MONTHLY **Sales & Pricing**

SmartMLS® Market Snapshot

All data is updated in realtime in accordance with content from SmartMLS.

This report provides a snapshot of the market as taken on: Apr 8, 2025

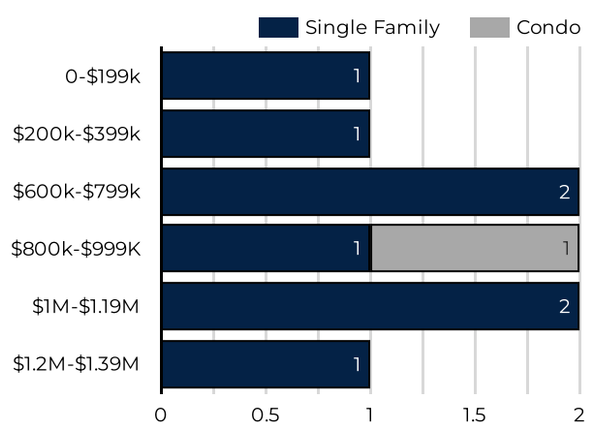
County: FAIRFIELD (1) | City: Redding (1) | Zip Code

$ Between Enter a value and Enter a value | Beds

Sqft Between Enter a value and Enter a value | Type

March

Average Sqft
2,624



# of Sales
9
-18.2% from previous year

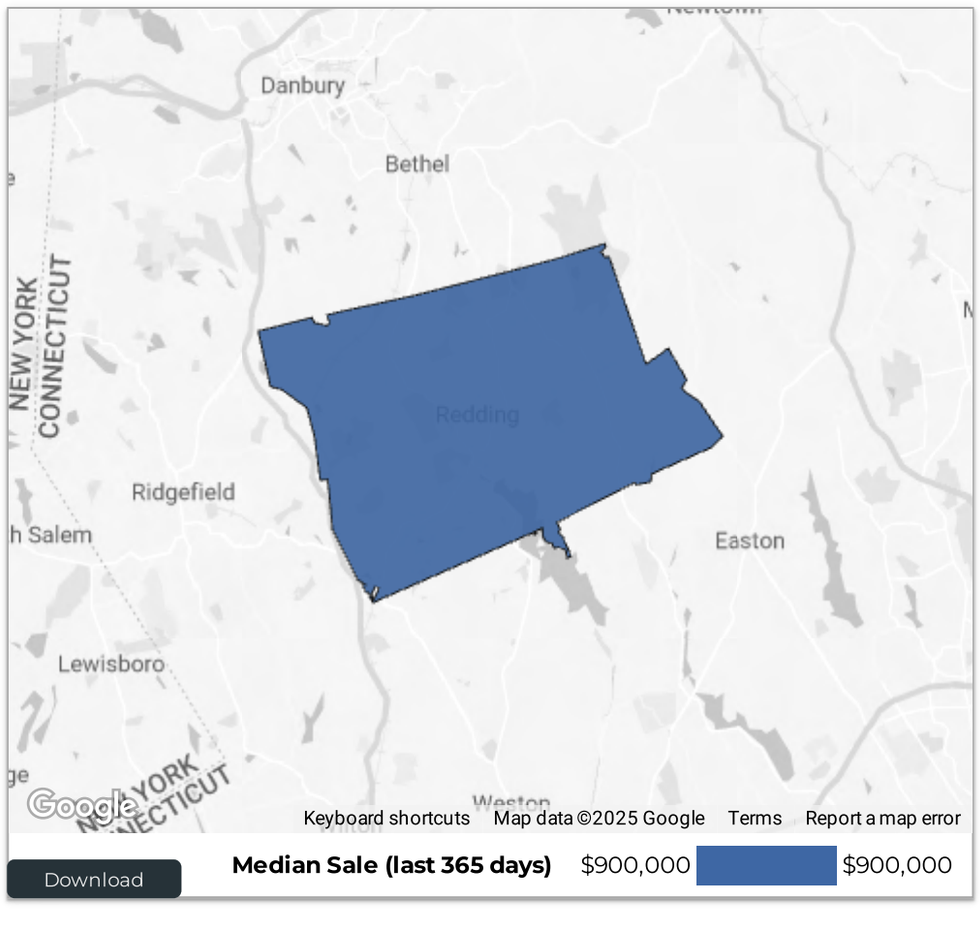
Median Sale
$926,000
18.3% from previous year

Total Volume
$7,401,500
-14.0% from previous year

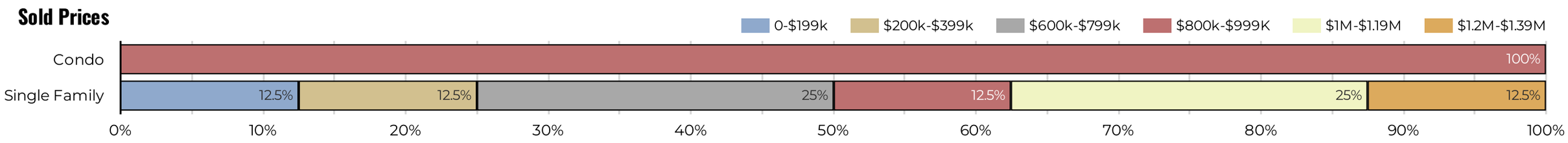
Average Sale
$822,389
5.1% from previous year

Average $/Sqft
$314
11.8% from previous year

DOM (median)
72
22 from previous year

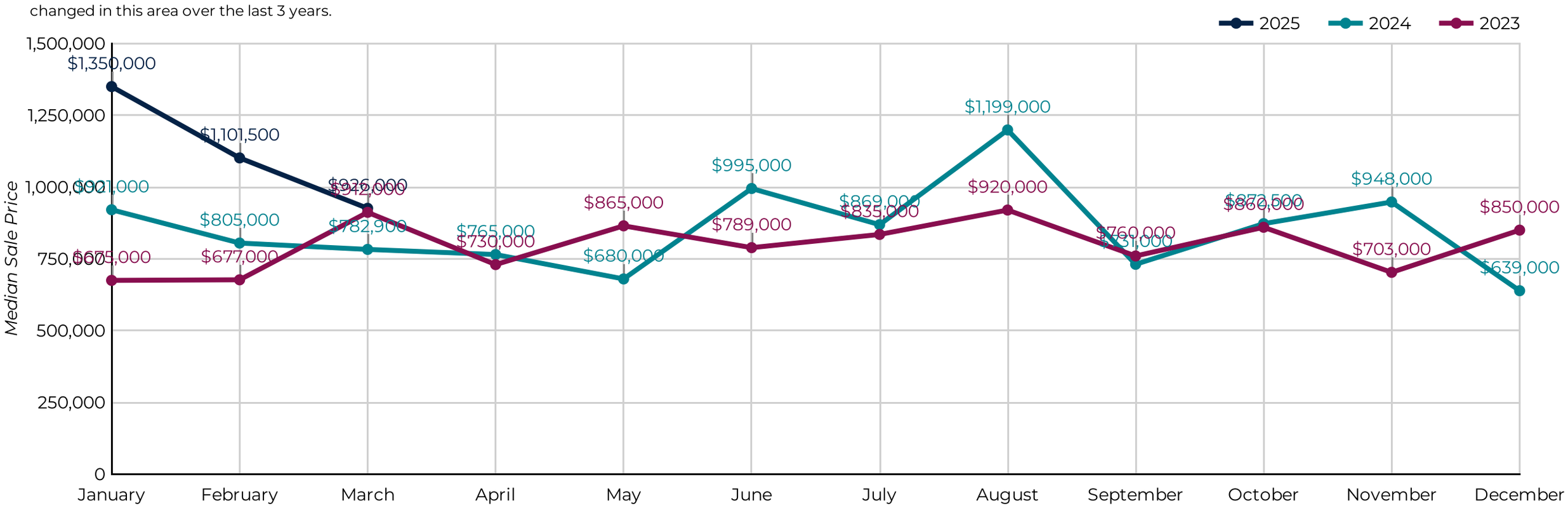


Sold Prices

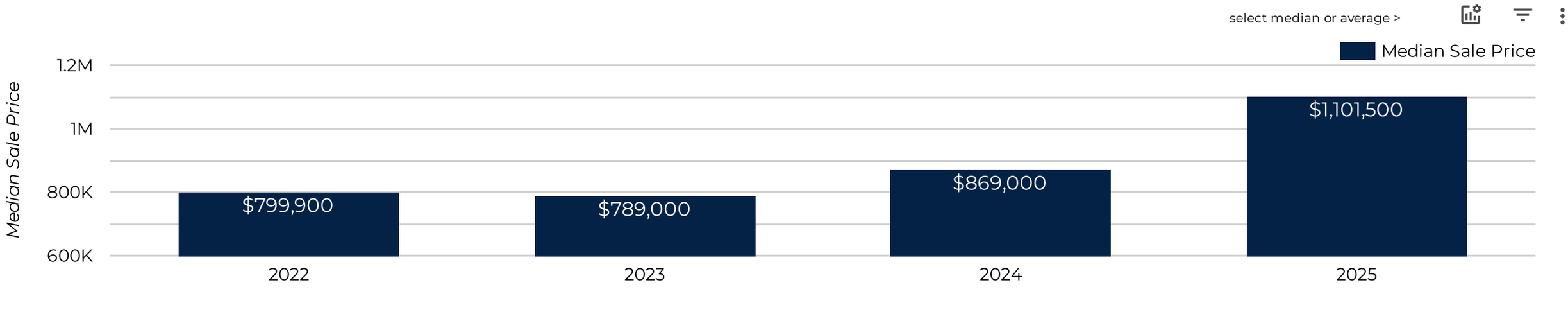


Market Pricing

Use this data to see how the cost of real estate has changed in this area over the last 3 years.

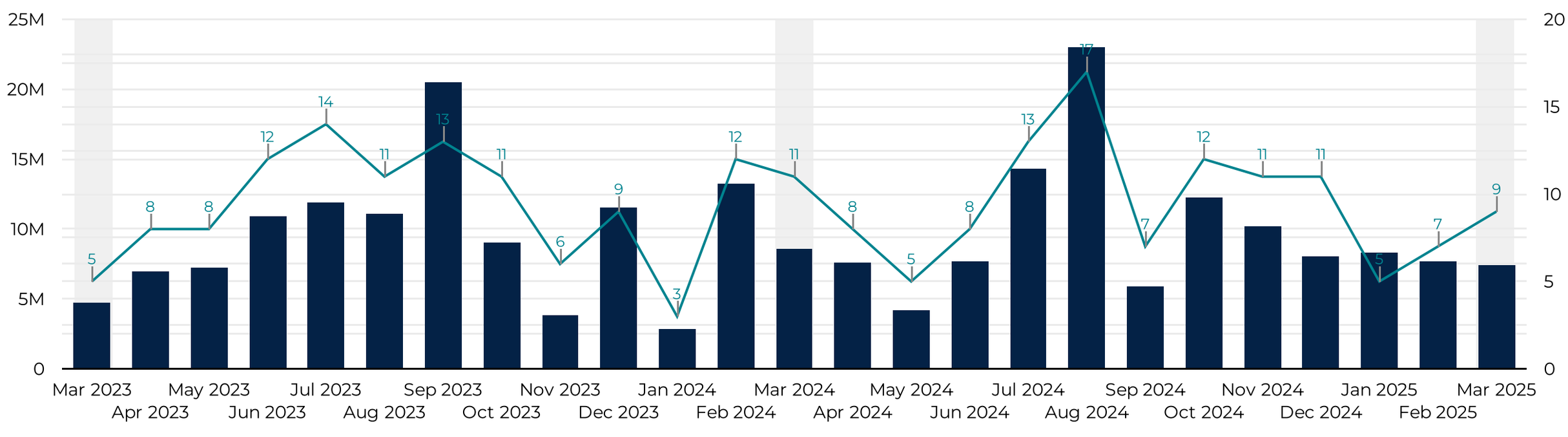


For Property-Level> DASHBOARDS:HOME VALUES



Market Activity

Use this data to see changes in total sales activity in this market over the past 3 years.



All data from Smart MLS Updated as of: Apr 8, 2025

MONTHLY **Buyer Demand**

SmartMLS® Market Snapshot

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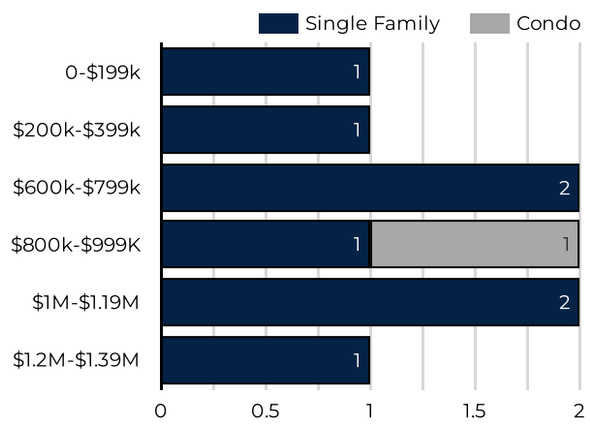

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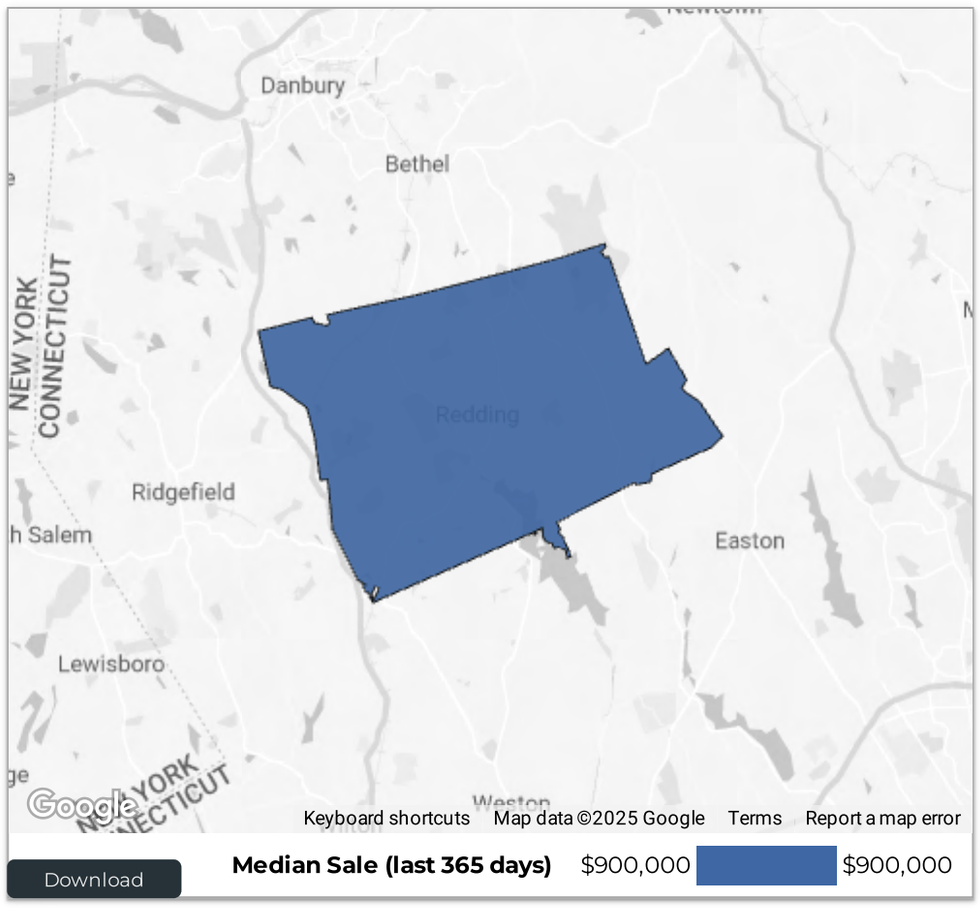
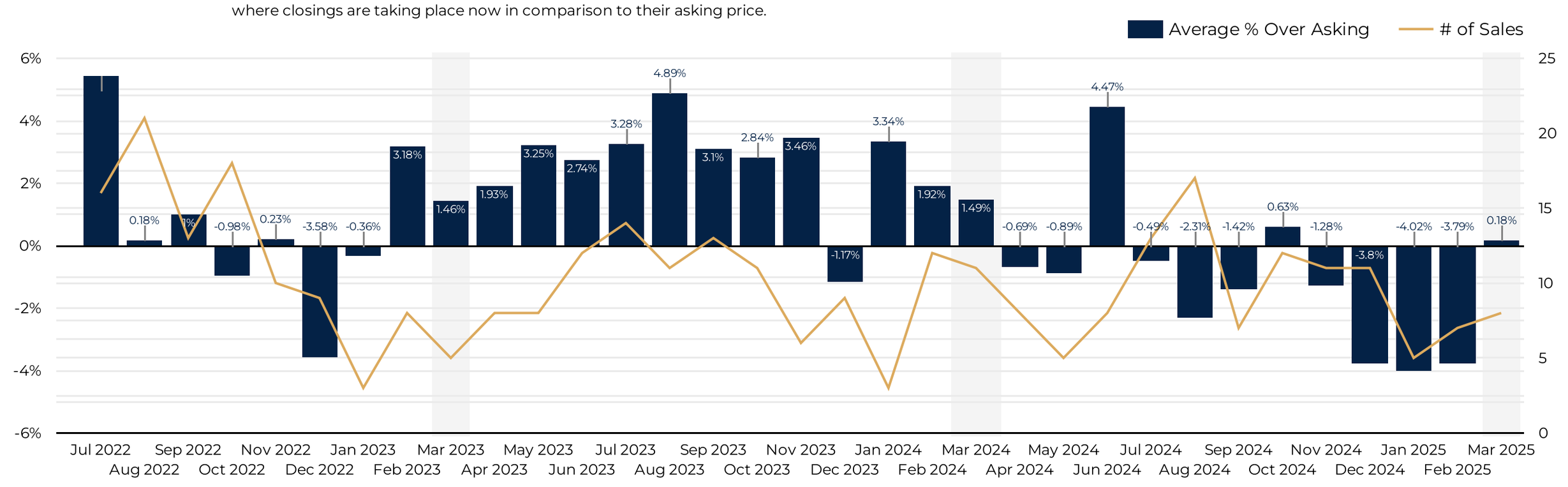


Buyer Demand

Explore the seasonality of competitive bidding in this area and understand where closings are taking place now in comparison to their asking price.

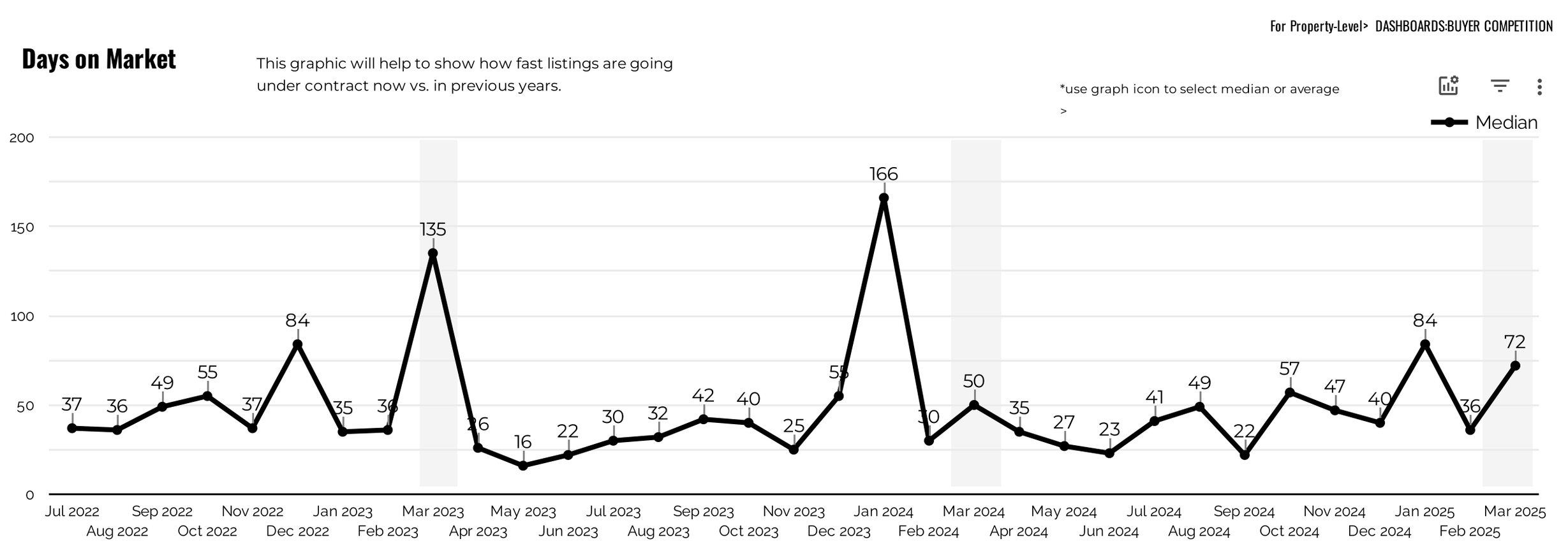


For Property-Level> DASHBOARDS:BUYER COMPETITION

Days on Market

This graphic will help to show how fast listings are going under contract now vs. in previous years.

*use graph icon to select median or average >



For Property-Level> DASHBOARDS:DAYS ON MARKET

Buyer Demand by Price Range

Each price range typically attracts competing buyers differently. Use this data to see which price points are seeing the most competitive bidding.

Dec 9, 2024 - Apr 8, 2025

Price	# of Sales	Ave Sqft	Median DOM	Average % Closed Over or Under Asking
$200k-$399k	1	1,370	127	-2.86%
$400k-$599k	3	1,267	49	-10.01%
$600k-$799k	7	2,159	21	0.57%
$800k-$999K	4	4,068	9	-1.25%
$1M-$1.19M	3	3,888	72	-1.24%
$1.2M-$1.39M	8	4,618	92	-3.99%
$1.4M-$1.99M	2	5,193	19	-5.66%
$2M-$2.99M	1	2,783	28	4.17%
Grand total	**29**	**3,391**	**49**	**-2.64%**

All data from Smart MLS Updated as of: Apr 8, 2025

MONTHLY **Inventory**

SmartMLS® Market Snapshot

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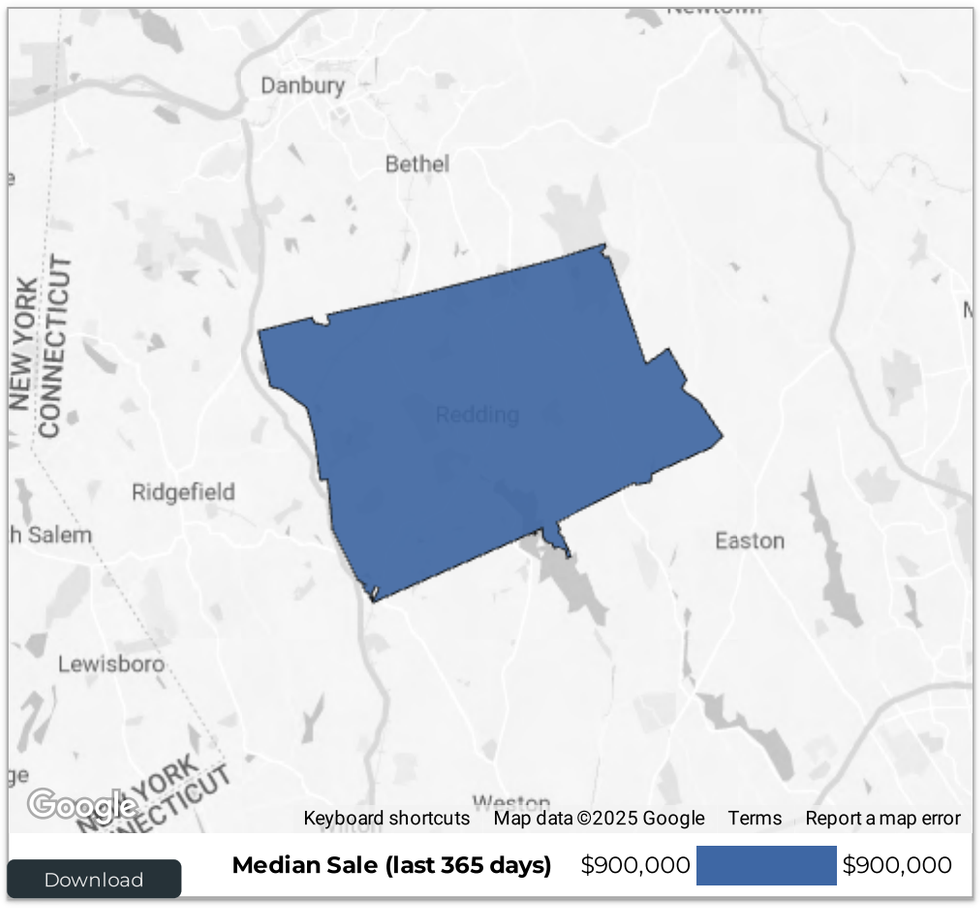
This report provides a snapshot of the market as taken on: Apr 8, 2025

County: Fairfield (1) | City: Redding (1) | Zip Code

$ Between Enter a value and Enter a value | Beds

Sqft Between Enter a value and Enter a value | Type



Today 4/8/25

Months of Supply Now
1.78

Active Now
16
<DOM (med)
53

Under Contract Now
12

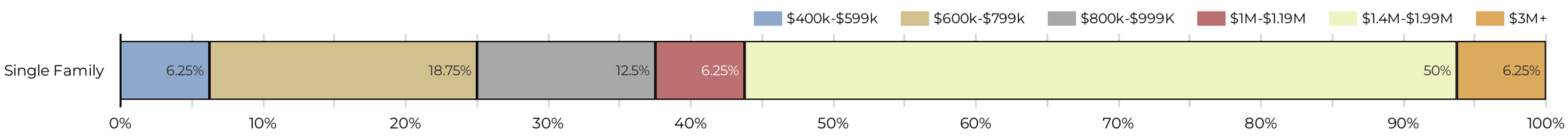
	Average	# Active
Single Family	$1,544,550	16
Grand total	**$1,544,550**	**16**

March

of New Listings (Supply)
14
40.0% from previous year

# of New Pendings (Demand)
10
0.0% from previous year

Active Now



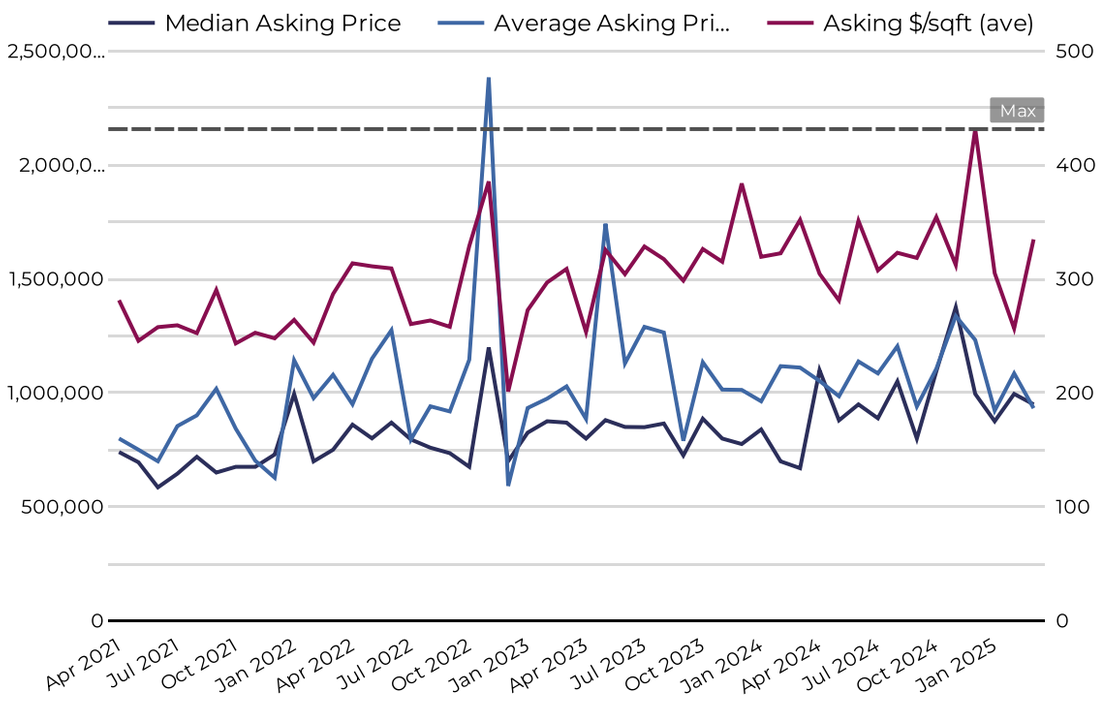
For Property-Level> DASHBOARDS:ACTIVE LISTINGS

Months of Supply By Price Range

Asking Price	Months of Supply Now	Active Now	# of Sales Last Month
$400k-$599k	0	1	0
$600k-$799k	1.50	3	2
$800k-$999K	1.00	2	2
$1M-$1.19M	0.50	1	2
$1.4M-$1.99M	8.00	8	1
$3M+	0	1	0
Grand total	**2.29**	**16**	**7**

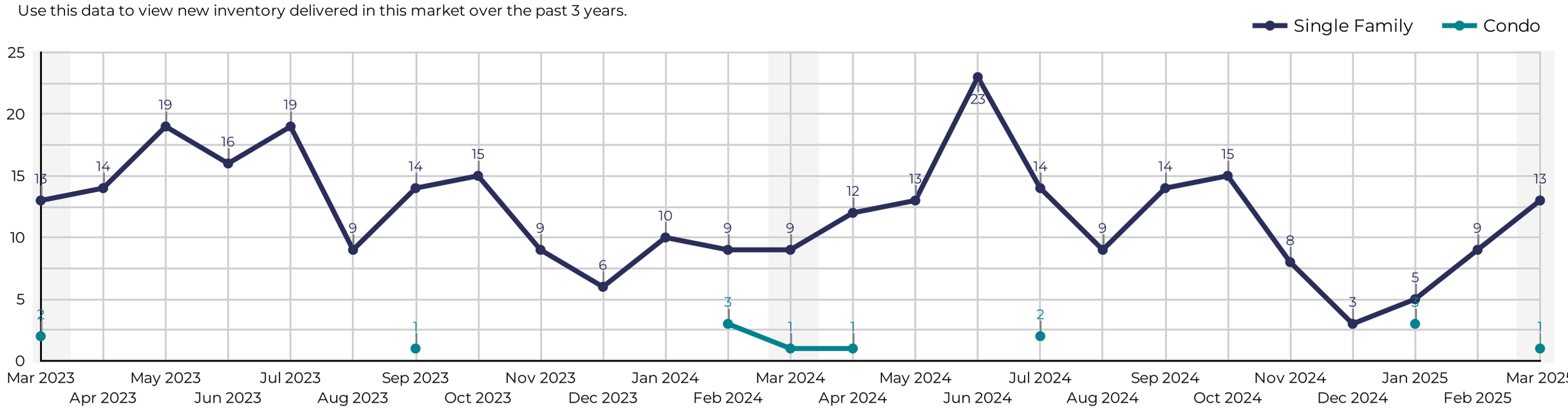
**All "Active" does not include "Accepting Backup Offers"*

Asking Prices



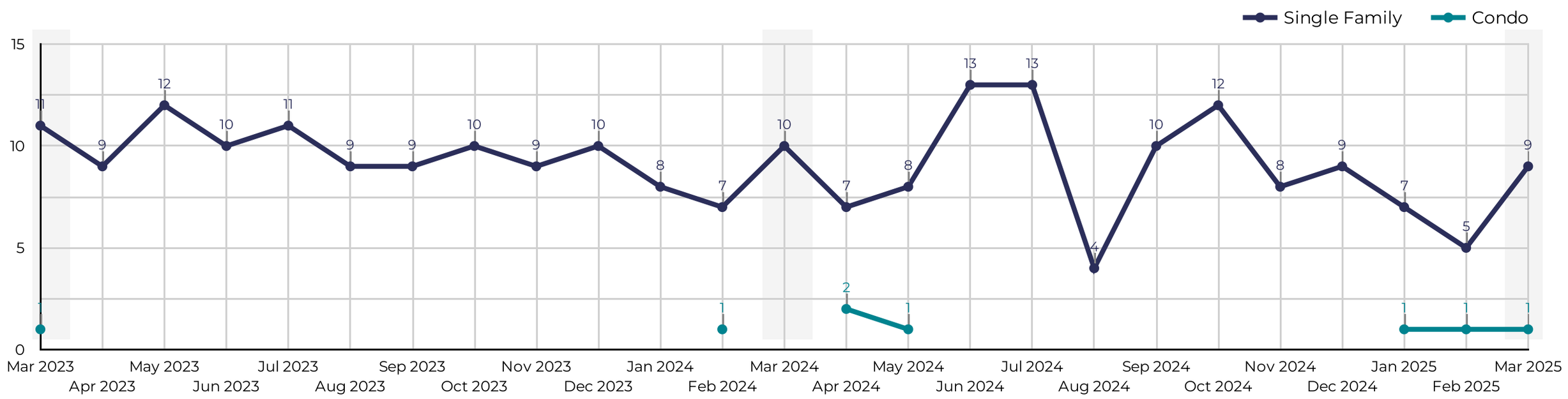
New Listings

Use this data to view new inventory delivered in this market over the past 3 years.



New Pendings

Use this data to view newly pending properties each month over the past 3 years.



All data from Smart MLS Updated as of: Apr 8, 2025

YEARLY **Sales & Pricing**

SmartMLS® Market Snapshot

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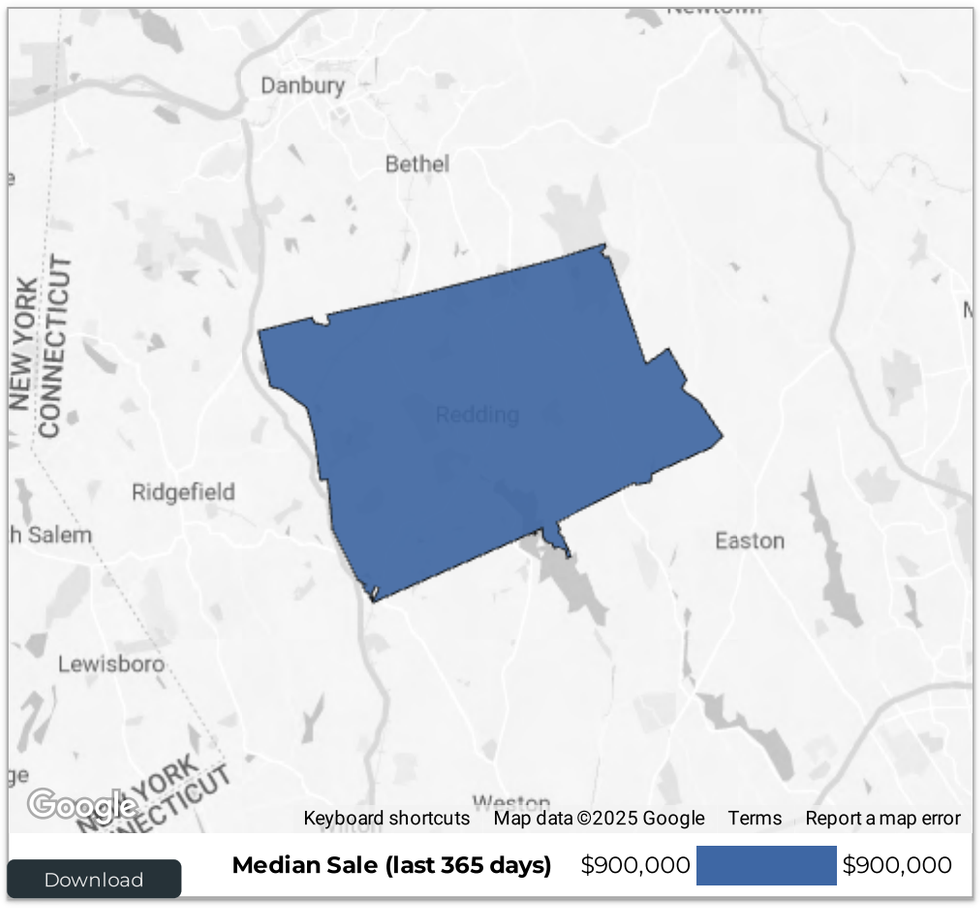
County: FAIRFIELD (1) | City: Redding (1) | Zip Code

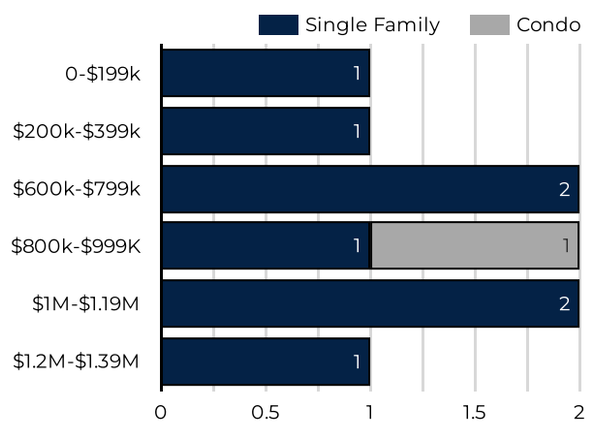
$ Between Enter a value and Enter a value | Beds

Sqft Between Enter a value and Enter a value | Type



Year-to-Date

Apr 8, 2025



# of Sales
21
-25.0% from previous year

Median Sale
$1,101,500
36.8% from previous year

Total Volume
$23,425,500
-13.9% from previous year

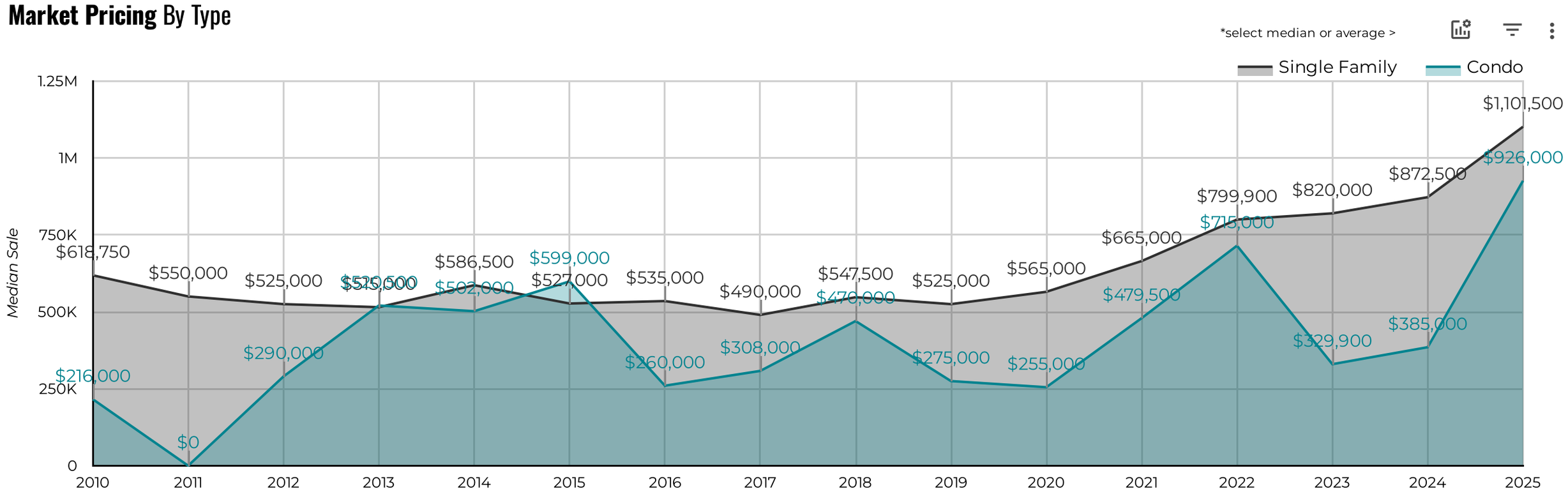
Average Sale
$1,115,500
14.8% from previous year

Average $/Sqft
$324
10.5% from previous year

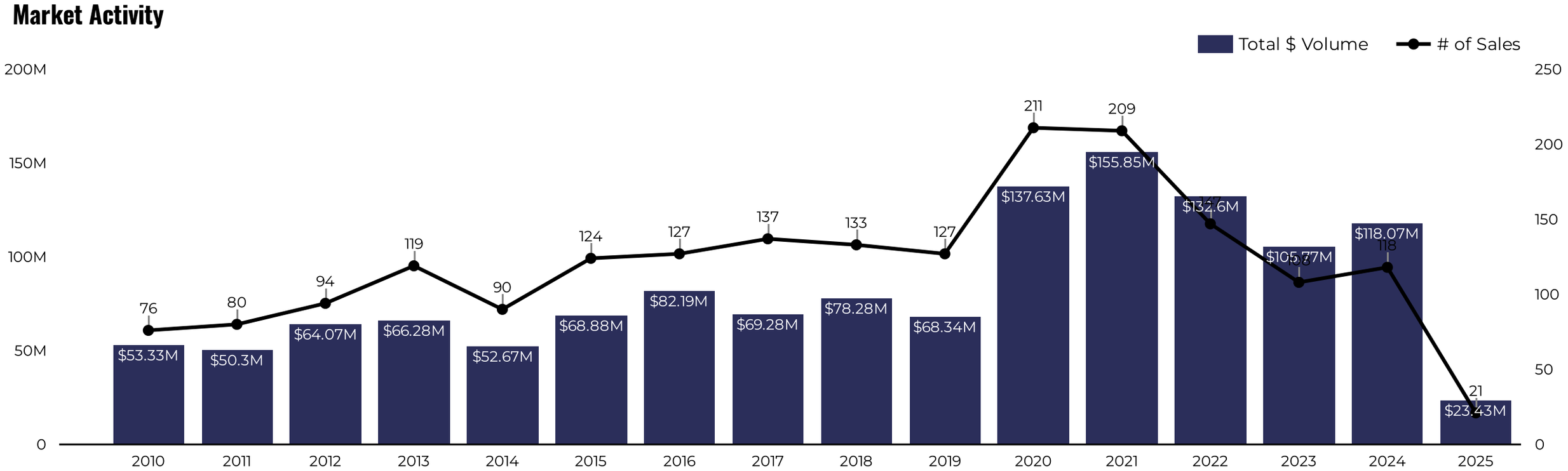
DOM (median)
72
29 from previous year

Jan 1, 2010 - Apr 8, 2025

Market Pricing By Type



Market Activity



Market Activity & Pricing By Type

Type	YEAR	# of Sales	$ Volume	Median Sale	Average Sale	Average $/sqft
Single Family	2025	20	$22,499,500	$1,101,500	$1,124,975	$324
	2024	114	$116,235,651	$872,500	$1,019,611	$318
	2023	106	$104,737,614	$820,000	$988,091	$2...
	2022	146	$131,889,443	$799,900	$903,352	$273
	2021	208	$155,367,227	$665,000	$746,958	$251
	2020	206	$136,160,365	$565,000	$660,973	$2...
	2019	123	$66,792,870	$525,000	$543,031	$181
	2018	130	$76,838,303	$547,500	$591,064	$182
	2017	133	$67,666,312	$490,000	$508,769	$187
	2016	124	$81,093,079	$535,000	$653,976	$192
	2015	123	$68,283,088	$527,000	$555,147	$189
	2014	87	$51,343,525	$586,500	$590,155	$193

All data from Smart MLS Updated as of: Apr 8, 2025

YEARLY **Buyer Demand**

SmartMLS® Market Snapshot

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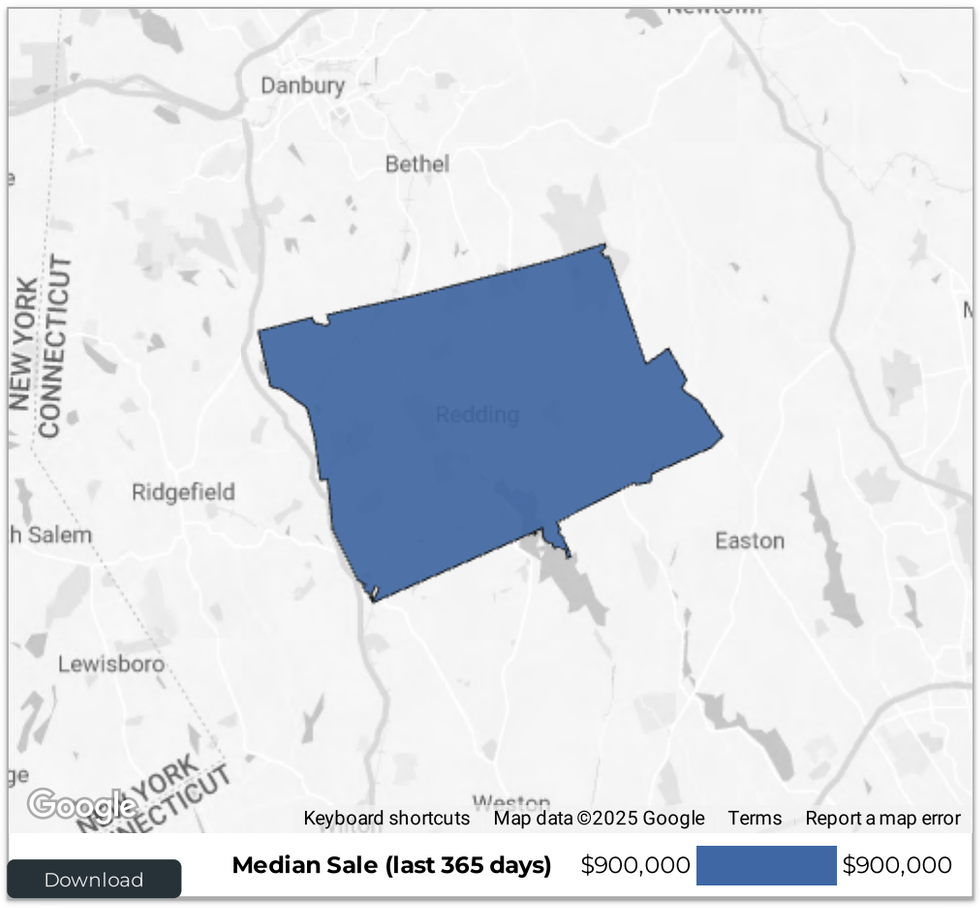
SMART MLS STATS

County: Fairfield (1) | City: Redding (1) | Zip Code

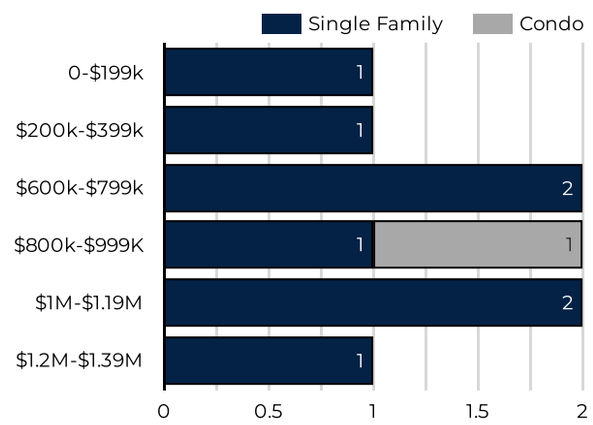
$ Between | Enter a value | and | Enter a value | Beds

Sqft Between | Enter a value | and | Enter a value | Type



Year-to-Date

Apr 8, 2025



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$1,101,500
36.8% from previous year

Total Volume
$23,425,500
-13.9% from previous year

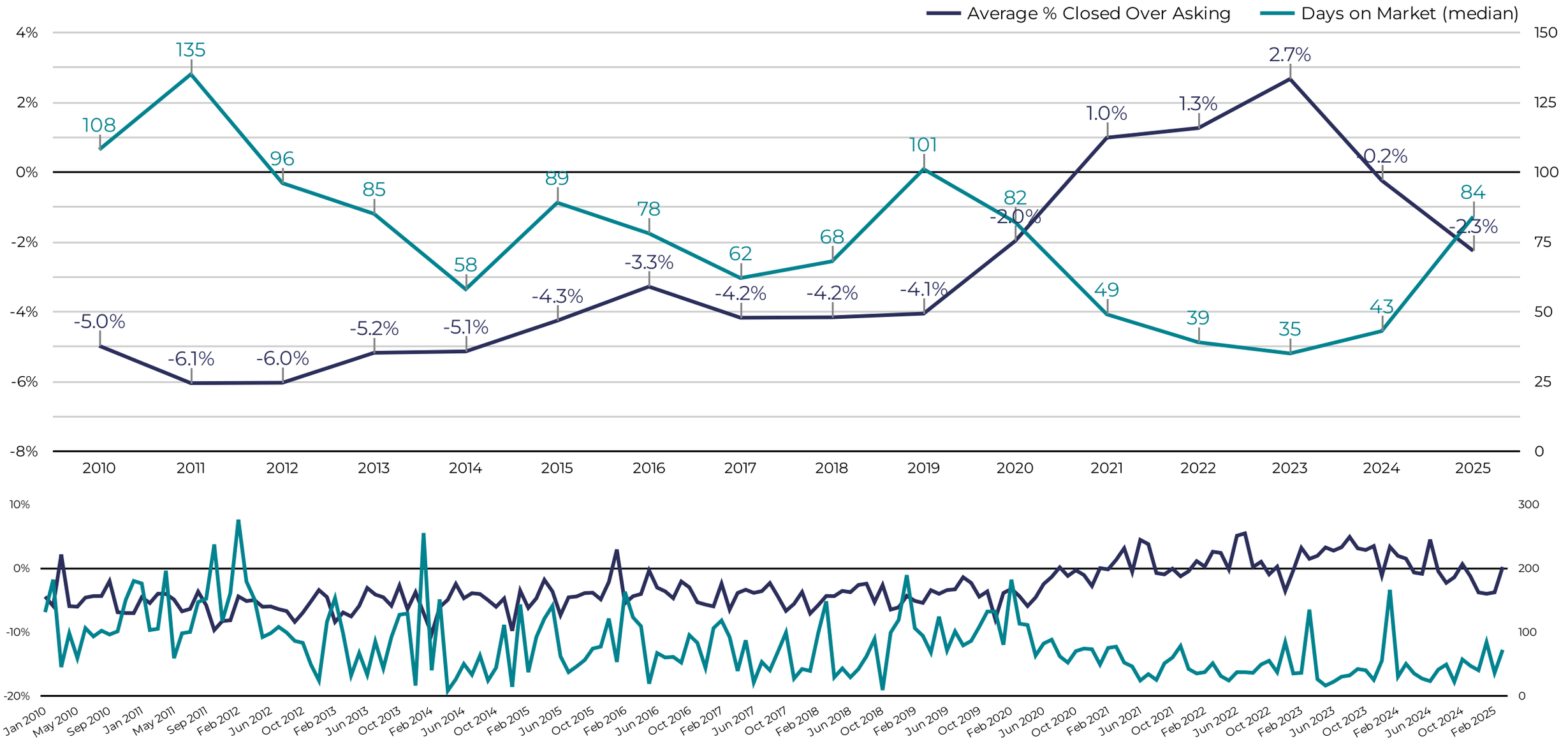
Average Sale
$1,115,500
14.8% from previous year

% Over/Under Asking
-4.5%
-6.4% from previous year

DOM (median)
72
29 from previous year

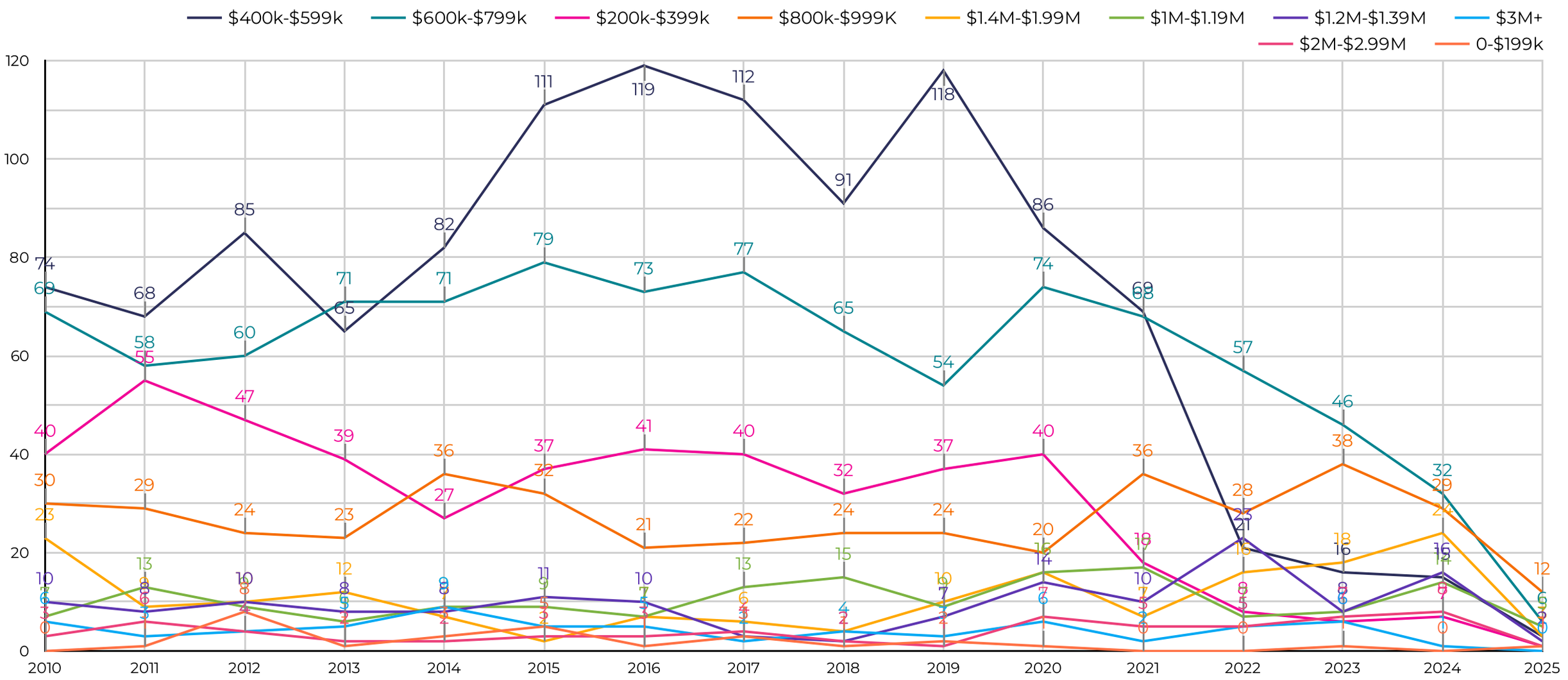
Jan 1, 2010 - Apr 8, 2025

Buyer Demand



New Listings By Price Range

Narrow & Compare Price Ranges



All data from Smart MLS Updated as of: Apr 8, 2025

WEEKLY **Sales**

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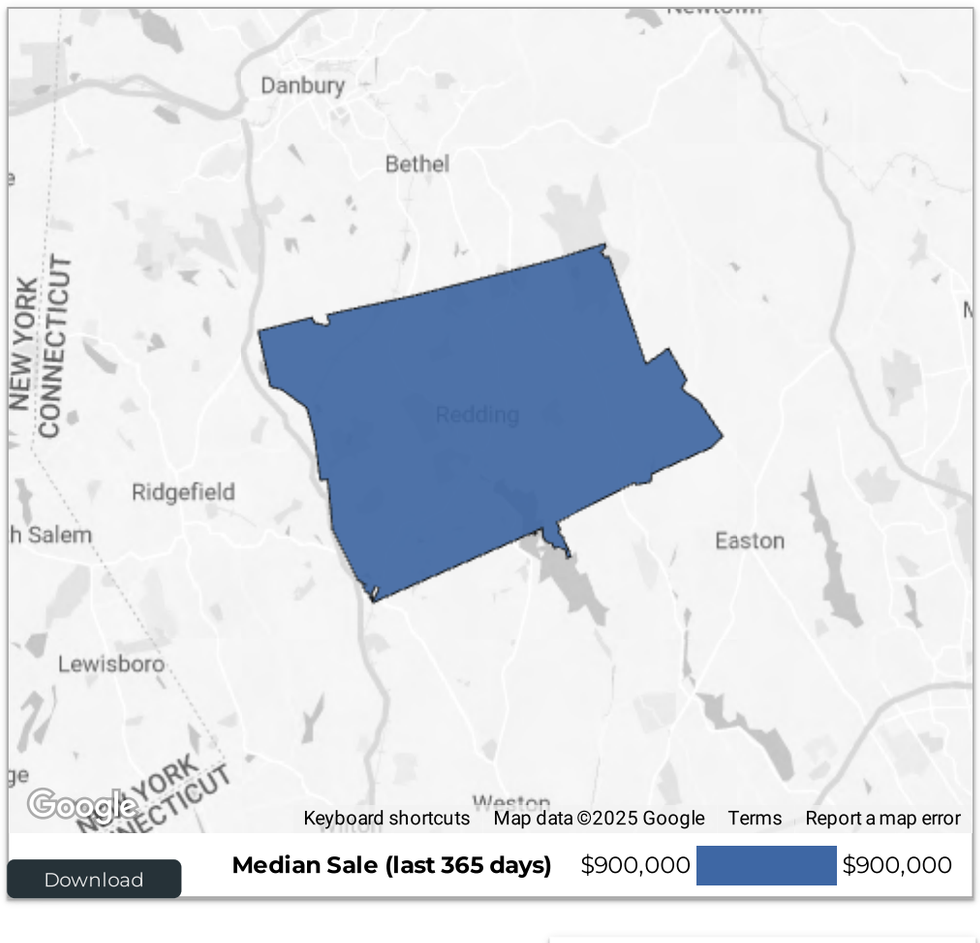


Year-to-Date

Apr 8, 2025

Market Activity

of Sales
21
-25.0% from last year YTD

Total Volume
$23.43M
-13.9% from last year YTD

Market Pricing

Median Sale
$1,101,500
36.8% from last year YTD

$/sqft
$324
10.5% from last year YTD

Buyer Demand

Median DOM
72
29 from last year YTD

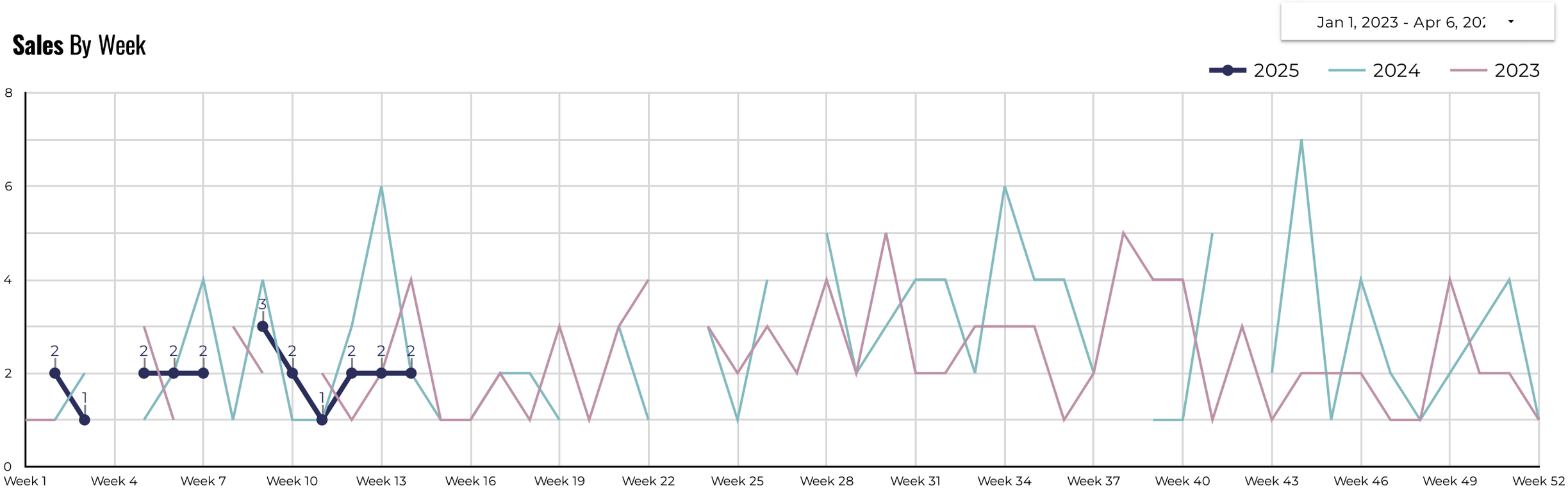
% Over/Under Asking
-2.3%
-4.16% from last year YTD

Inventory

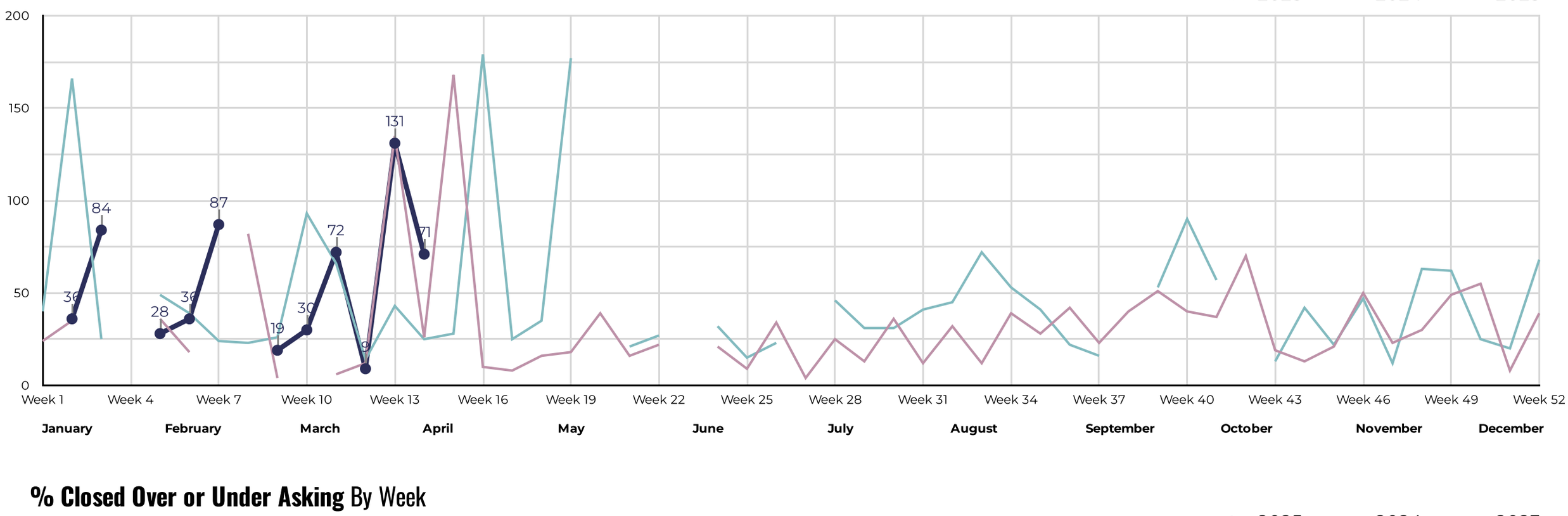
of New Listings
34
0.0% from last year YTD

# of Pendings
24
-7.7% from last year YTD

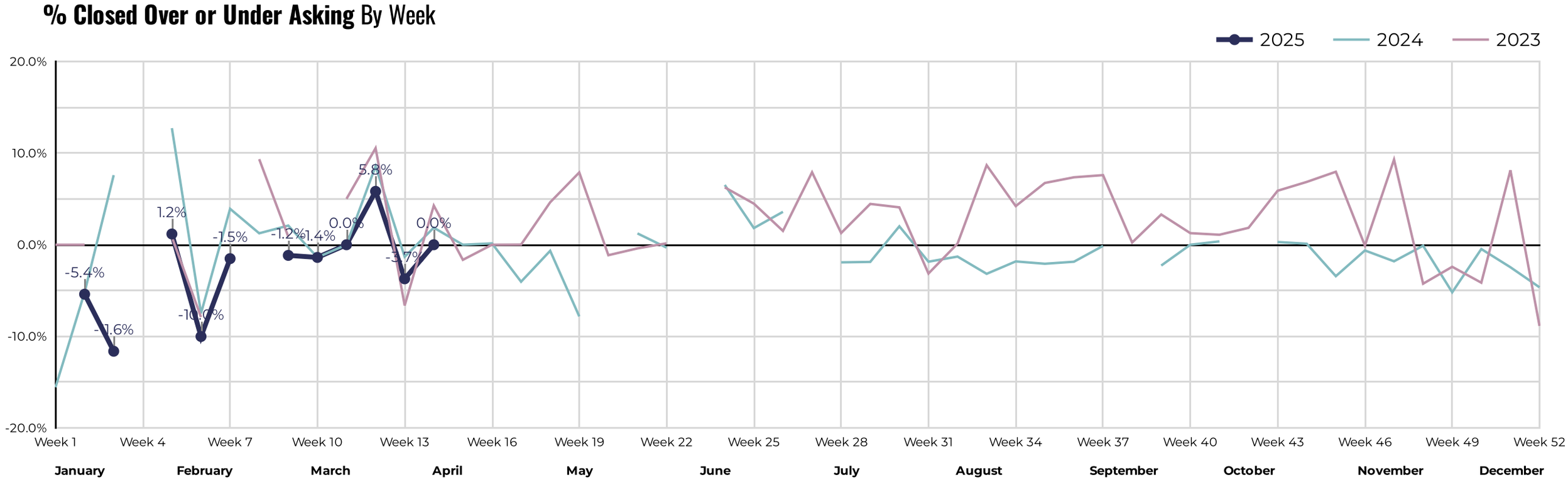
Sales By Week



Days on Market By Week (median)



% Closed Over or Under Asking By Week



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WEEKLY **Inventory**

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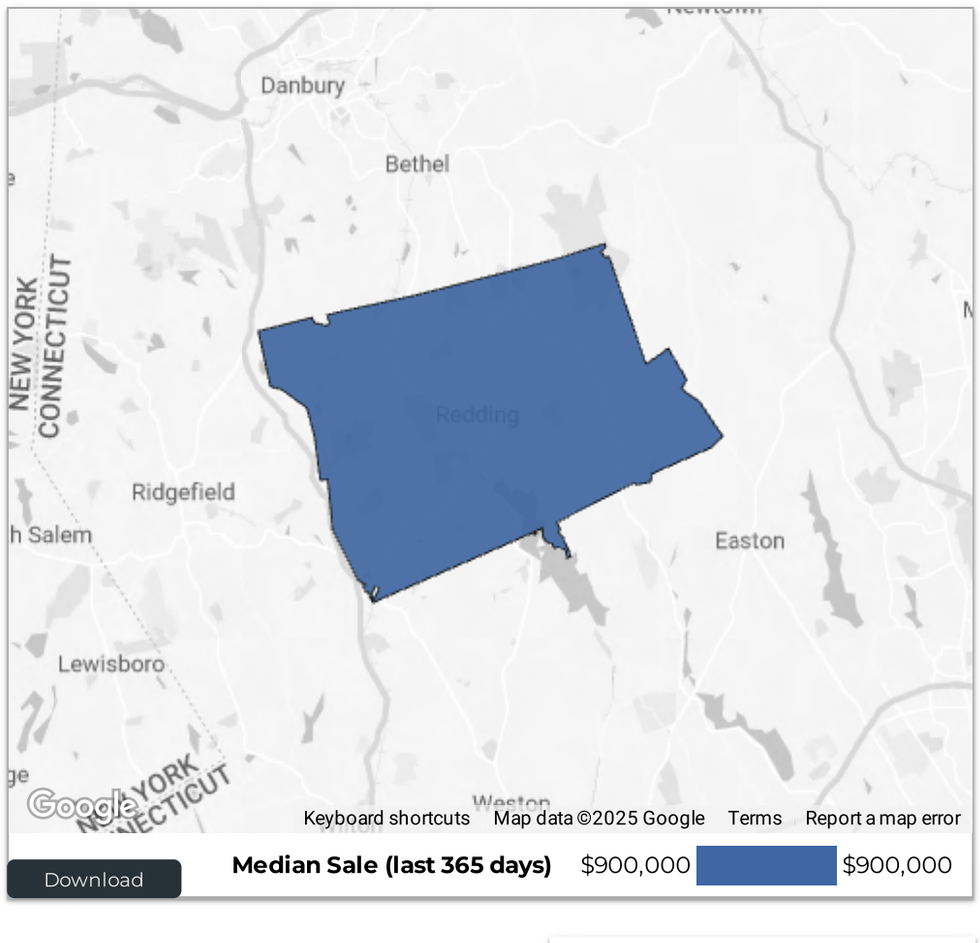

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# of Pendings
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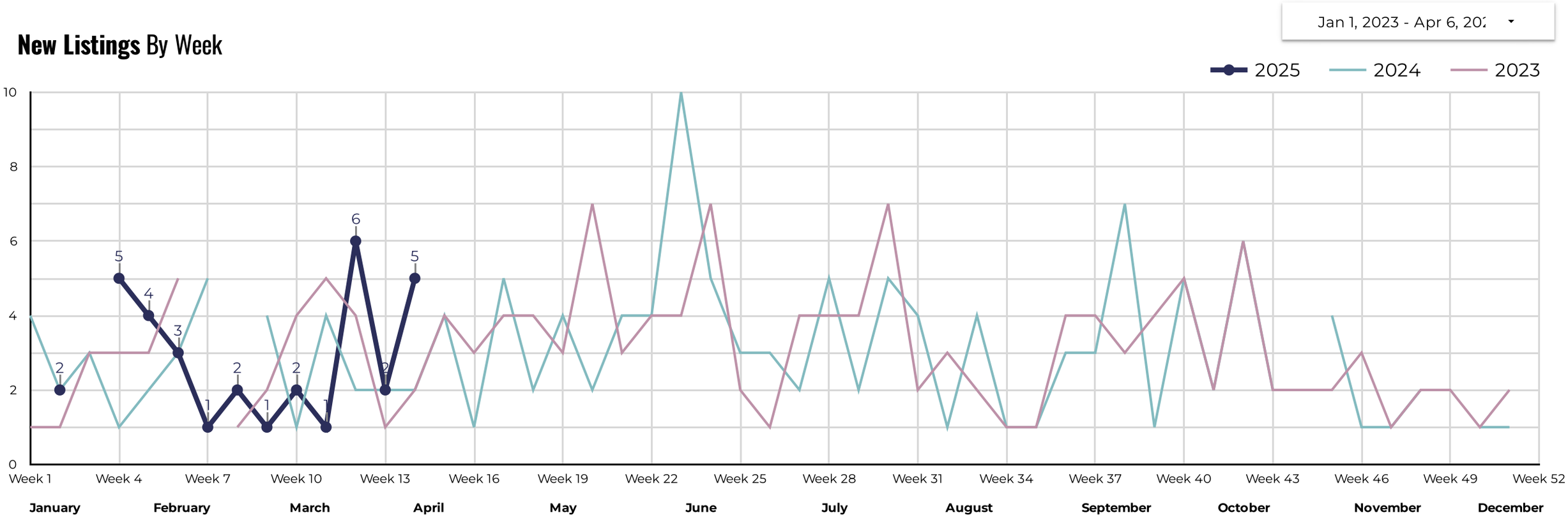
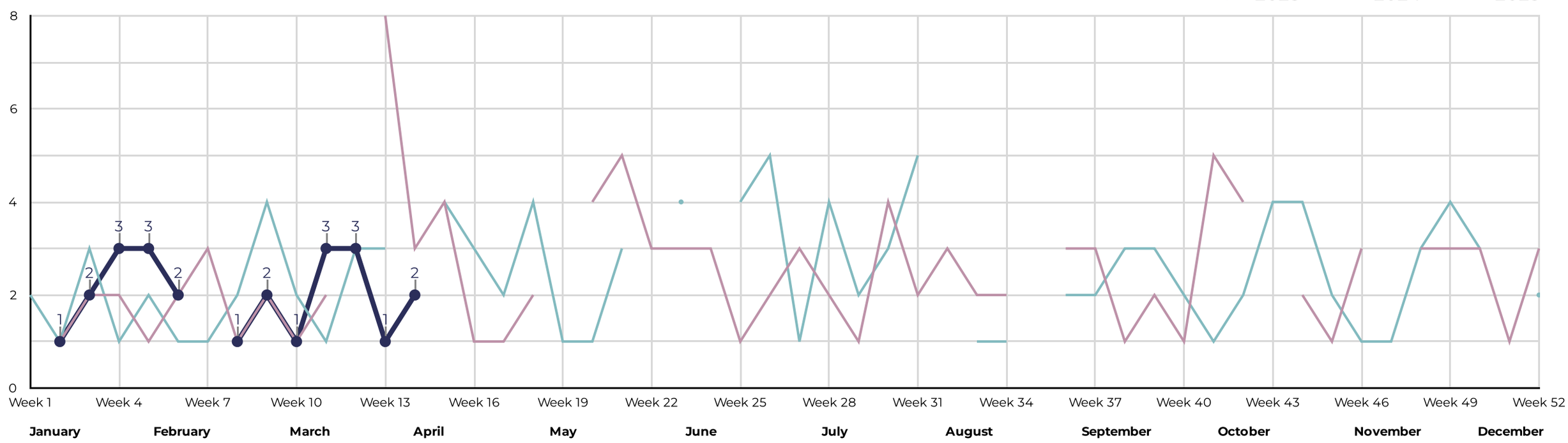
-7.7% from last year YTD

New Listings By Week

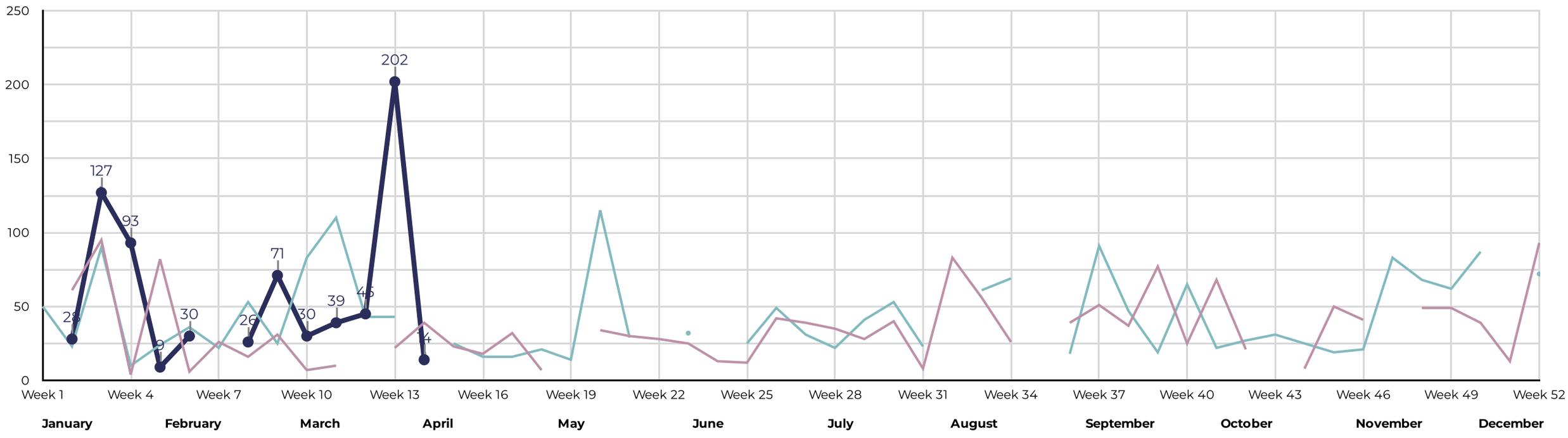


New Under Contracts By Week



Days Until Contract By Week

*This data measures days on market recorded at the week the listing went under contract (as opposed to standard DOM calculation measuring from sale date). This may provide a more immediate look at changes in market speed.



All data from Smart MLS Updated as of: Apr 8, 2025

HOUSING BREAKDOWN **By Beds/Price/Size**

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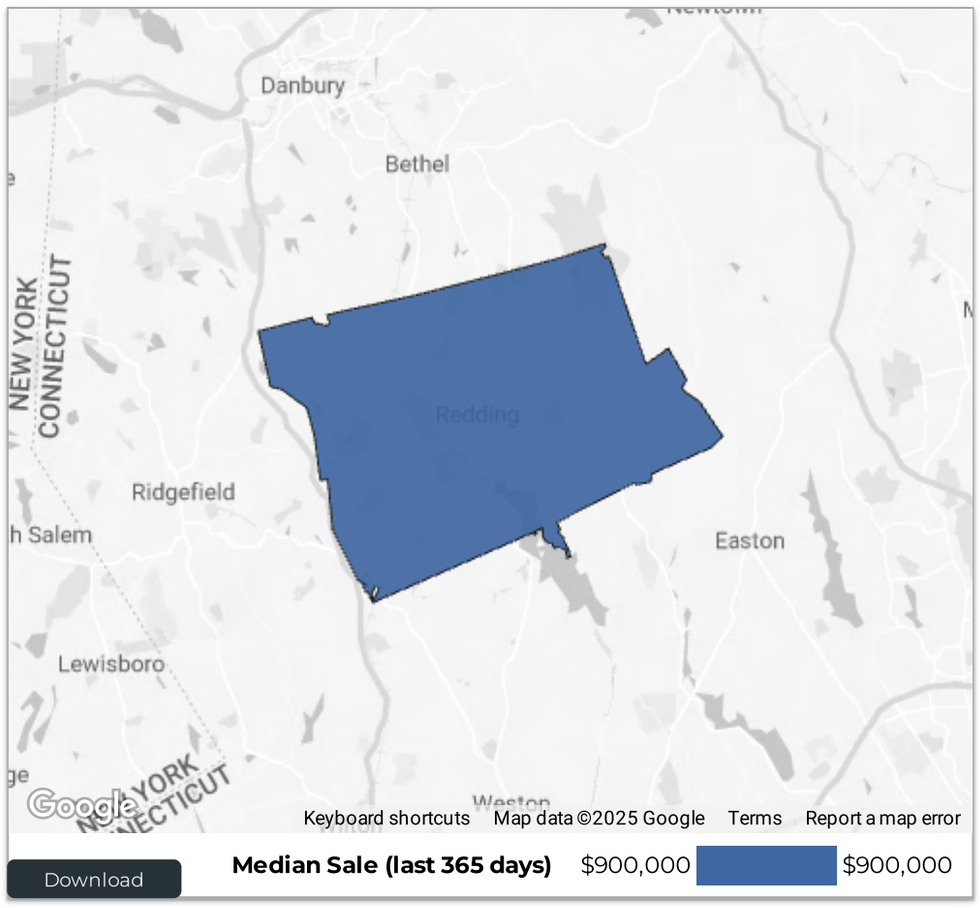
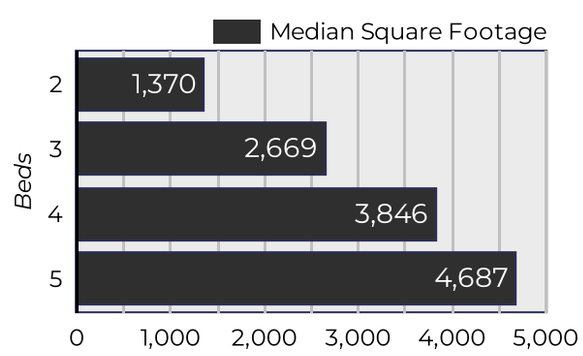
Sqft Between Enter a value and Enter a value | Type



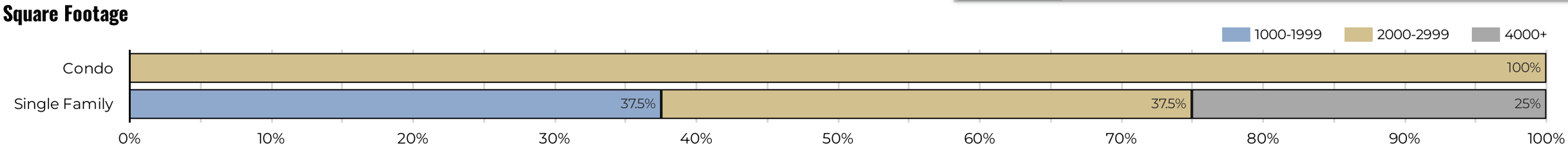
Housing Breakdown

Jan 1, 2025 - Apr 7, 2025

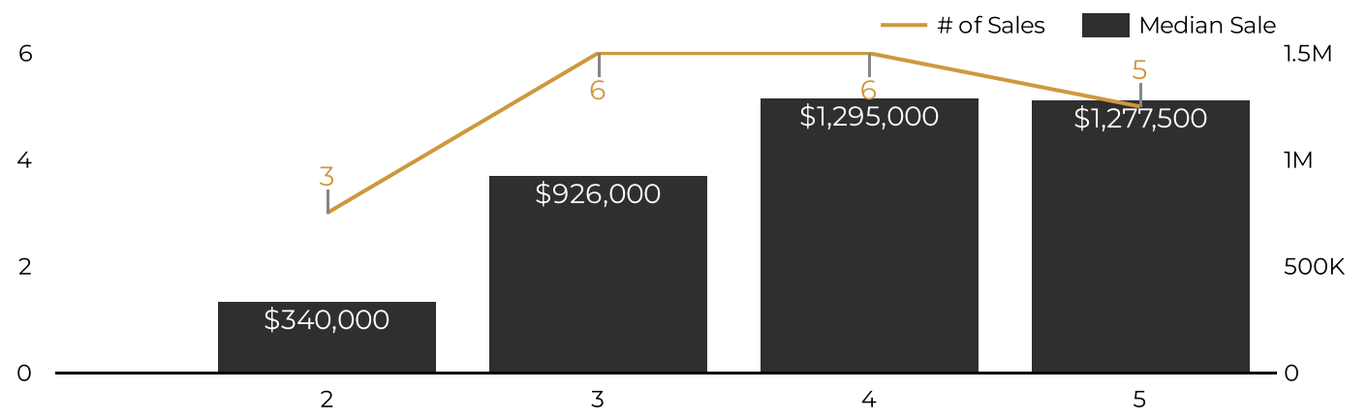
# of Sales	Average Sqft
21	3,653
Average Bedrooms	**Median Year Built**
3.8	1,985



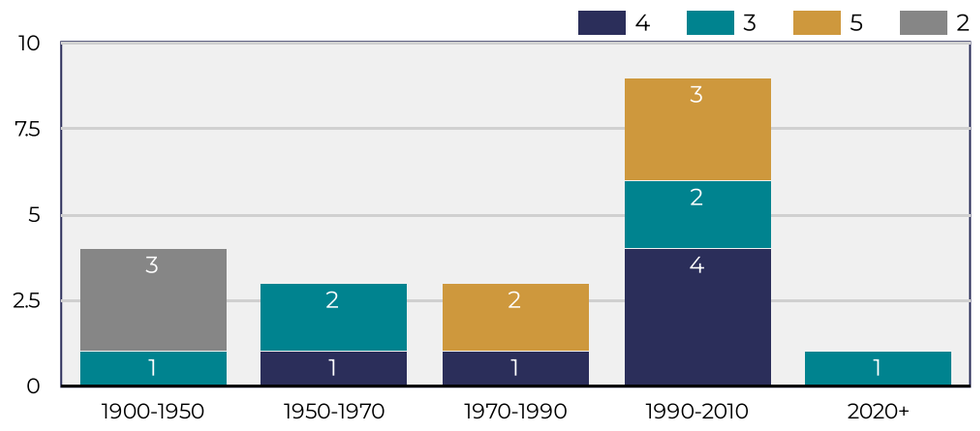
Square Footage



Median Sale Price By Bedrooms



# of Sales By Year Built

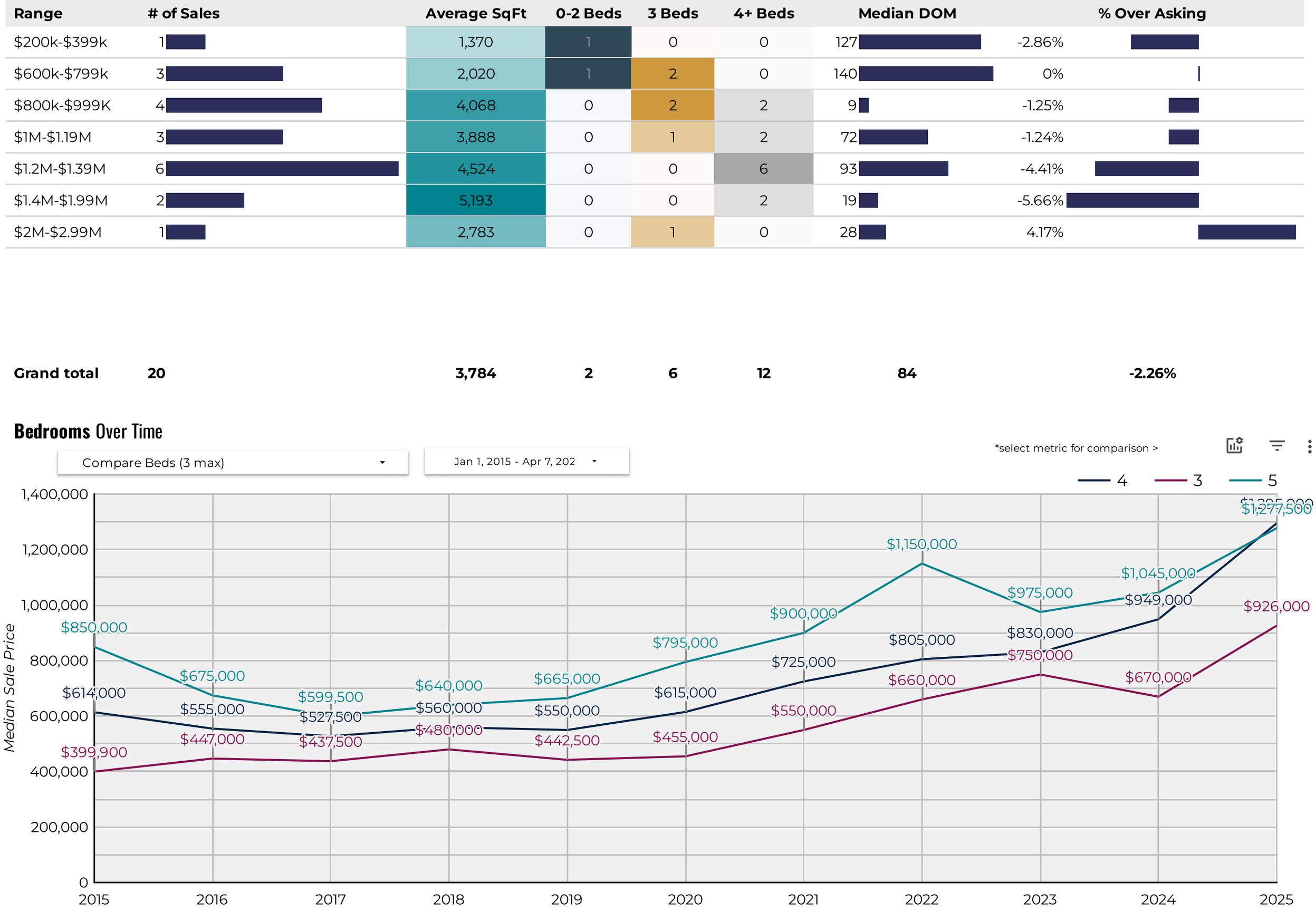


Data By Price Range

Range	# of Sales	Average SqFt	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over Asking
$200k-$399k	1	1,370	1	0	0	127	-2.86%
$600k-$799k	3	2,020	1	2	0	140	0%
$800k-$999K	4	4,068	0	2	2	9	-1.25%
$1M-$1.19M	3	3,888	0	1	2	72	-1.24%
$1.2M-$1.39M	6	4,524	0	0	6	93	-4.41%
$1.4M-$1.99M	2	5,193	0	0	2	19	-5.66%
$2M-$2.99M	1	2,783	0	1	0	28	4.17%
Grand total	**20**	**3,784**	**2**	**6**	**12**	**84**	**-2.26%**

Bedrooms Over Time

Compare Beds (3 max) | Jan 1, 2015 - Apr 7, 202 | *select metric for comparison >



All data from Smart MLS Updated as of: Apr 8, 2025

MONTHLY **Data Tables**

SmartMLS® Market Snapshot

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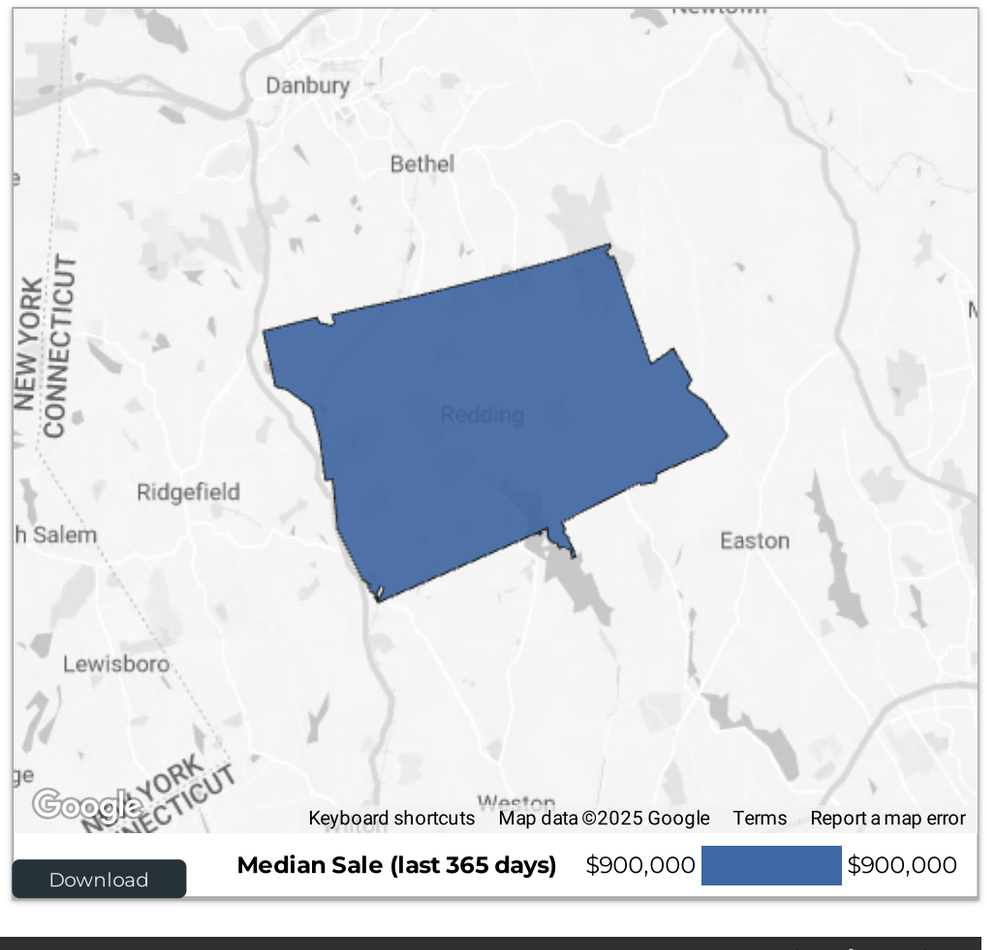
This report provides a snapshot of the market as taken on: Apr 8, 2025

County: FAIRFIELD (1) | City: Redding (1) | Zip Code

$ Between Enter a value and Enter a value | Beds

Sqft Between Enter a value and Enter a value | Type



Month-to-Date

Apr 8, 2025

Market Activity

of Sales
0
-100.0% from last year YTD

Total Volume
No data
No data from last year YTD

Market Pricing

Median Sale
No data
No data from last year YTD

$/sqft
No data
No data from last year YTD

Buyer Demand

Median DOM
No data
No data from last year YTD

% Over/Under Asking
No data
No data from last year YTD

Inventory

of New Listings
3
50.0% from last year YTD

# of Pendings
0
N/A from last year YTD

CloseDate Calc (Date) / Count

.	2022	2023	2024	2025
January	8	3	3	5
February	8	8	12	7
March	12	5	11	9
April	13	8	8	-
May	7	8	5	-
June	11	12	8	-
July	16	14	13	-
August	21	11	17	-
September	13	13	7	-
October	18	11	12	-
November	10	6	11	-
December	10	9	11	-
Grand total	**147**	**108**	**118**	**21**

Sale Price / Median

.	2022	2023	2024	2025
January	$695,000	$675,000	$921,000	$1,350,000
February	$805,000	$677,000	$805,000	$1,101,500
March	$690,000	$912,000	$782,900	$926,000
April	$531,000	$730,000	$765,000	-
May	$680,800	$865,000	$680,000	-
June	$915,200	$789,000	$995,000	-
July	$740,000	$835,000	$869,000	-
August	$940,000	$920,000	$1,199,000	-
September	$630,000	$760,000	$731,000	-
October	$805,000	$860,000	$872,500	-
November	$735,000	$703,000	$948,000	-
December	$825,000	$850,000	$639,000	-
Grand total	**$799,900**	**$789,000**	**$869,000**	**$1,101,500**

$/sqft / Average

.	2022	2023	2024	2025
January	$238	$396	$287	$406
February	$267	$226	$293	$278
March	$245	$242	$281	$314
April	$275	$270	$349	-
May	$250	$309	$314	-
June	$335	$277	$313	-
July	$301	$295	$338	-
August	$316	$270	$330	-
September	$257	$334	$262	-
October	$244	$309	$357	-
November	$240	$322	$297	-
December	$248	$336	$326	-
Grand total	**$273**	**$296**	**$316**	**$324**

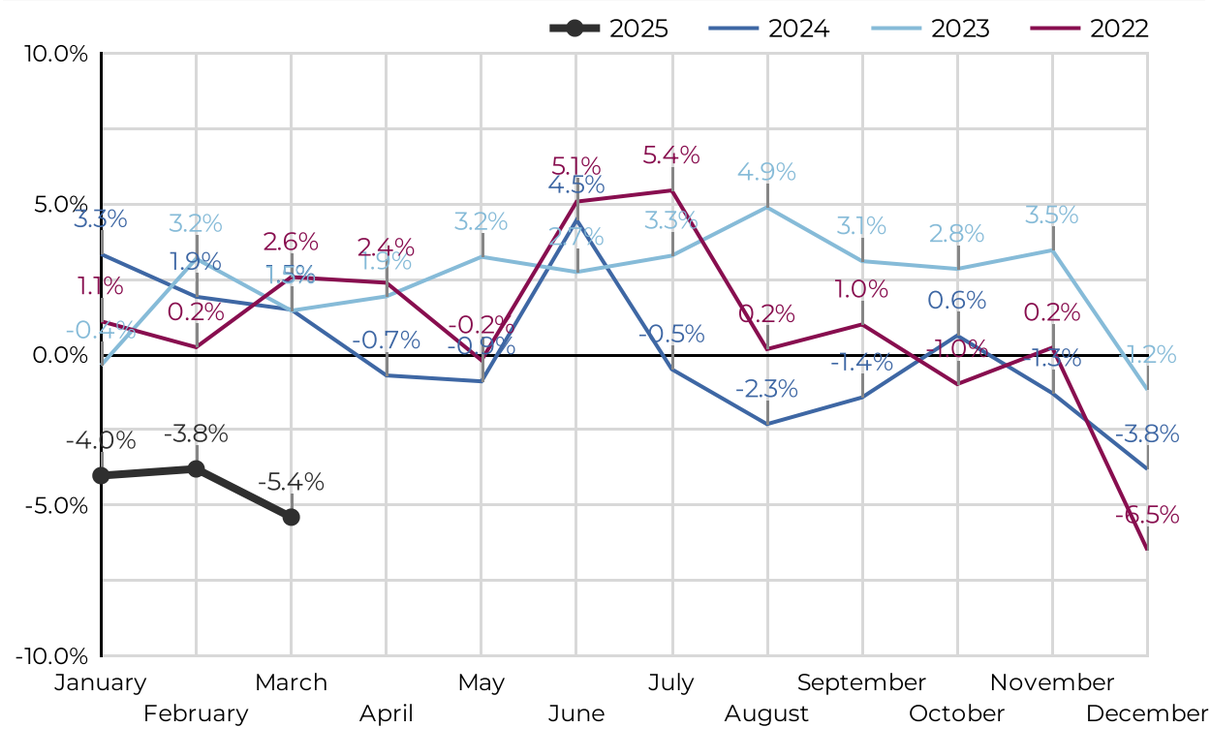
ListingContractDate (Date) / Count

.	2022	2023	2024	2025
January	9	8	10	8
February	10	9	12	9
March	15	15	10	14
April	16	14	13	-
May	32	19	13	-
June	23	16	23	-
July	15	19	16	-
August	15	9	9	-
September	16	15	14	-
October	8	15	15	-
November	8	9	8	-
December	3	6	3	-
Grand total	**170**	**154**	**146**	**31**

Days On Market / Median

.	2022	2023	2024	2025
January	35	35	166	84
February	37	36	30	36
March	51	135	50	72
April	31	26	35	-
May	24	16	27	-
June	37	22	23	-
July	37	30	41	-
August	36	32	49	-
September	49	42	22	-
October	55	40	57	-
November	37	25	47	-
December	84	55	40	-
Grand total	**39**	**35**	**43**	**72**

% Closed Over or Under Asking / Average



All data from Smart MLS Updated as of: Apr 8, 2025

MONTHLY **Data Tables**

SmartMLS® Market Snapshot

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County: FAIRFIELD (1) | City: Redding (1) | Zip Code

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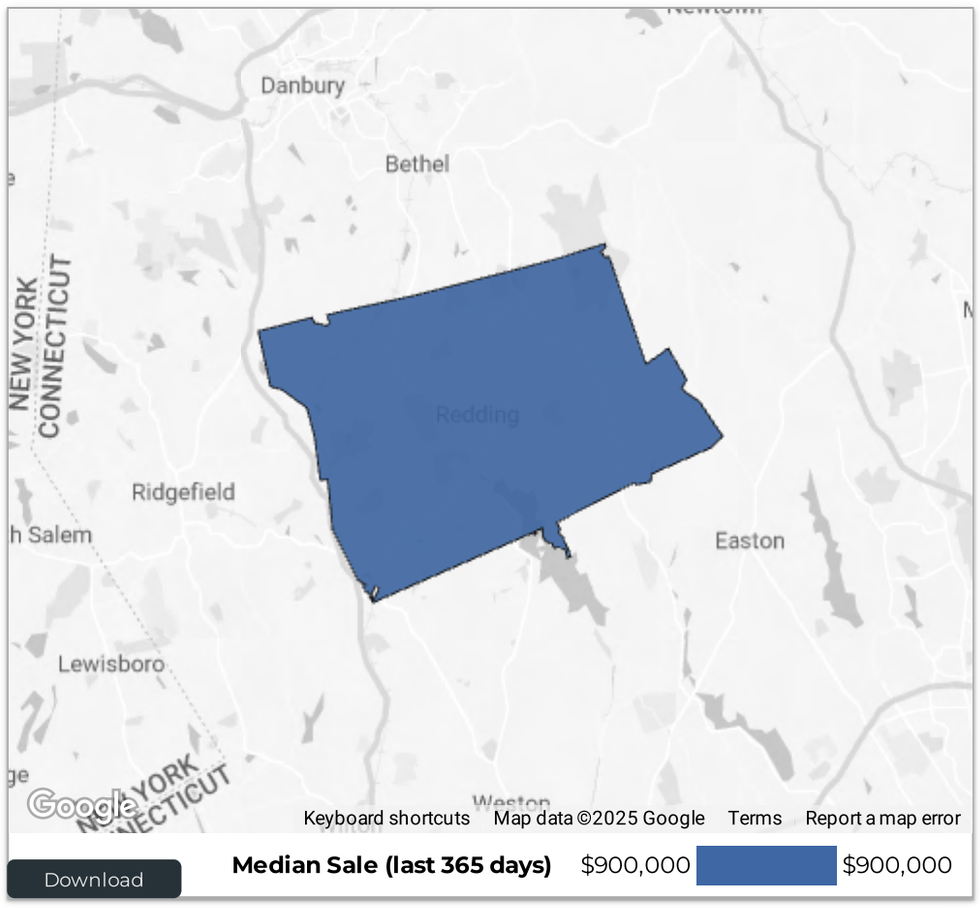
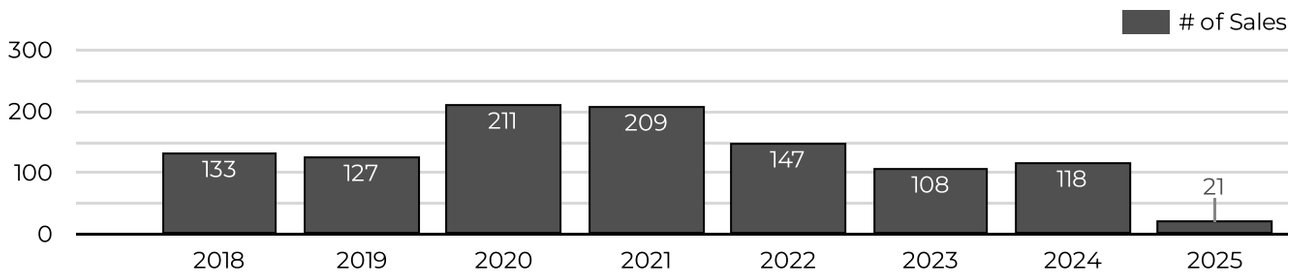
Sqft Between Enter a value and Enter a value | Type



Historical Data Tables

Use tables below to display monthly/year totals for the years & metrics selected. Tables can be exported to excel by clicking 3 dots on upper right of table.



Jan 1, 2018 - Mar 31, 2025

Sales Activity By Year

*select metric >

YEAR / # of Sales

.	2018	2019	2020	2021	2022	2023	2024	2025
January	5	3	10	16	8	3	3	5
February	7	4	8	16	8	8	12	7
March	9	10	12	10	12	5	11	9
April	10	13	10	15	13	8	8	-
May	9	14	7	19	7	8	5	-
June	10	20	17	30	11	12	8	-
July	22	13	29	23	16	14	13	-
August	19	10	27	20	21	11	17	-
September	10	7	24	16	13	13	7	-
October	9	14	18	11	18	11	12	-
November	11	7	25	15	10	6	11	-
December	12	12	24	18	10	9	11	-
Grand total	**133**	**127**	**211**	**209**	**147**	**108**	**118**	**21**

Listing Activity By Year

*select metric >

YEAR / # of New Listings

.	2018	2019	2020	2021	2022	2023	2024	2025
January	8	23	12	12	9	8	10	8
February	24	18	22	12	10	9	12	9
March	26	20	27	20	15	15	10	14
April	30	49	12	21	16	14	13	-
May	40	35	29	42	32	19	13	-
June	23	21	37	34	23	16	23	-
July	15	22	35	19	15	19	16	-
August	16	21	32	20	15	9	9	-
September	20	22	23	18	16	15	14	-
October	18	17	27	16	8	15	15	-
November	12	10	18	11	8	9	8	-
December	8	7	6	7	3	6	3	-
Grand total	**240**	**265**	**280**	**232**	**170**	**154**	**146**	**31**

All data from Smart MLS Updated as of: Apr 8, 2025

MONTHLY **Price Drops**

SmartMLS® Market Snapshot

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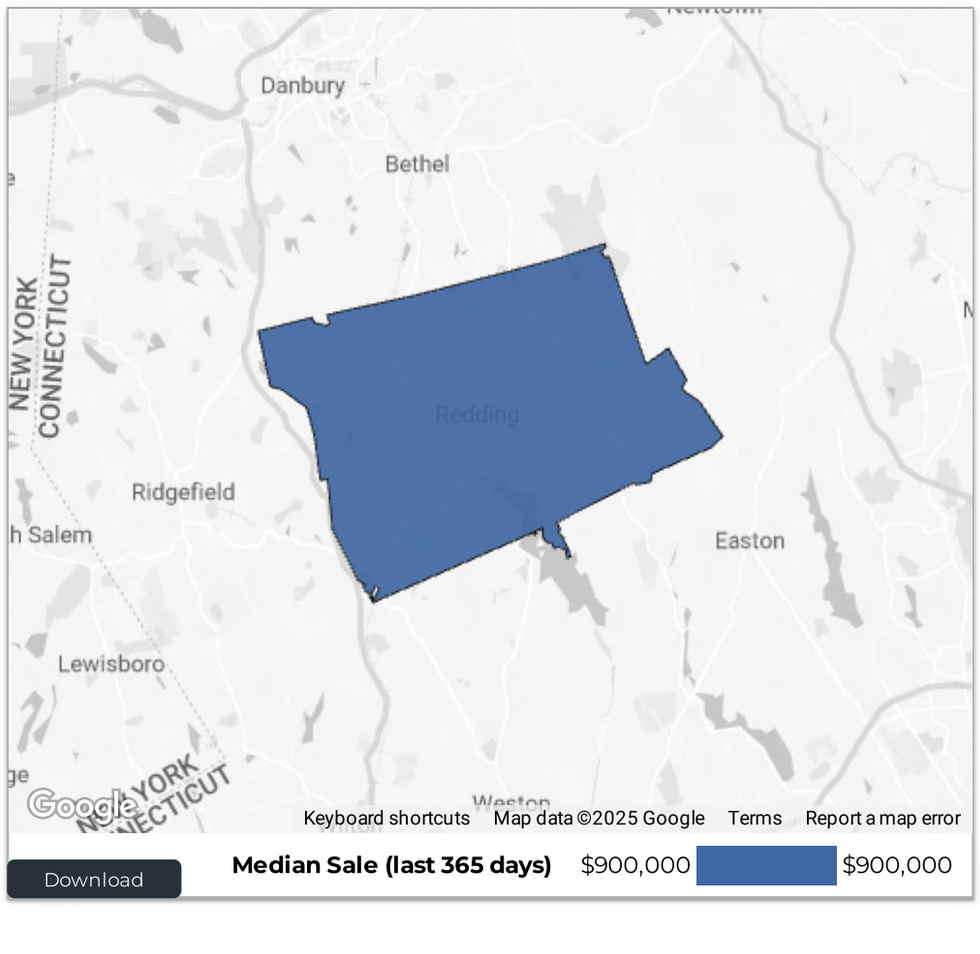
County: FAIRFIELD (1) | City: Redding (1) | Zip Code

$ Between Enter a value and Enter a value | Beds

Sqft Between Enter a value and Enter a value | Type



Active Now Apr 8, 2025

# Active	Active w/ a Price Drop		Average Price Drop	Days Until Price Drop (med)
16	5	31%	10%	118

March

# of Sales	# w/ a Price Drop	Average Price Drop
9	2	7%

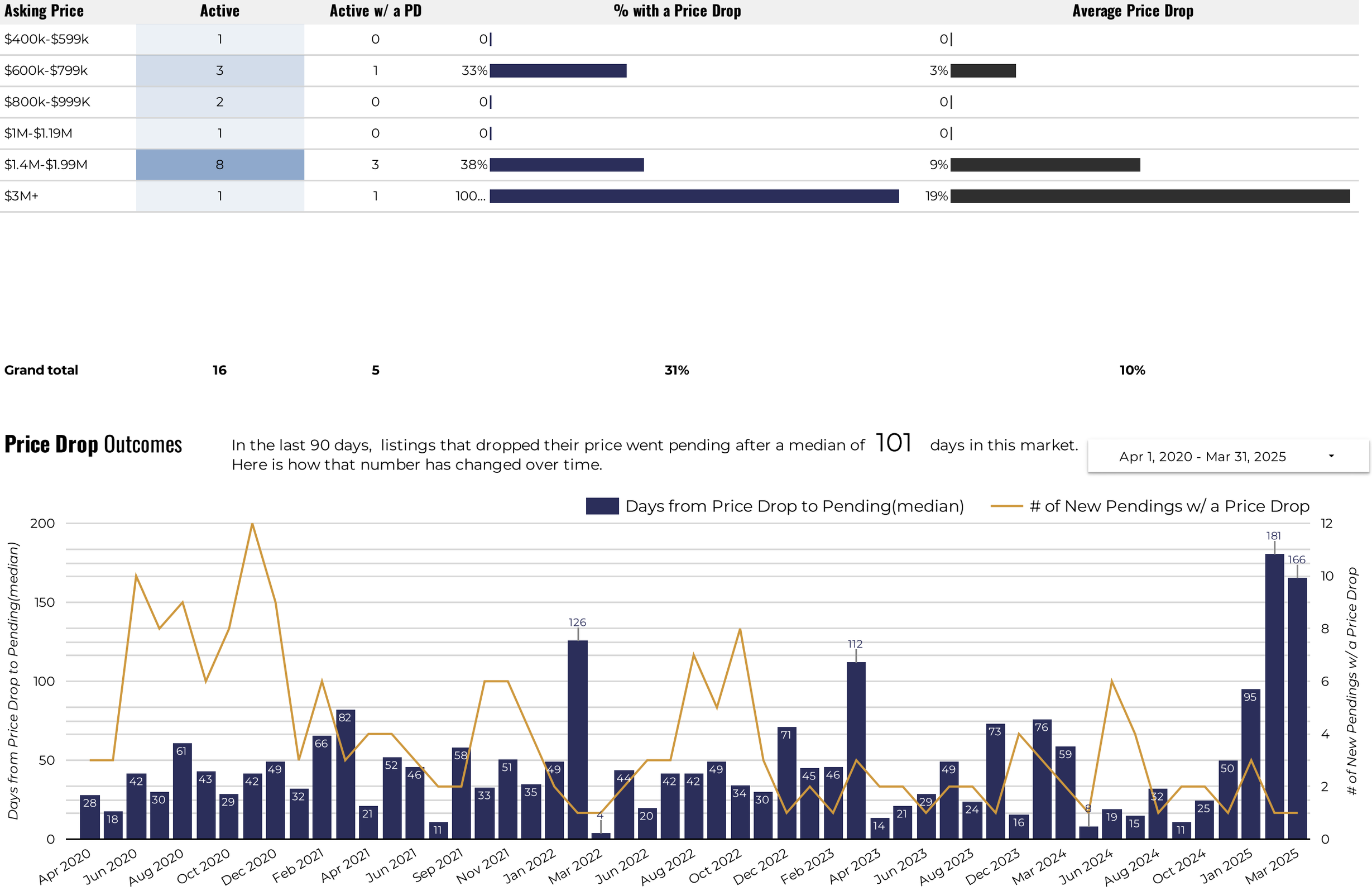
Price Drops By Price Range

Asking Price	Active	Active w/ a PD	% with a Price Drop	Average Price Drop
$400k-$599k	1	0	0	0
$600k-$799k	3	1	33%	3%
$800k-$999K	2	0	0	0
$1M-$1.19M	1	0	0	0
$1.4M-$1.99M	8	3	38%	9%
$3M+	1	1	100...	19%
Grand total	**16**	**5**	**31%**	**10%**

Price Drop Outcomes

In the last 90 days, listings that dropped their price went pending after a median of 101 days in this market. Here is how that number has changed over time.

Apr 1, 2020 - Mar 31, 2025



For Property-Level> DASHBOARDS:PRICE DROPS

Price Drop Amounts

All data from Smart MLS Updated as of: Apr 8, 2025