

Market Trends Report

November 2025

 Property Type

Single Family

 Date Range

December 2022 - November 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 November 2025. You will see data comparisons between November and the previous month, the last three months and November 2024.

Overview	Monthly Trends				
	YTD Avg.	November	October	Aug. - Oct.	Nov. 2024
New Listings	137	3	8	11	8
Average Sales Price per Square Foot	326	326	375	334	297
Average Days on Market	72	65	62	67	55
Number of Properties for Sale	380	19	32	38	38
Average List Price	\$1,427,367	\$1,413,879	\$1,642,838	\$1,561,979	\$1,477,355
Median List Price	\$1,038,364	\$979,000	\$992,000	\$1,004,333	\$1,270,000
Average Sales Price	\$1,099,496	\$942,227	\$1,103,000	\$1,174,466	\$926,409
Median Sales Price	\$1,015,855	\$850,000	\$980,000	\$1,071,667	\$948,000
Sales Price / List Price Ratio	98.75%	101.96%	100.2%	98.66%	98.72%
Number of Properties Sold	108	11	9	10	11
Month's Supply of Inventory	3.81	1.73	3.56	3.74	3.45
Absorption Rate	0.3	0.58	0.28	0.27	0.29



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Average & Median Sales Price

The median sales price in November 2025 was \$850,000, down -13.27% from \$980,000 from the previous month and -10.34% lower than \$948,000 from November 2024. The November 2025 median sales price was at a mid level compared to November 2024 and 2023. The average sales price in November 2025 was \$942,227, down -14.58% from \$1,103,000 from the previous month and 1.71% higher than \$926,409 from November 2024. The November 2025 average sale price was at its highest level compared to November 2024 and 2023.





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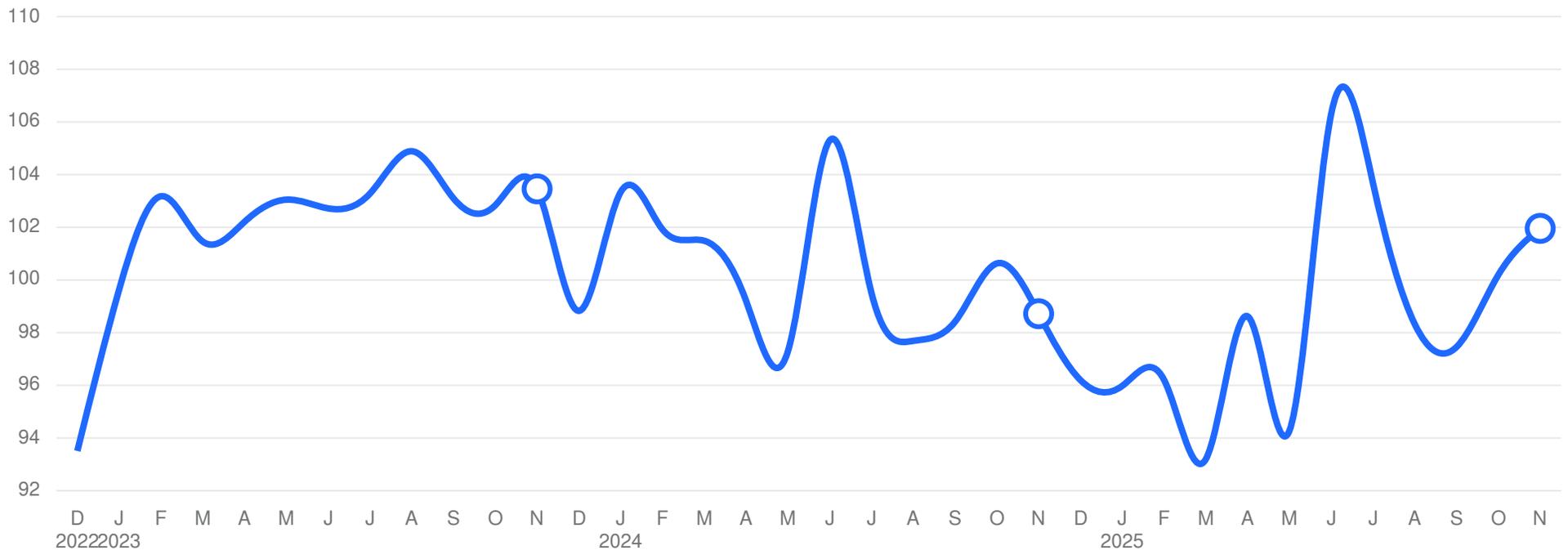
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Sales Price / List Price Ratio

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 November 2025 sales price/list price ratio was 101.96%, up from 100.2% from the previous month and up from 98.72% from November 2024.



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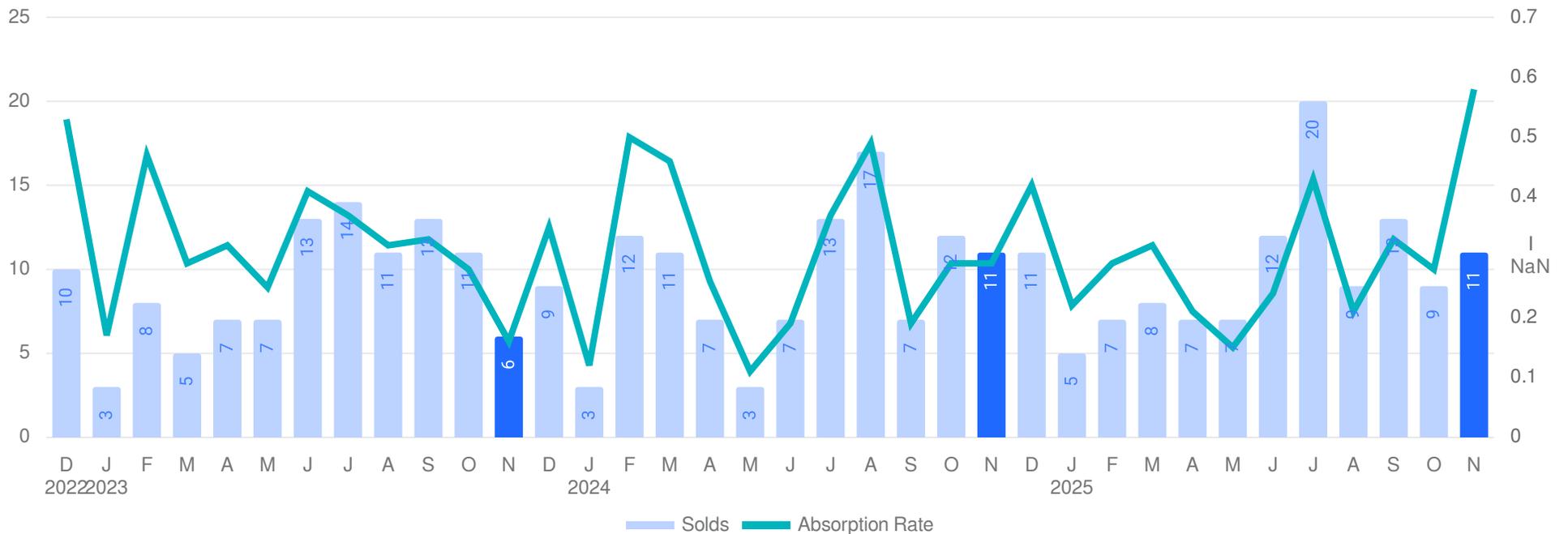
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Number of Properties Sold & Absorption Rate

The number of properties sold in November 2025 was 11, up 22.22% from 9 from the previous month and equal to November 2024. The November 2025 sales were at a mid level compared to November 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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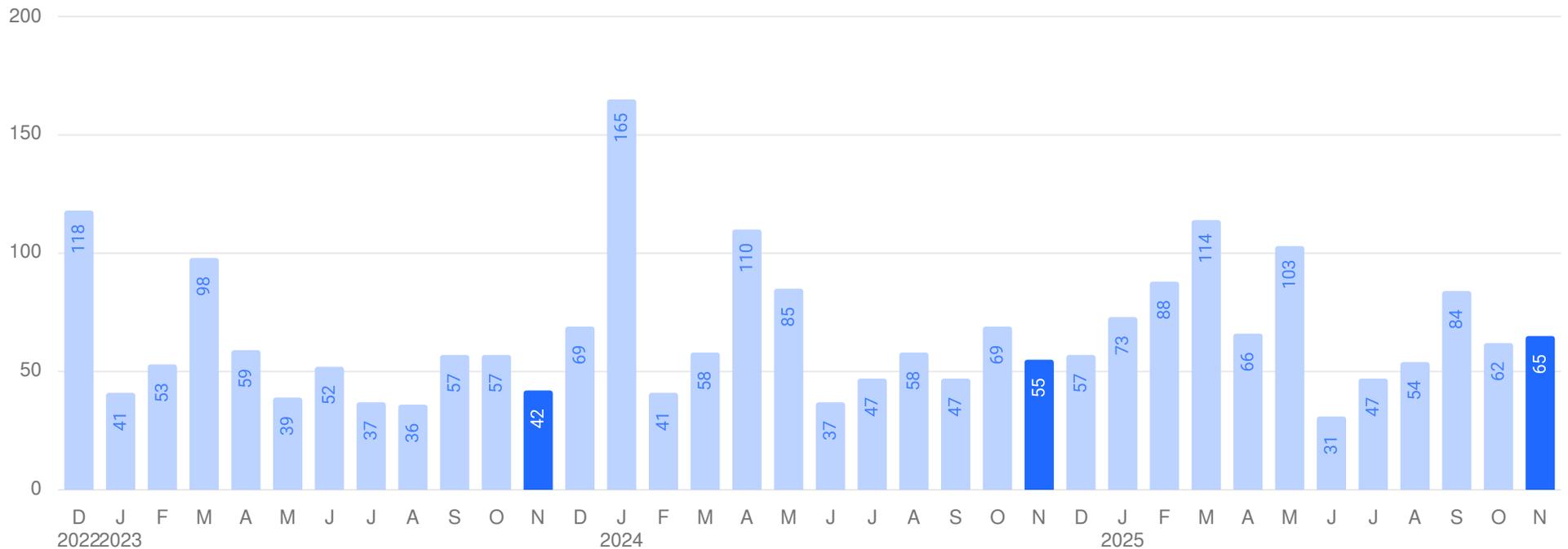
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Average Days on Market

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 November 2025 was 65 days, up 4.84% from 62 days from the previous month and 18.18% higher than 55 days from November 2024. The November 2025 DOM was at its highest level compared with November 2024 and 2023.



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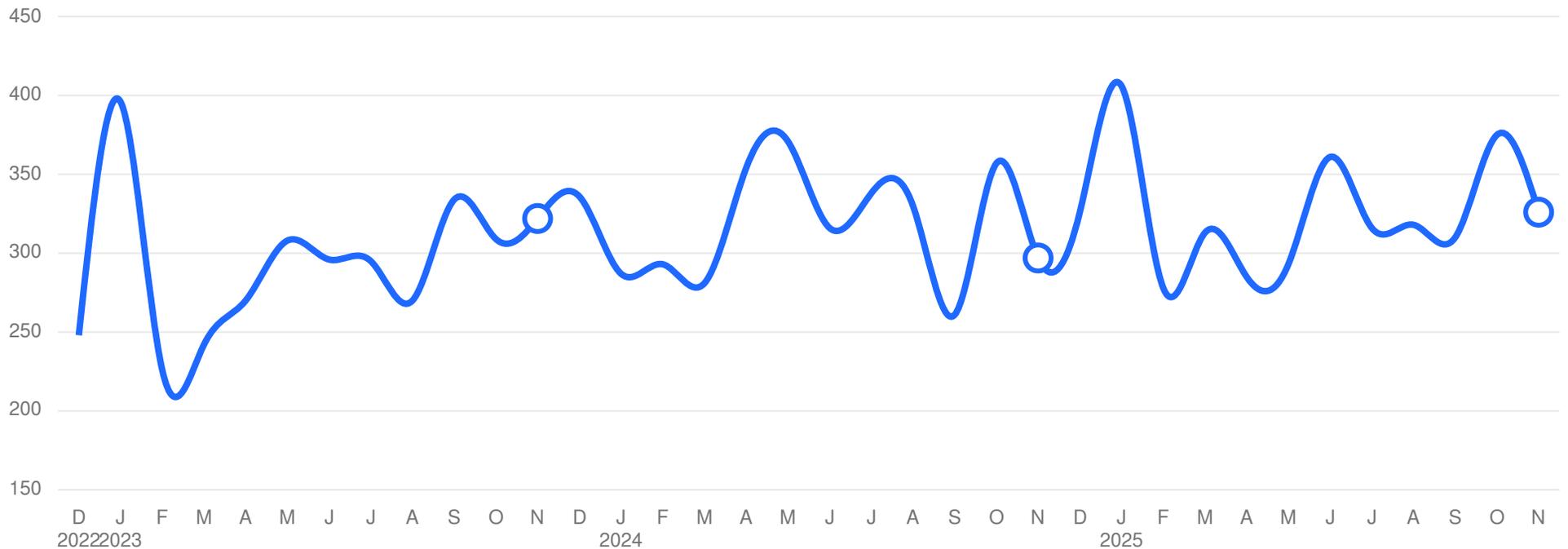
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Average Sales Price per Square Foot

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 November 2025 was \$326, down -13.07% from \$375 from the previous month and 9.76% higher than \$297 from November 2024.



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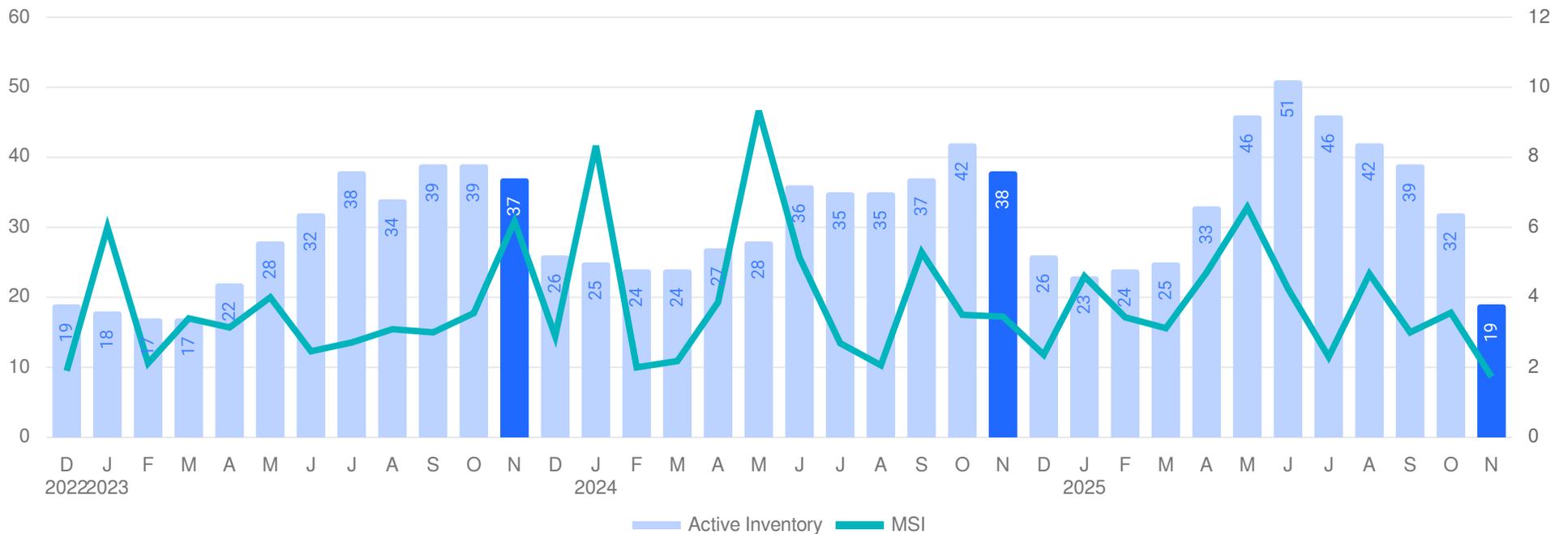
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Inventory & MSI

The number of properties for sale in November 2025 was 19, down -40.62% from 32 from the previous month and -50.0% lower than 38 from November 2024. The November 2025 inventory was at its lowest level compared with November 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The November 2025 MSI of 1.73 months was at its lowest level compared with November 2024 and 2023.



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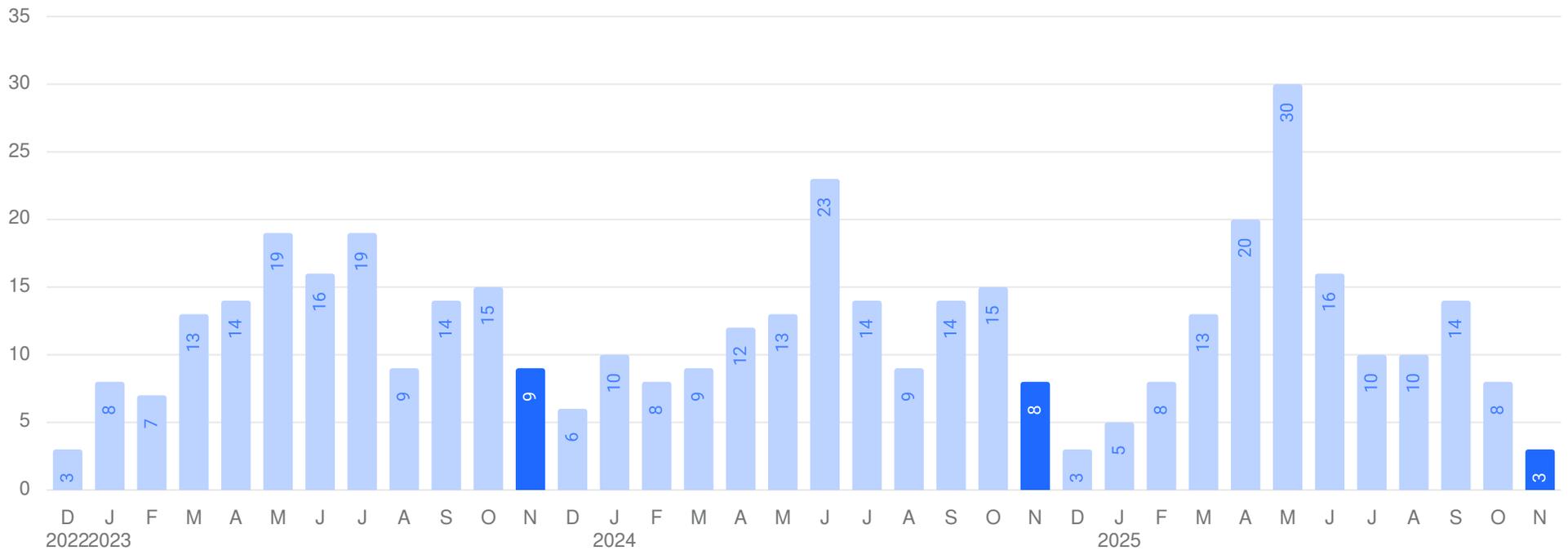
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New Listings

The number of new listings in November 2025 was 3, down -62.50% from 8 from the previous month and -62.50% lower than 8 from November 2024. The November 2025 listings were at its lowest level compared to November 2024 and 2023.



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