

Market Trends Report

July 2026

 Property Type

Single Family

 Date Range

August 2023 - July 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 July 2026. You will see data comparisons between July and the previous month, the last three months and July 2025.

Overview	Monthly Trends				
	YTD Avg.	July	June	Apr. - Jun.	Jul. 2025
New Listings	83	8	12	18	10
Average Sales Price per Square Foot	334	349	378	337	316
Average Days on Market	114	36	29	53	47
Number of Properties for Sale	195	30	36	37	46
Average List Price	\$1,632,160	\$1,717,350	\$1,632,278	\$1,497,502	\$1,492,302
Median List Price	\$995,357	\$1,124,500	\$1,087,000	\$1,006,667	\$1,022,000
Average Sales Price	\$1,086,641	\$1,143,834	\$827,500	\$906,738	\$1,236,975
Median Sales Price	\$896,258	\$1,212,500	\$800,000	\$830,000	\$1,125,500
Sales Price / List Price Ratio	101.19%	106.4%	105.14%	103.86%	103.67%
Number of Properties Sold	48	16	7	6	20
Month's Supply of Inventory	5.14	1.88	5.14	7.3	2.3
Absorption Rate	0.27	0.53	0.19	0.15	0.43



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Average & Median Sales Price

The median sales price in July 2026 was \$1,212,500, up 51.56% from \$800,000 from the previous month and 7.73% higher than \$1,125,500 from July 2025. The July 2026 median sales price was at its highest level compared to July 2025 and 2024. The average sales price in July 2026 was \$1,143,834, up 38.23% from \$827,500 from the previous month and -7.53% lower than \$1,236,975 from July 2025. The July 2026 average sale price was at a mid level compared to July 2025 and 2024.





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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 July 2026 sales price/list price ratio was 106.4%, up from 105.14% from the previous month and up from 103.67% from July 2025.





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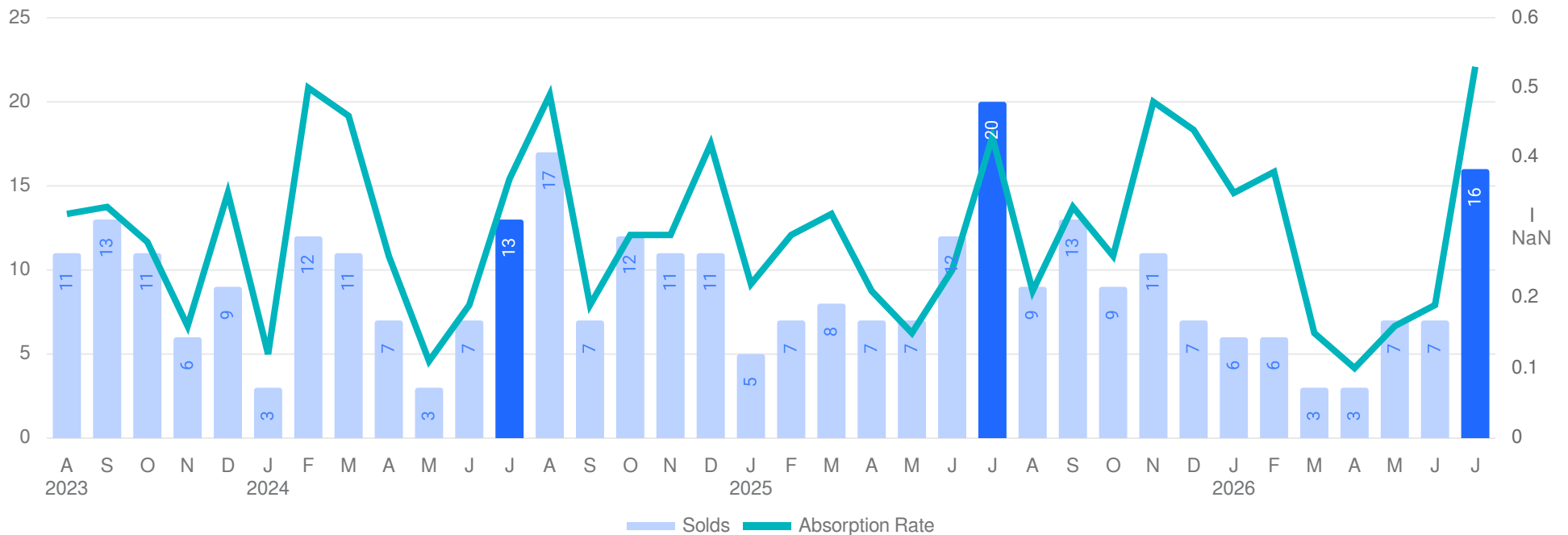
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Number of Properties Sold & Absorption Rate

The number of properties sold in July 2026 was 16, up 128.57% from 7 from the previous month and -20.0% lower than 20 from July 2025. The July 2026 sales were at a mid level compared to July 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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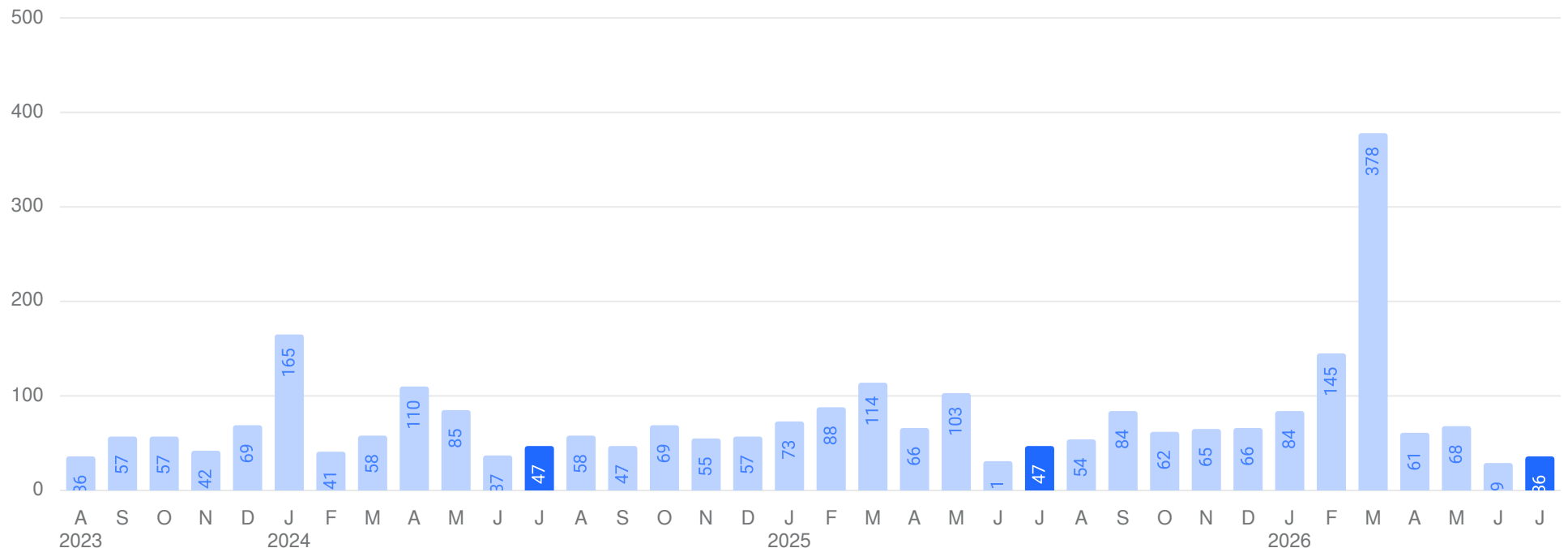
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Average Days on Market

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 July 2026 was 36 days, up 24.14% from 29 days from the previous month and -23.40% lower than 47 days from July 2025. The July 2026 DOM was at its lowest level compared with July 2025 and 2024.





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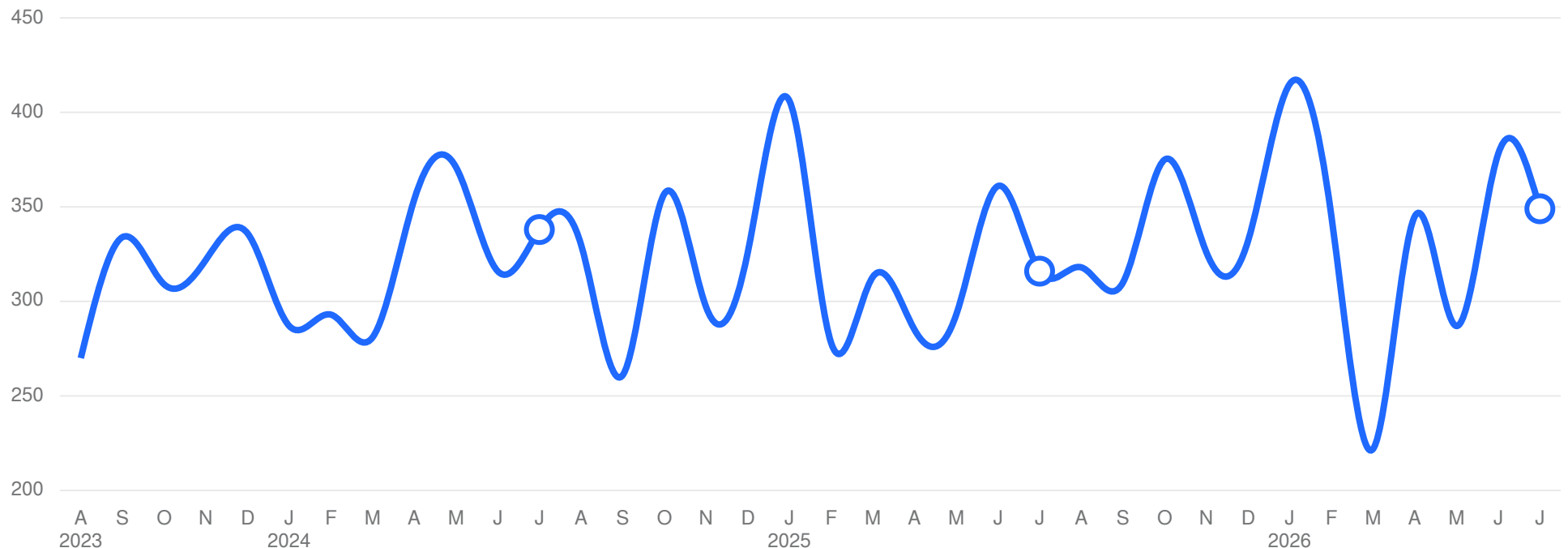
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Average Sales Price per Square Foot

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 July 2026 was \$349, down -7.67% from \$378 from the previous month and 10.44% higher than \$316 from July 2025.





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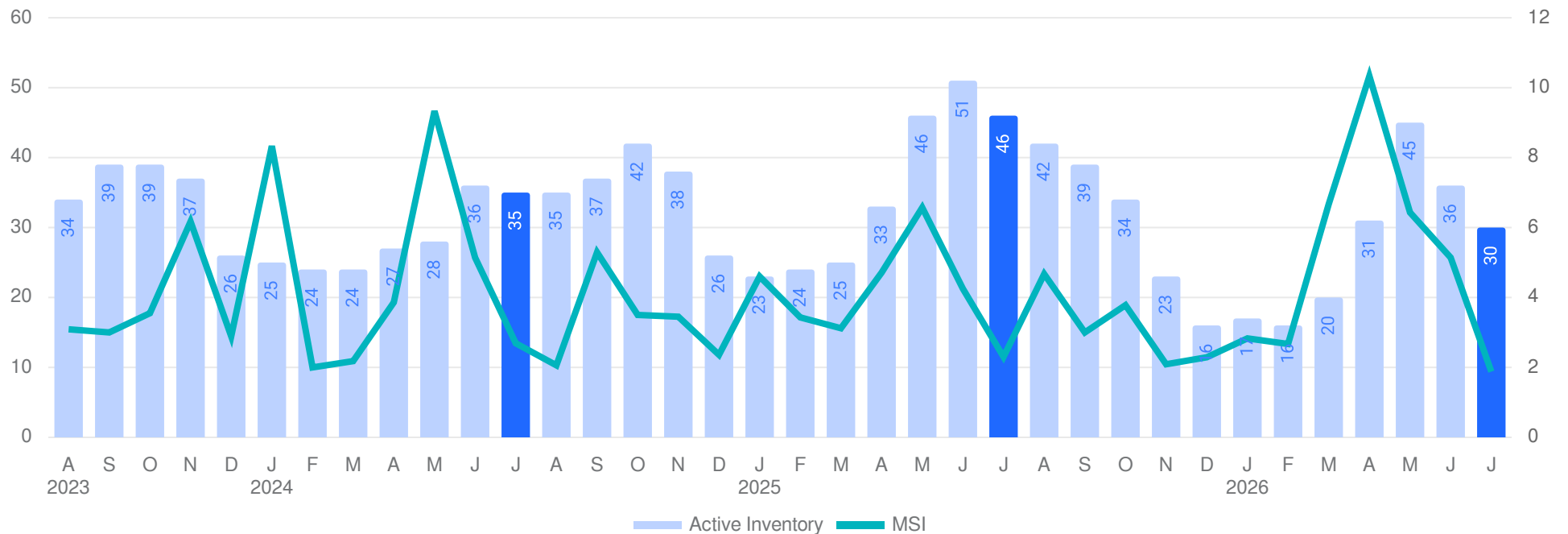
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Inventory & MSI

The number of properties for sale in July 2026 was 30, down -16.67% from 36 from the previous month and -34.78% lower than 46 from July 2025. The July 2026 inventory was at its lowest level compared with July 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The July 2026 MSI of 1.88 months was at its lowest level compared with July 2025 and 2024.





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New Listings

The number of new listings in July 2026 was 8, down -33.33% from 12 from the previous month and -20.0% lower than 10 from July 2025. The July 2026 listings were at its lowest level compared to July 2025 and 2024.

