

Market Trends Report

March 2026

 Property Type

Single Family

 Date Range

April 2023 - March 2026

 Price Range

\$0 - \$999,999,999

 Location






CITY
Redding






Judy Michaelis

Broker Lic#: 0750642

CONTACT

-  203-247-5000
-  judy.michaelis@coldwellbankermoves.com
-  judymichaelis.com
-  Coldwell Banker Realty
355 Riverside Ave, Westport, CT 06880
-  203-227-8424

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-  @judy-michaelis-westport
-  fb.com/JudyMichaelisRealEstate
-  @judymichaelisrealtor



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Overview

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

Overview	Monthly Trends				
	YTD Avg.	March	February	Dec. - Feb.	Mar. 2025
New Listings	18	7	5	4	13
Average Sales Price per Square Foot	320	201	345	364	313
Average Days on Market	241	493	145	98	114
Number of Properties for Sale	49	16	16	16	25
Average List Price	\$1,880,140	\$1,878,525	\$1,913,200	\$1,869,650	\$1,259,572
Median List Price	\$947,667	\$912,000	\$952,000	\$965,000	\$995,000
Average Sales Price	\$1,411,646	\$2,417,500	\$841,770	\$967,860	\$809,438
Median Sales Price	\$1,349,603	\$2,417,500	\$828,808	\$886,436	\$822,500
Sales Price / List Price Ratio	96.37%	92.16%	95.22%	98.8%	93.2%
Number of Properties Sold	14	2	6	6	8
Month's Supply of Inventory	4.5	8	2.67	2.6	3.12
Absorption Rate	0.28	0.12	0.38	0.39	0.32



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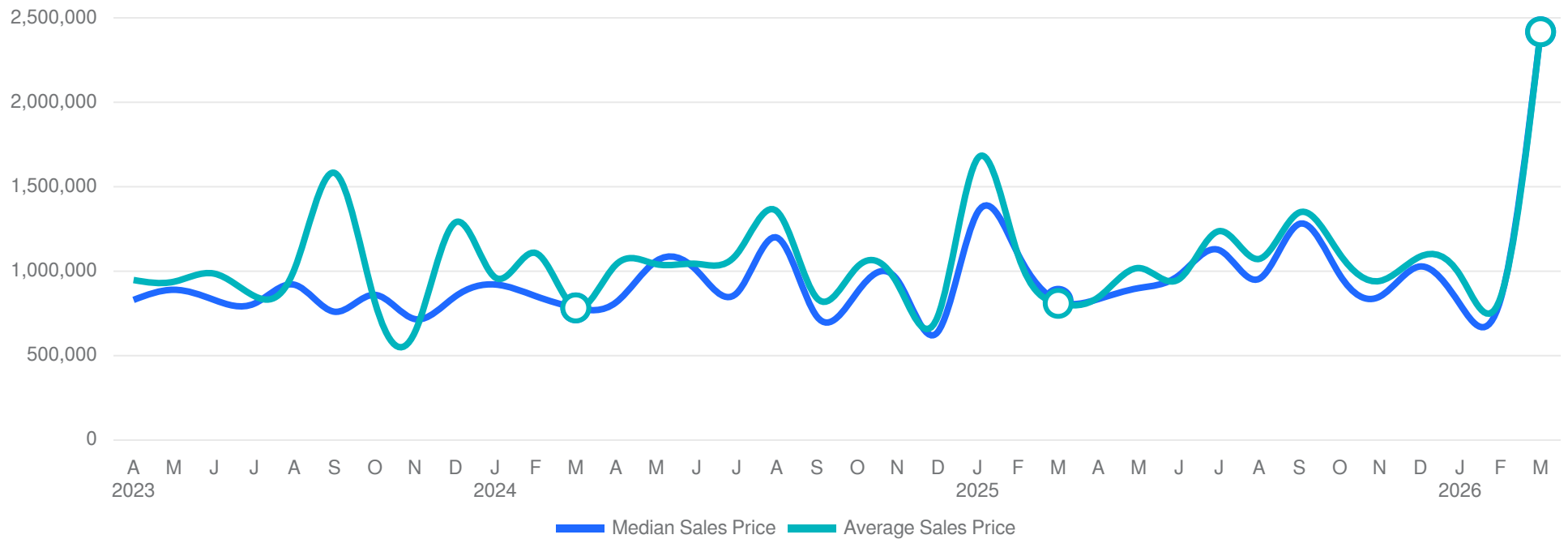
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Average & Median Sales Price

The median sales price in March 2026 was \$2,417,500, up 191.68% from \$828,808 from the previous month and 193.92% higher than \$822,500 from March 2025. The March 2026 median sales price was at its highest level compared to March 2025 and 2024. The average sales price in March 2026 was \$2,417,500, up 187.19% from \$841,770 from the previous month and 198.66% higher than \$809,438 from March 2025. The March 2026 average sale price was at its highest level compared to March 2025 and 2024.



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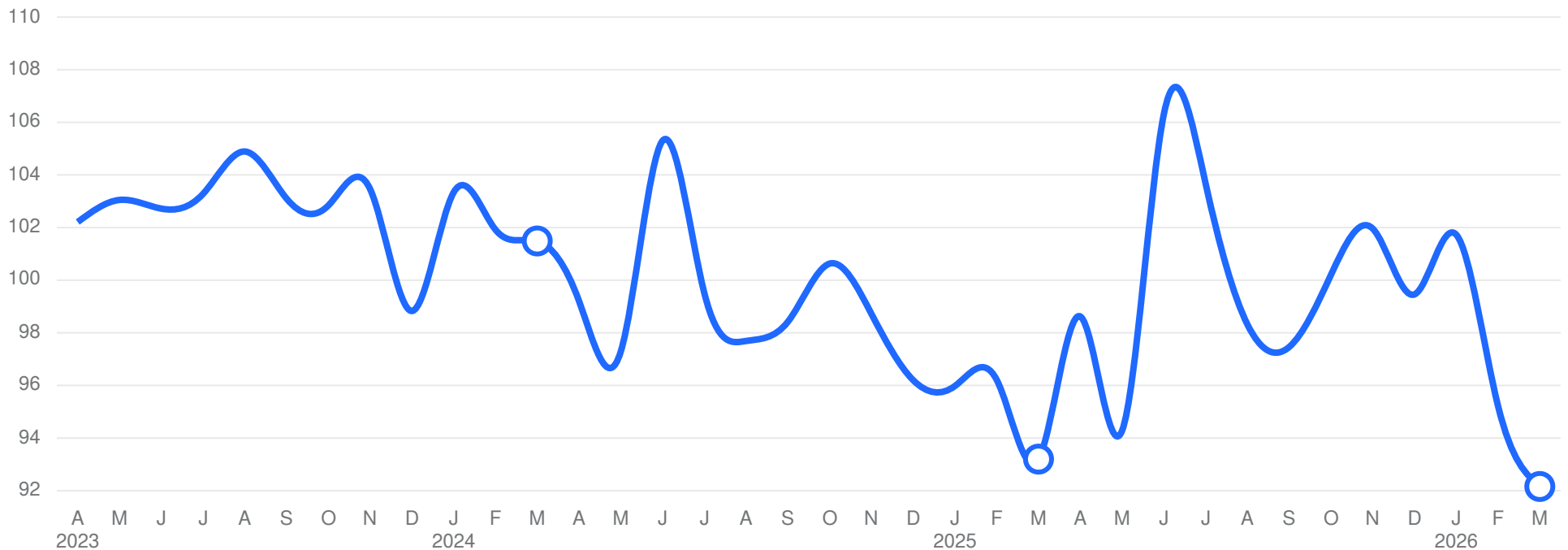
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Sales Price / List Price Ratio

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 March 2026 sales price/list price ratio was 92.16%, down from 95.22% from the previous month and down from 93.2% from March 2025.



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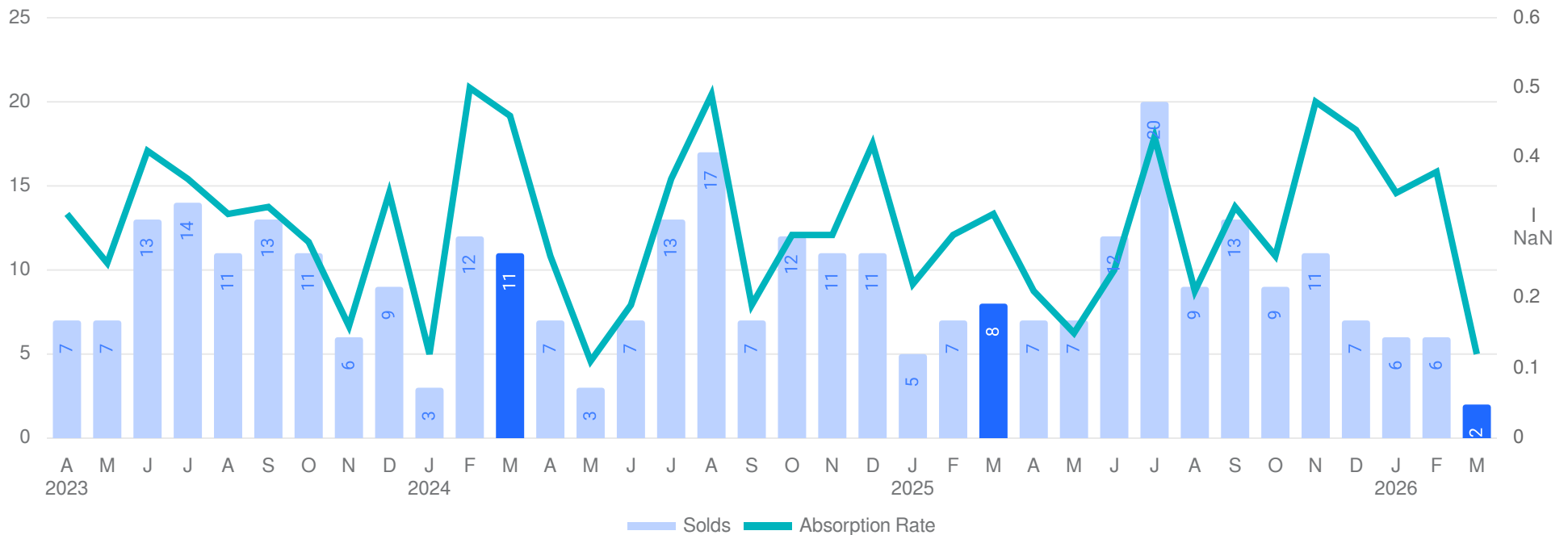
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Number of Properties Sold & Absorption Rate

The number of properties sold in March 2026 was 2, down -66.67% from 6 from the previous month and -75.00% lower than 8 from March 2025. The March 2026 sales were at its lowest level compared to March 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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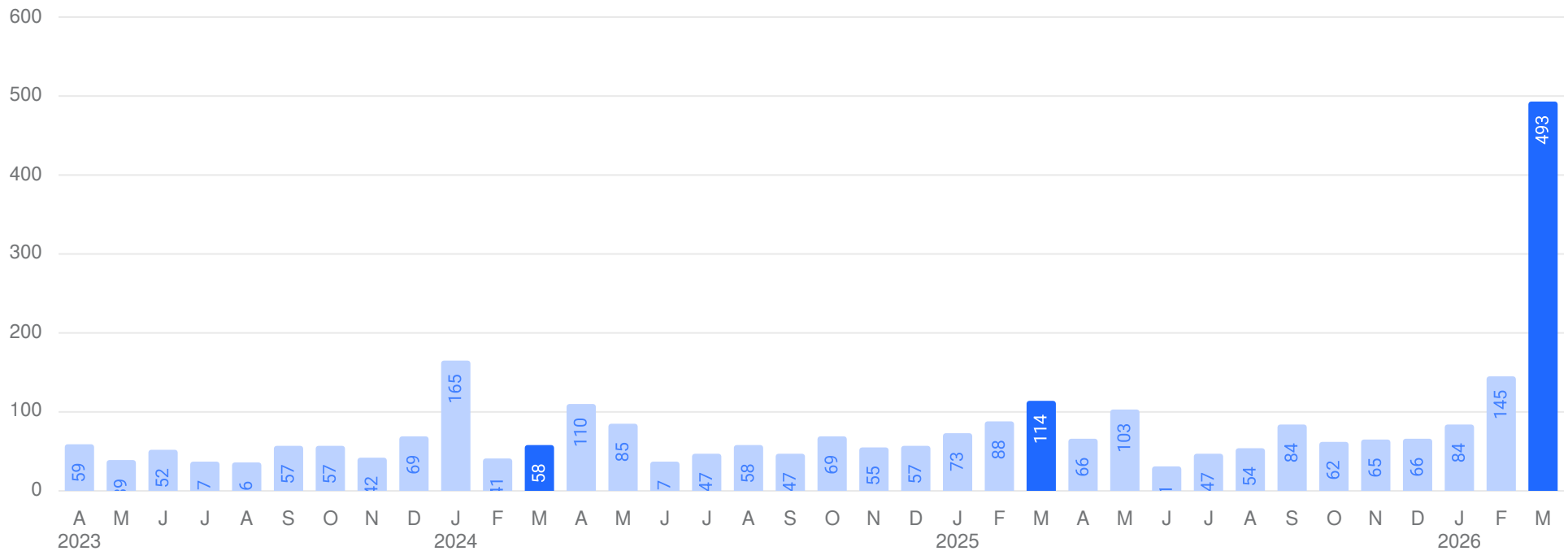
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Average Days on Market

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 March 2026 was 493 days, up 240.0% from 145 days from the previous month and 332.46% higher than 114 days from March 2025. The March 2026 DOM was at its highest level compared with March 2025 and 2024.



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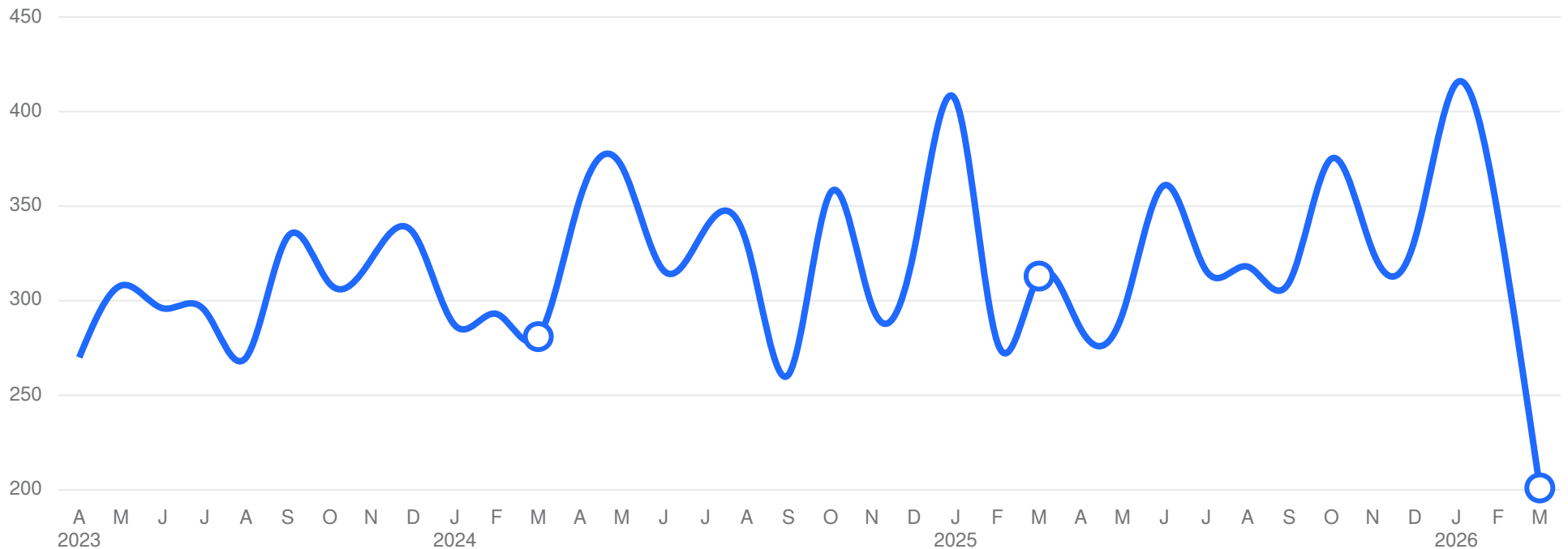
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Average Sales Price per Square Foot

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 March 2026 was \$201, down -41.74% from \$345 from the previous month and -35.78% lower than \$313 from March 2025.



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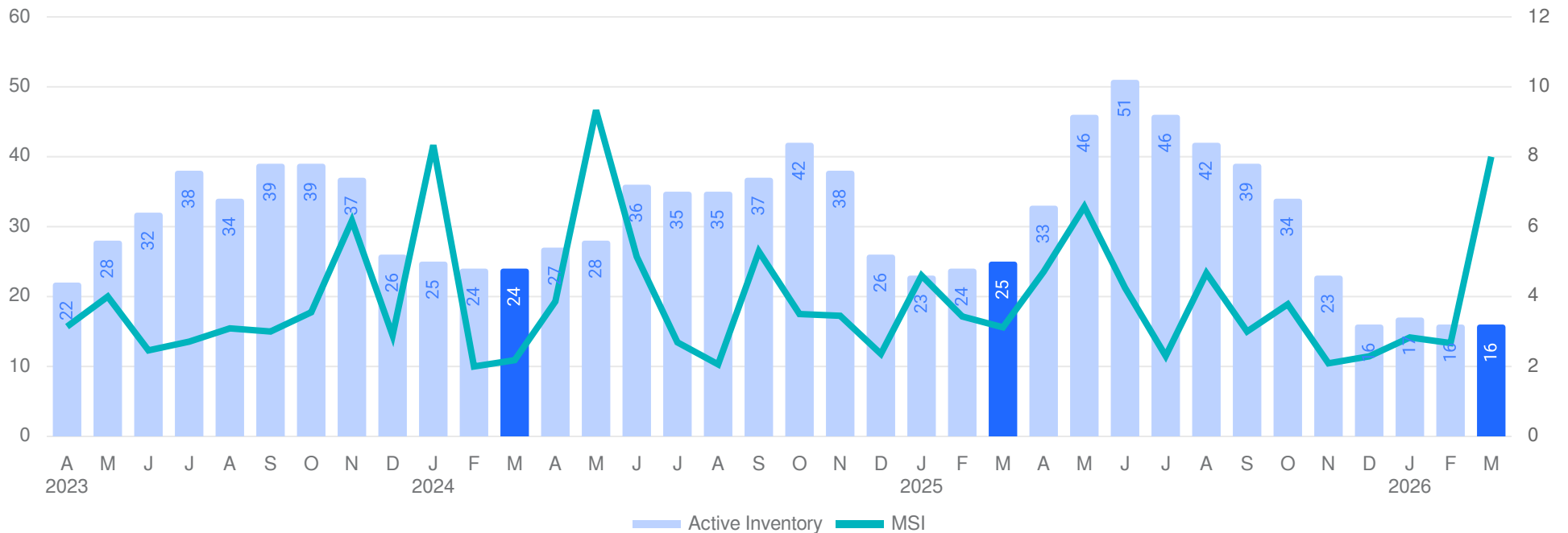
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Inventory & MSI

The number of properties for sale in March 2026 was 16, equal to the previous month and -36.00% lower than 25 from March 2025. The March 2026 inventory was at its lowest level compared with March 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The March 2026 MSI of 8 months was at its highest level compared with March 2025 and 2024.



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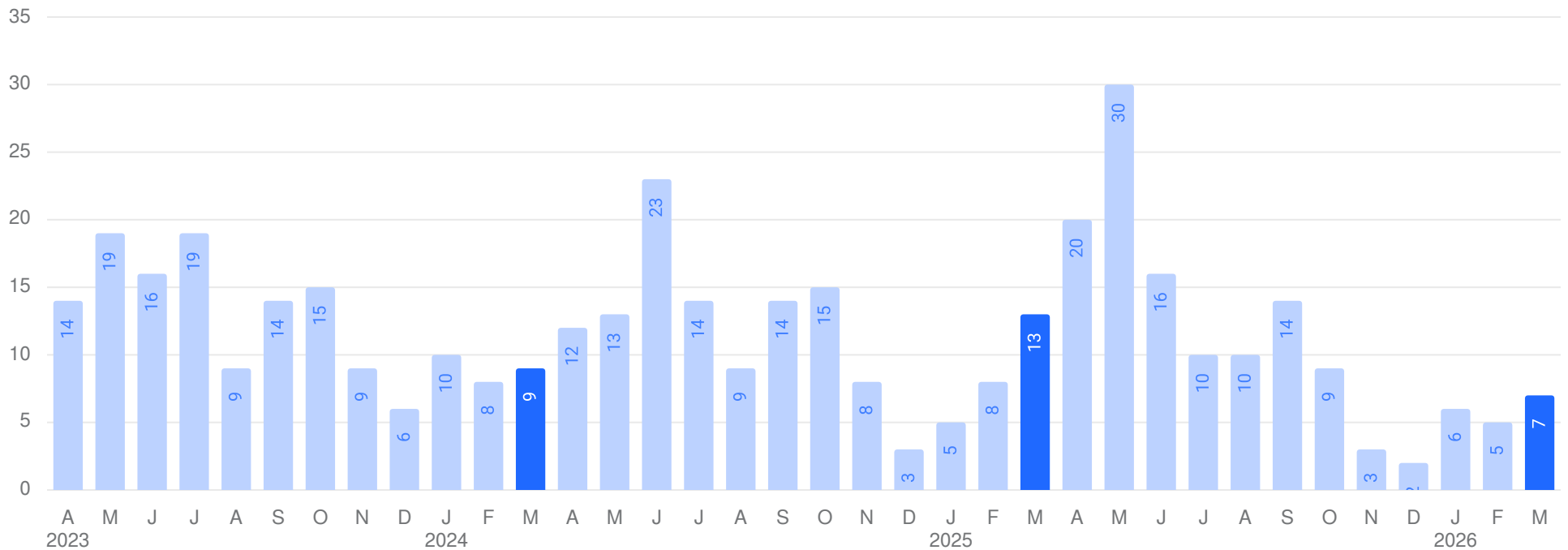
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New Listings

The number of new listings in March 2026 was 7, up 40.0% from 5 from the previous month and -46.15% lower than 13 from March 2025. The March 2026 listings were at its lowest level compared to March 2025 and 2024.



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