

Market Trends Report

February 2026

 Property Type

Single Family

 Date Range

March 2023 - February 2026

 Price Range

\$0 - \$999,999,999

 Location






CITY
Redding






Judy Michaelis

Broker Lic#: 0750642

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Overview

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

Overview	Monthly Trends				
	YTD Avg.	February	January	Nov. - Jan.	Feb. 2025
New Listings	9	3	6	4	8
Average Sales Price per Square Foot	380	345	415	358	278
Average Days on Market	115	145	84	72	88
Number of Properties for Sale	28	12	16	18	24
Average List Price	\$2,051,041	\$2,195,275	\$1,906,806	\$1,689,051	\$1,375,329
Median List Price	\$951,725	\$939,450	\$964,000	\$959,000	\$1,219,000
Average Sales Price	\$908,719	\$841,770	\$975,667	\$1,001,346	\$1,097,000
Median Sales Price	\$815,654	\$828,808	\$802,500	\$893,500	\$1,101,500
Sales Price / List Price Ratio	98.48%	95.22%	101.73%	101.05%	96.21%
Number of Properties Sold	12	6	6	8	7
Month's Supply of Inventory	2.34	2	2.67	2.35	3.43
Absorption Rate	0.44	0.5	0.38	0.43	0.29



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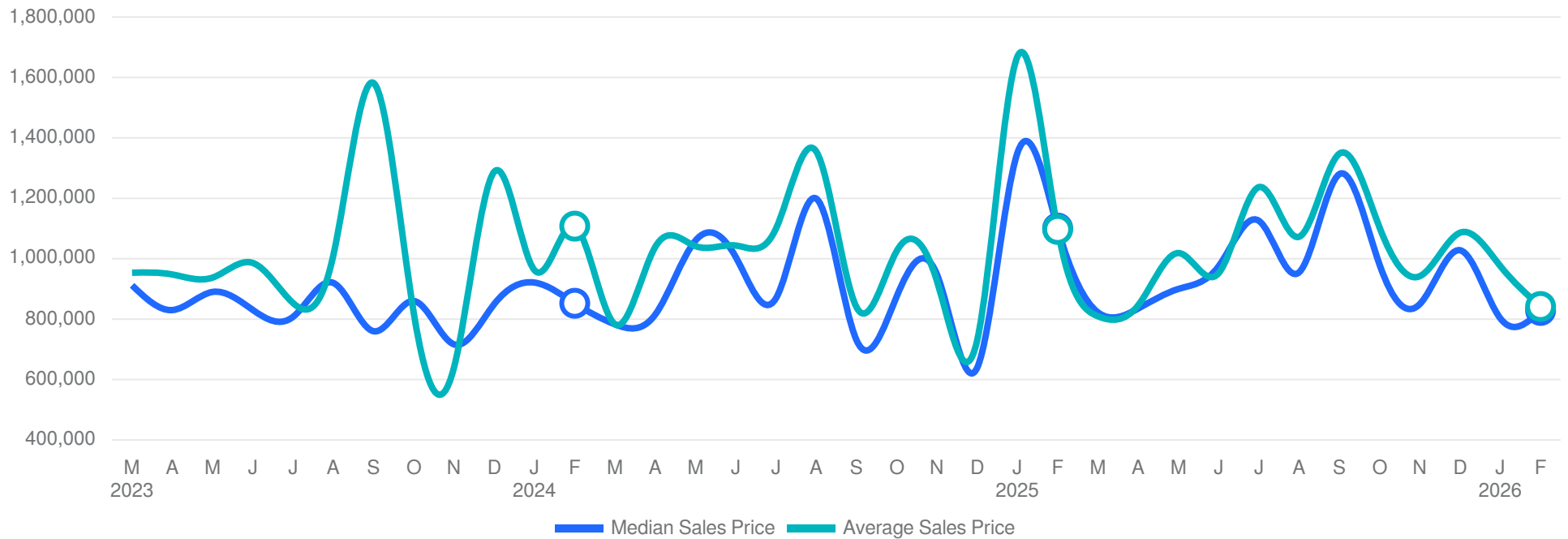
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Average & Median Sales Price

The median sales price in February 2026 was \$828,808, up 3.28% from \$802,500 from the previous month and -24.76% lower than \$1,101,500 from February 2025. The February 2026 median sales price was at its lowest level compared to February 2025 and 2024. The average sales price in February 2026 was \$841,770, down -13.72% from \$975,667 from the previous month and -23.27% lower than \$1,097,000 from February 2025. The February 2026 average sale price was at its lowest level compared to February 2025 and 2024.



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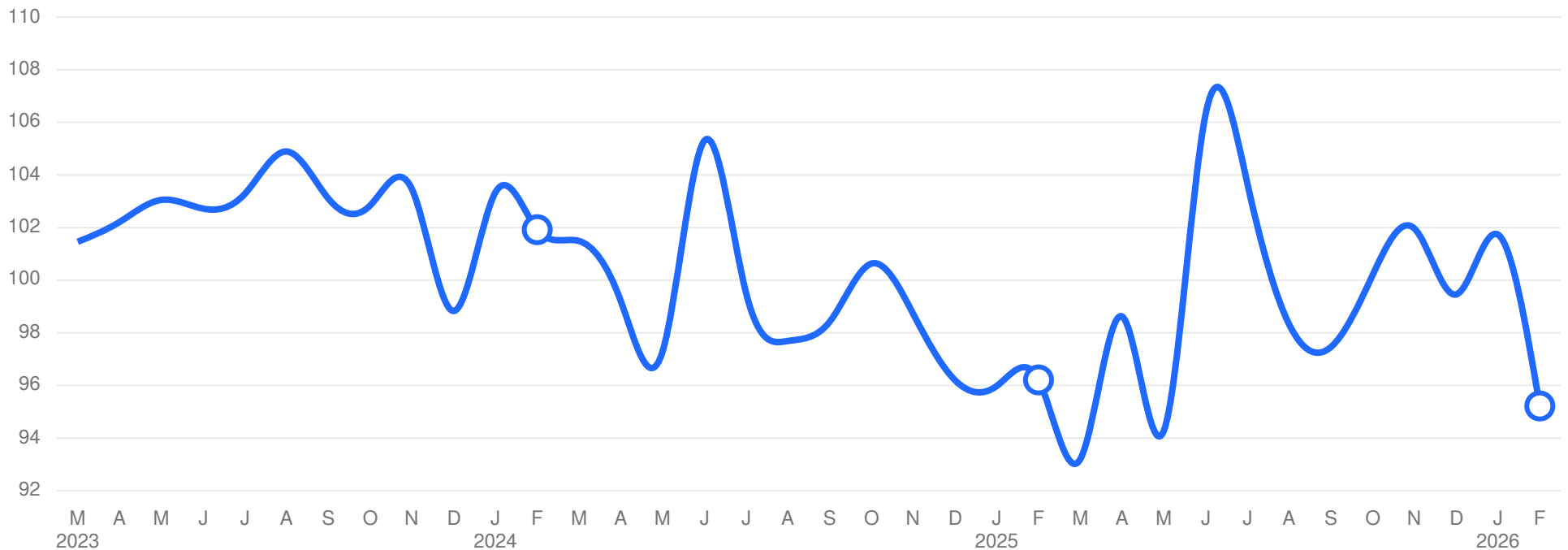
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Sales Price / List Price Ratio

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 February 2026 sales price/list price ratio was 95.22%, down from 101.73% from the previous month and down from 96.21% from February 2025.



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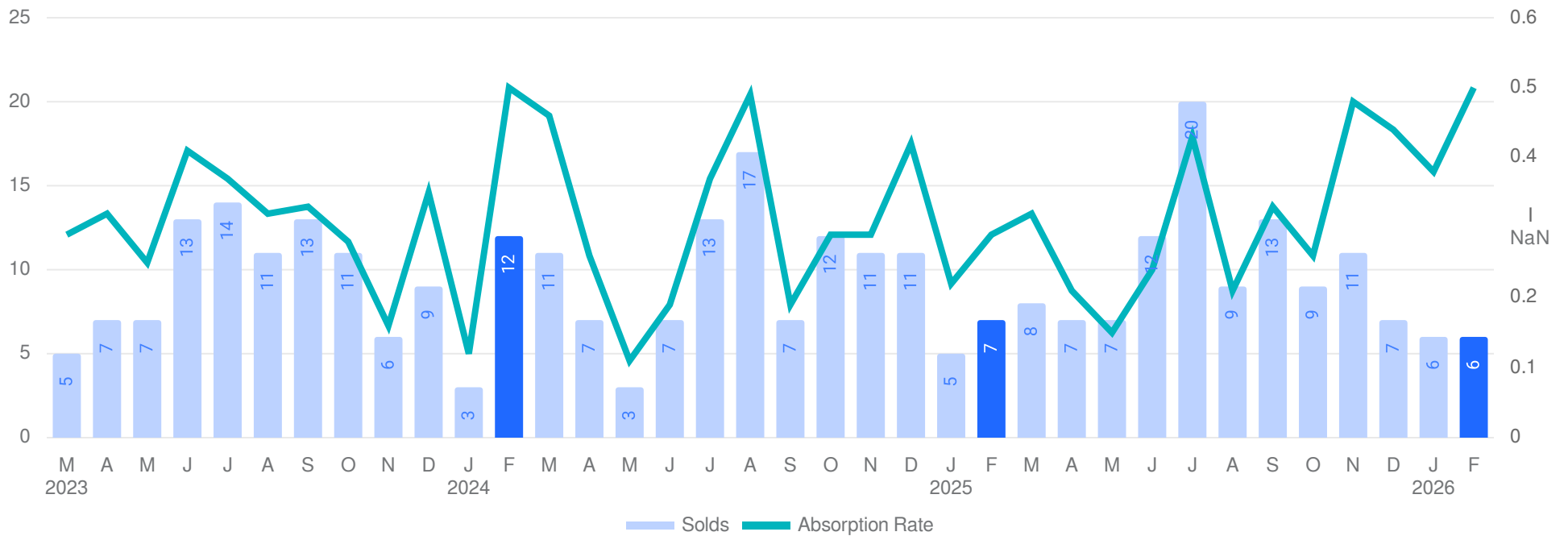
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Number of Properties Sold & Absorption Rate

The number of properties sold in February 2026 was 6, equal to the previous month and -14.29% lower than 7 from February 2025. The February 2026 sales were at its lowest level compared to February 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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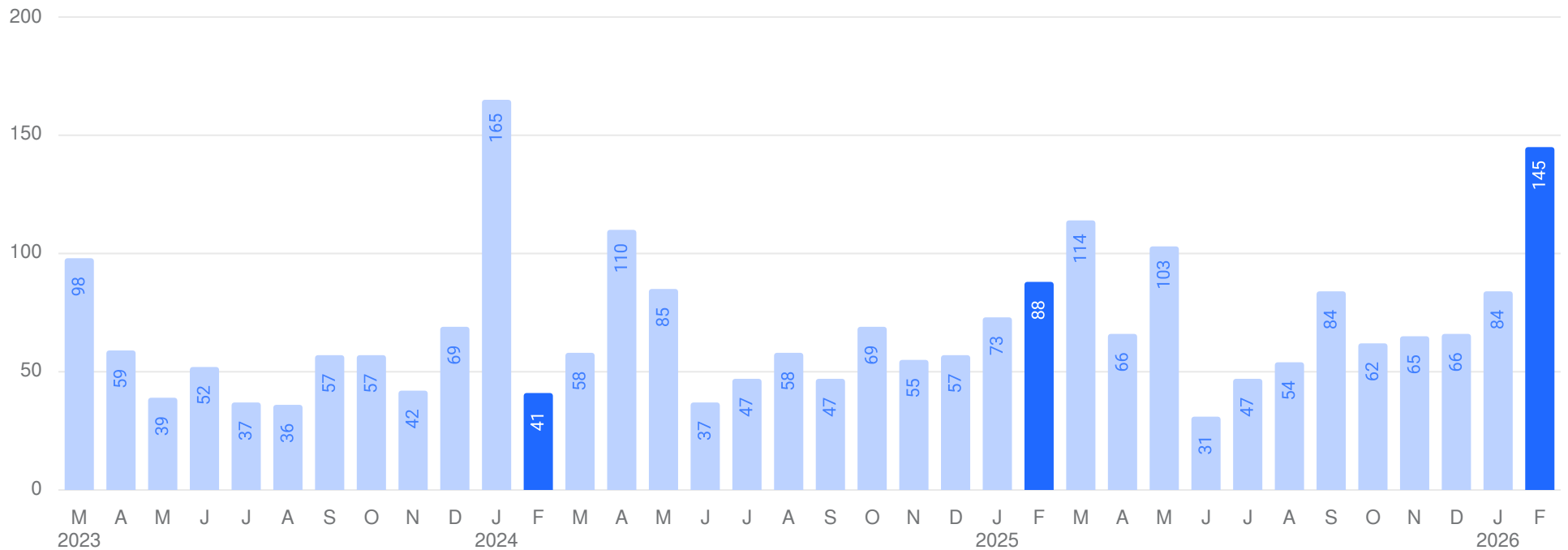
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Average Days on Market

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 February 2026 was 145 days, up 72.62% from 84 days from the previous month and 64.77% higher than 88 days from February 2025. The February 2026 DOM was at its highest level compared with February 2025 and 2024.



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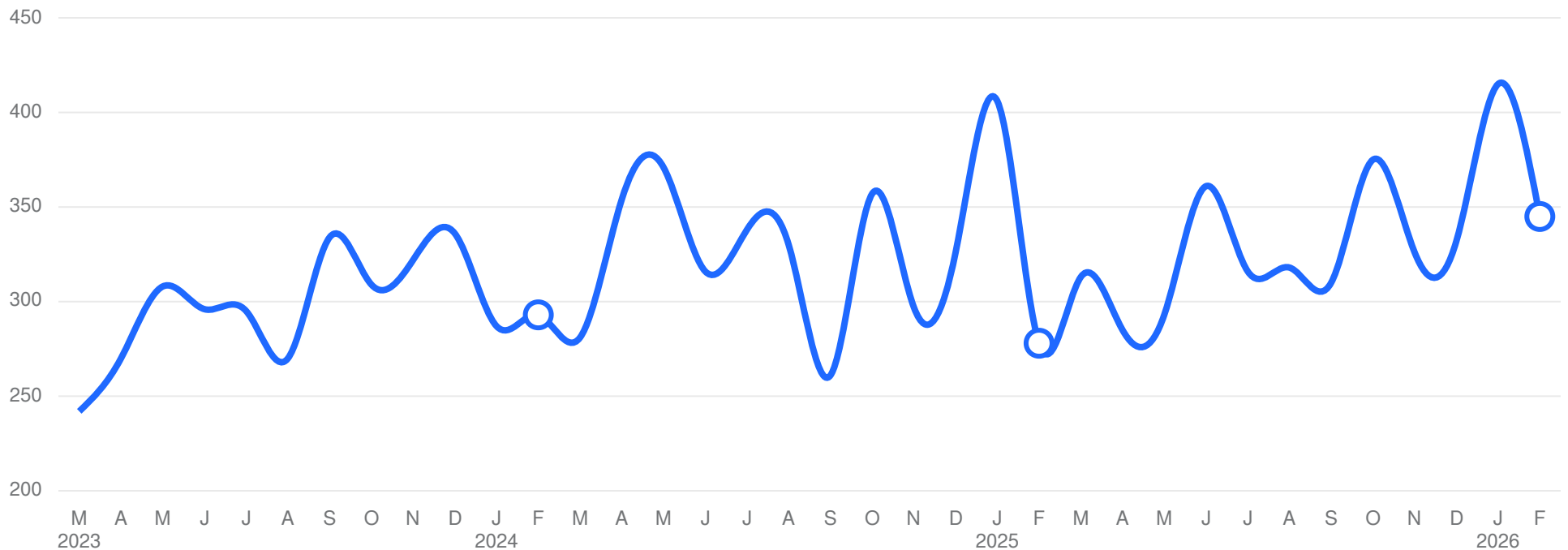
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Average Sales Price per Square Foot

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 February 2026 was \$345, down -16.87% from \$415 from the previous month and 24.10% higher than \$278 from February 2025.



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Inventory & MSI

The number of properties for sale in February 2026 was 12, down -25.00% from 16 from the previous month and -50.0% lower than 24 from February 2025. The February 2026 inventory was at its lowest level compared with February 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2026 MSI of 2 months was at its lowest level compared with February 2025 and 2024.



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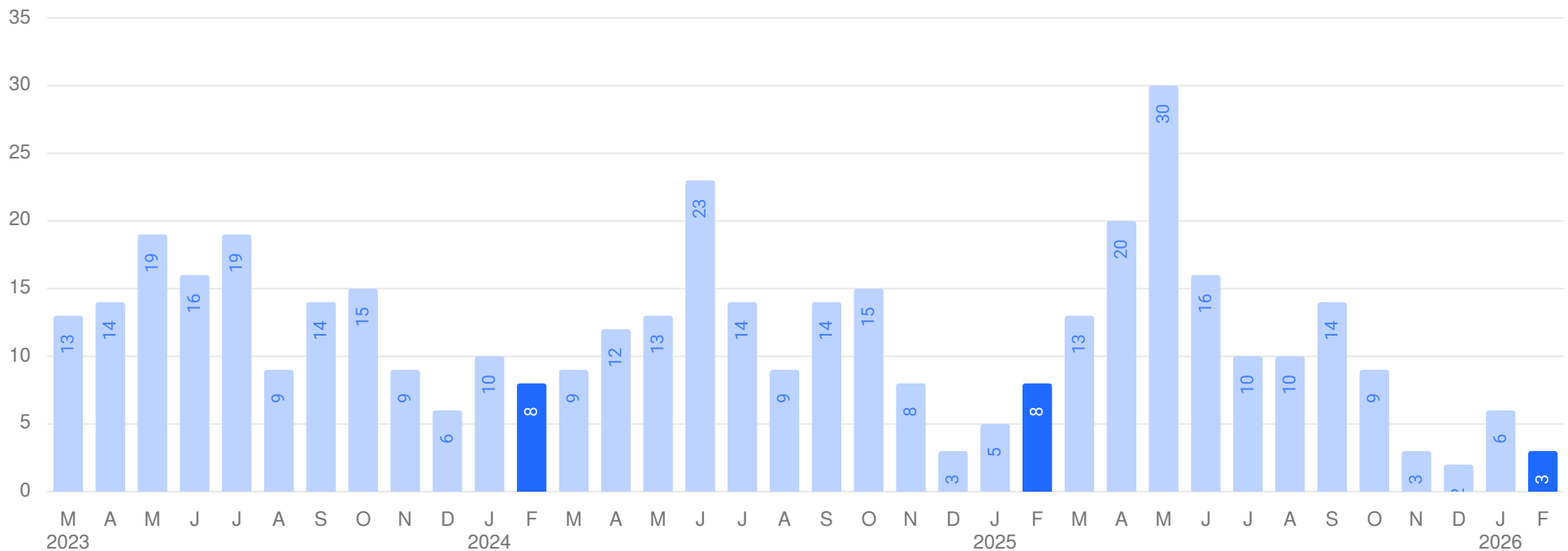
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New Listings

The number of new listings in February 2026 was 3, down -50.0% from 6 from the previous month and -62.50% lower than 8 from February 2025. The February 2026 listings were at its lowest level compared to February 2025 and 2024.



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