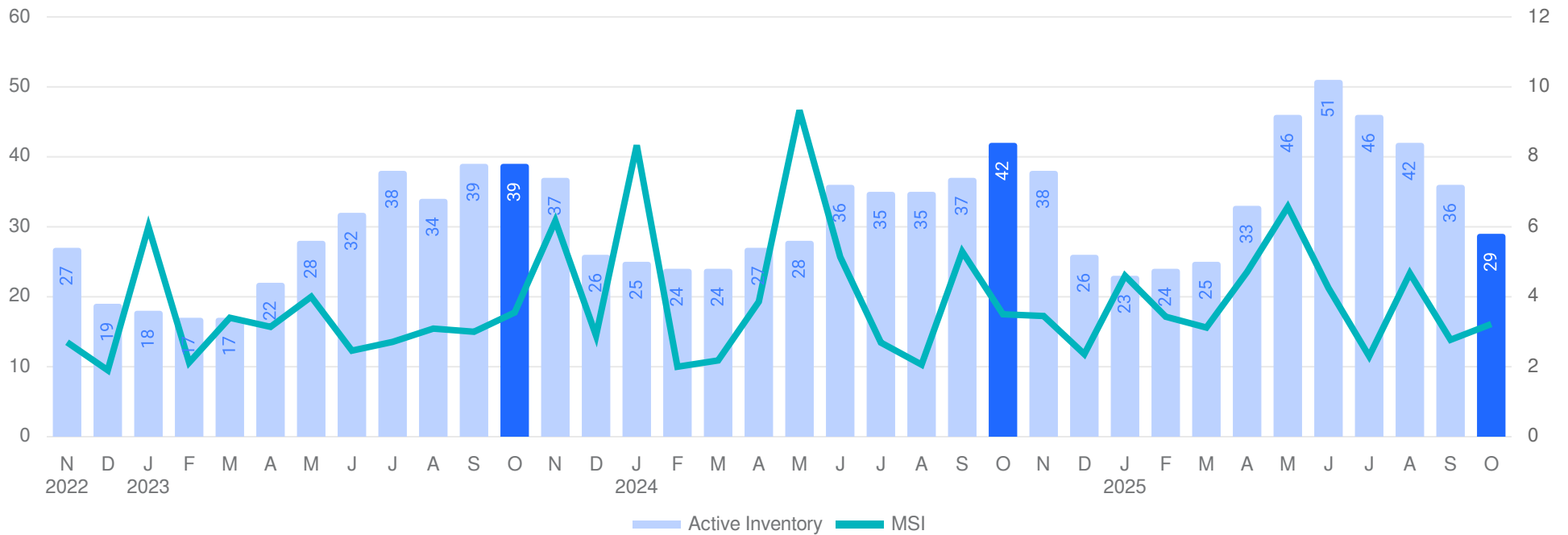
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Inventory & MSI

The number of properties for sale in October 2025 was 29, down -19.44% from 36 from the previous month and -30.95% lower than 42 from October 2024. The October 2025 inventory was at its lowest level compared with October 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2025 MSI of 3.22 months was at its lowest level compared with October 2024 and 2023.



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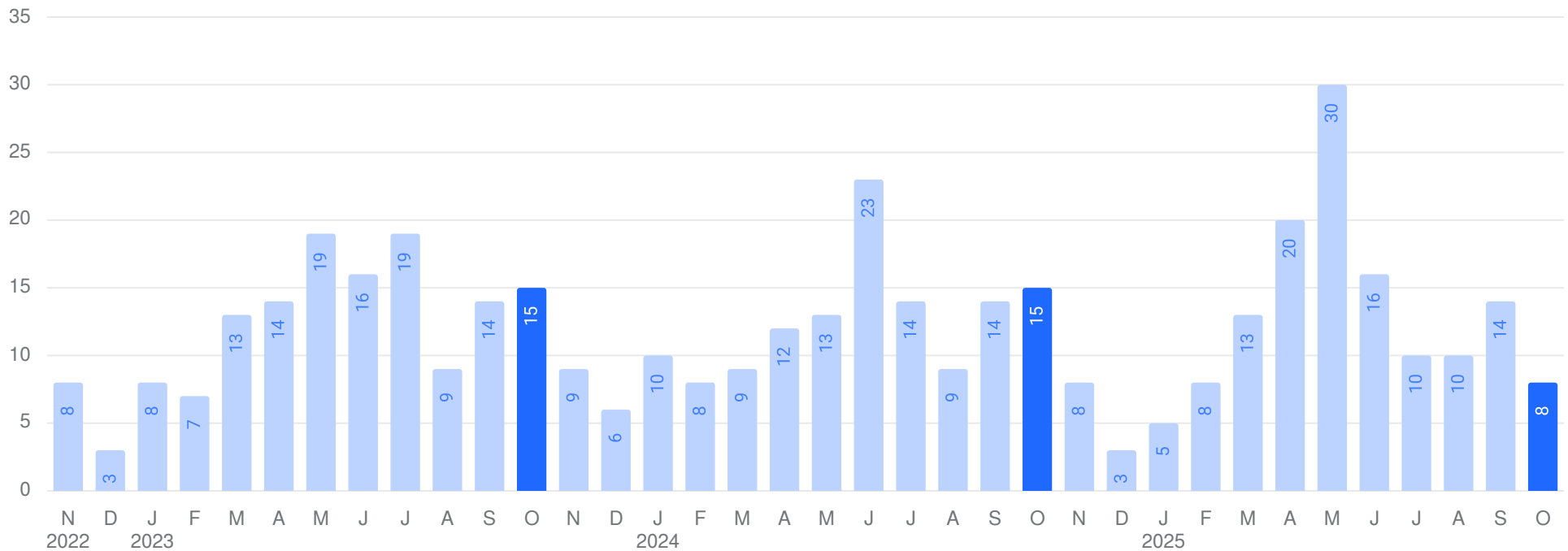
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New Listings

The number of new listings in October 2025 was 8, down -42.86% from 14 from the previous month and -46.67% lower than 15 from October 2024. The October 2025 listings were at its lowest level compared to October 2024 and 2023.



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