

Market Trends Report

January 2026

 Property Type

Single Family

 Date Range

February 2023 - January 2026

 Price Range

\$0 - \$999,999,999

 Location

CITY
Redding



Judy Michaelis

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Overview

The overview below shows real estate activity for January 2026. You will see data comparisons between January and the previous month, the last three months and January 2025.

Overview	Monthly Trends				
	YTD Avg.	January	December	Oct. - Dec.	Jan. 2025
New Listings	5	5	2	5	5
Average Sales Price per Square Foot	415	415	332	344	406
Average Days on Market	84	84	66	64	73
Number of Properties for Sale	12	12	14	24	23
Average List Price	\$2,211,167	\$2,211,167	\$1,955,636	\$1,627,042	\$1,371,017
Median List Price	\$1,089,000	\$1,089,000	\$964,000	\$978,333	\$1,189,000
Average Sales Price	\$975,667	\$975,667	\$1,086,143	\$1,043,790	\$1,669,000
Median Sales Price	\$802,500	\$802,500	\$1,028,000	\$952,667	\$1,350,000
Sales Price / List Price Ratio	101.73%	101.73%	99.46%	100.54%	95.98%
Number of Properties Sold	6	6	7	9	5
Month's Supply of Inventory	2	2	2	2.62	4.6
Absorption Rate	0.5	0.5	0.5	0.41	0.22



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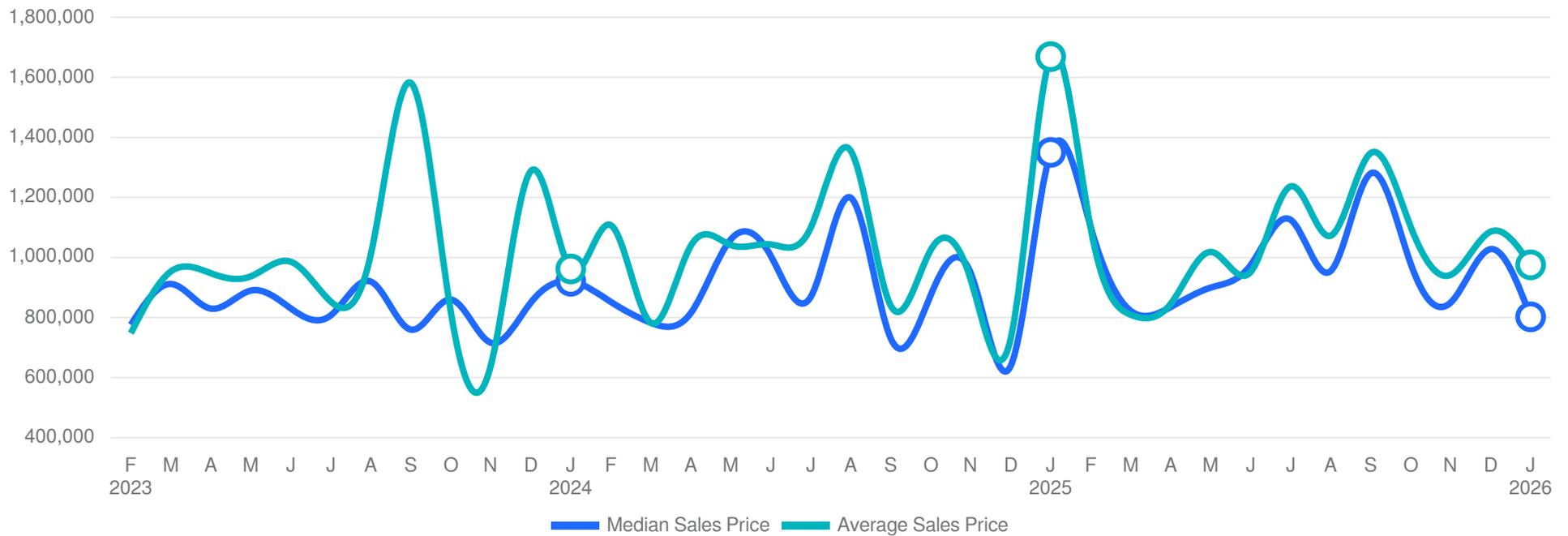
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Average & Median Sales Price

The median sales price in January 2026 was \$802,500, down -21.94% from \$1,028,000 from the previous month and -40.56% lower than \$1,350,000 from January 2025. The January 2026 median sales price was at its lowest level compared to January 2025 and 2024. The average sales price in January 2026 was \$975,667, down -10.17% from \$1,086,143 from the previous month and -41.54% lower than \$1,669,000 from January 2025. The January 2026 average sale price was at a mid level compared to January 2025 and 2024.





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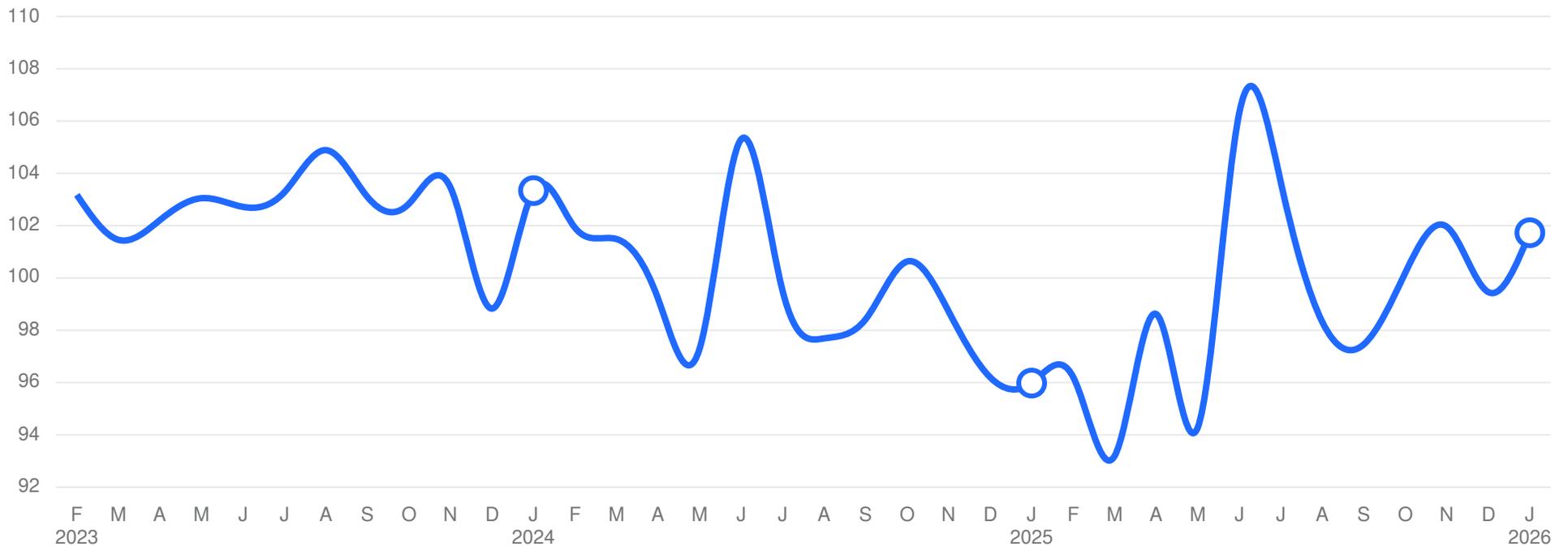
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Sales Price / List Price Ratio

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 January 2026 sales price/list price ratio was 101.73%, up from 99.46% from the previous month and up from 95.98% from January 2025.



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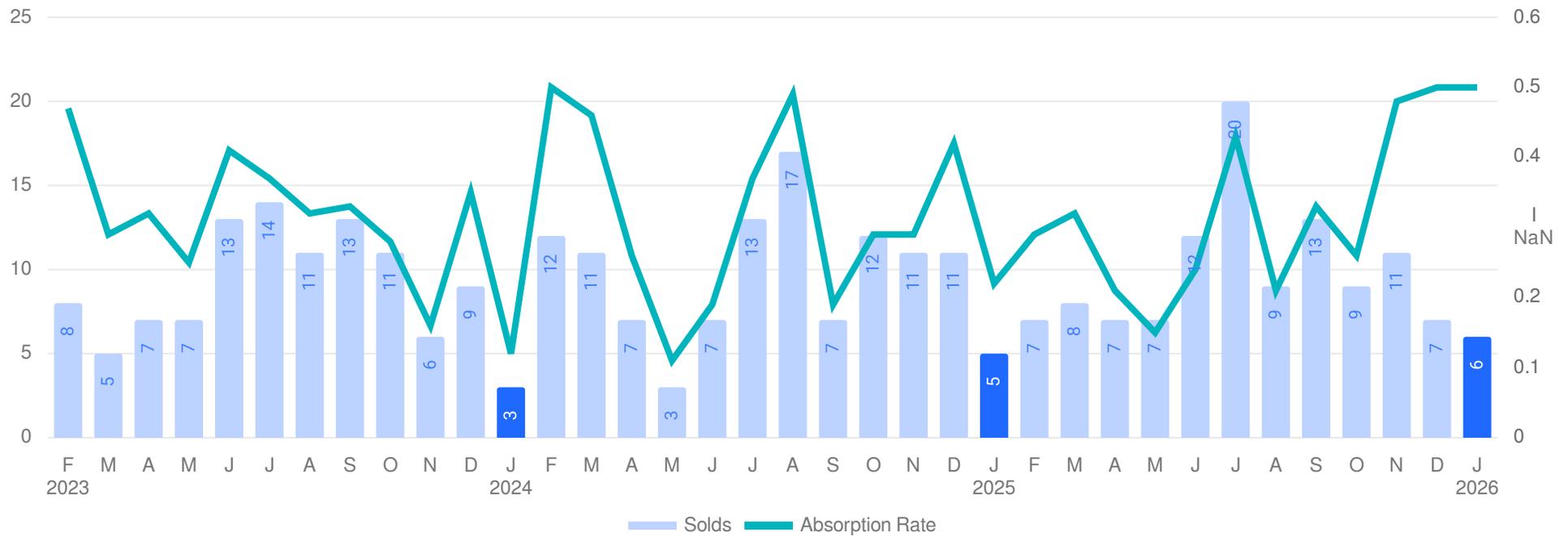
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Number of Properties Sold & Absorption Rate

The number of properties sold in January 2026 was 6, down -14.29% from 7 from the previous month and 20.0% higher than 5 from January 2025. The January 2026 sales were at its highest level compared to January 2025 and 2024. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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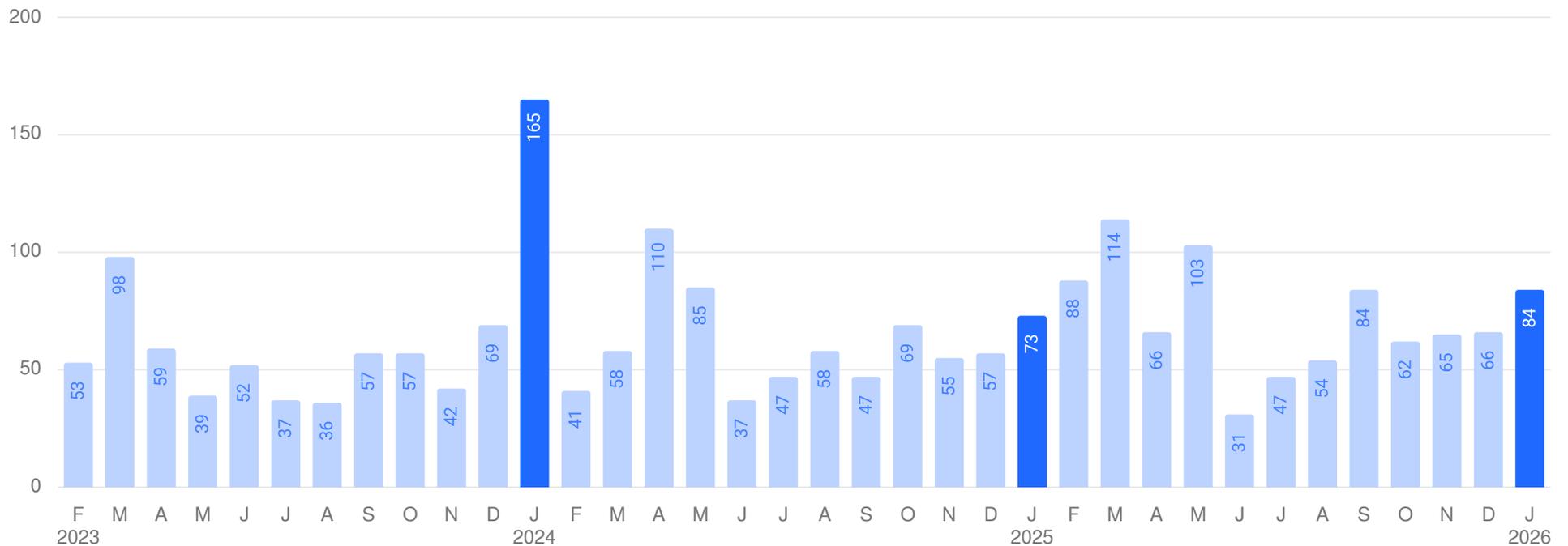
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Average Days on Market

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 January 2026 was 84 days, up 27.27% from 66 days from the previous month and 15.07% higher than 73 days from January 2025. The January 2026 DOM was at a mid level compared with January 2025 and 2024.



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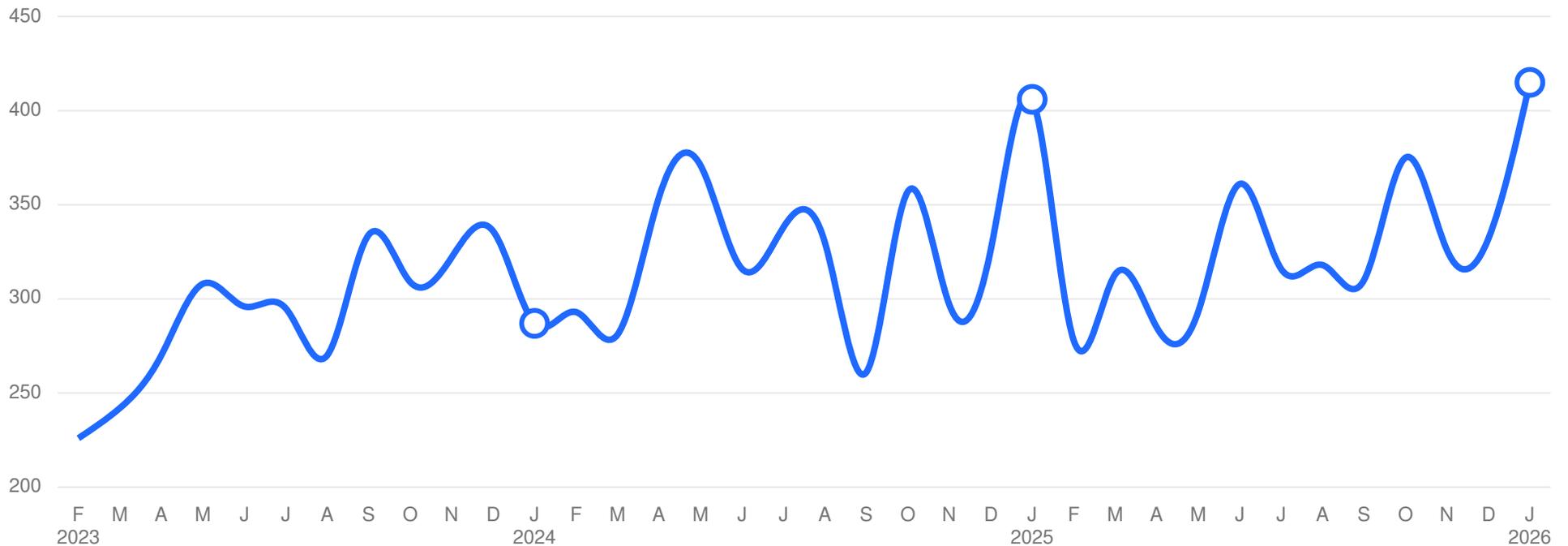
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Average Sales Price per Square Foot

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 January 2026 was \$415, up 25.00% from \$332 from the previous month and 2.22% higher than \$406 from January 2025.



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Inventory & MSI

The number of properties for sale in January 2026 was 12, down -14.29% from 14 from the previous month and -47.83% lower than 23 from January 2025. The January 2026 inventory was at its lowest level compared with January 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2026 MSI of 2 months was at its lowest level compared with January 2025 and 2024.



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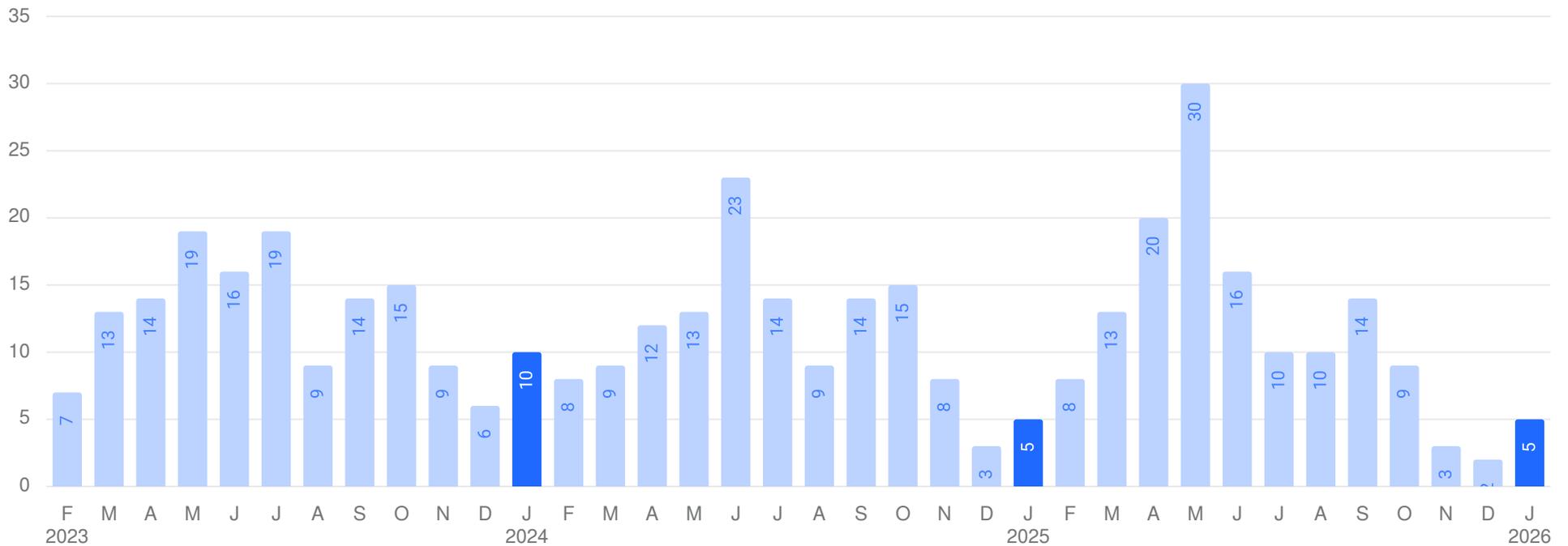
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New Listings

The number of new listings in January 2026 was 5, up 150.0% from 2 from the previous month and equal to January 2025. The January 2026 listings were at its lowest level compared to January 2025 and 2024.



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