

AREA REPORT

REDDING

FULL MARKET SUMMARY

August 2021 | Single Family Homes ?

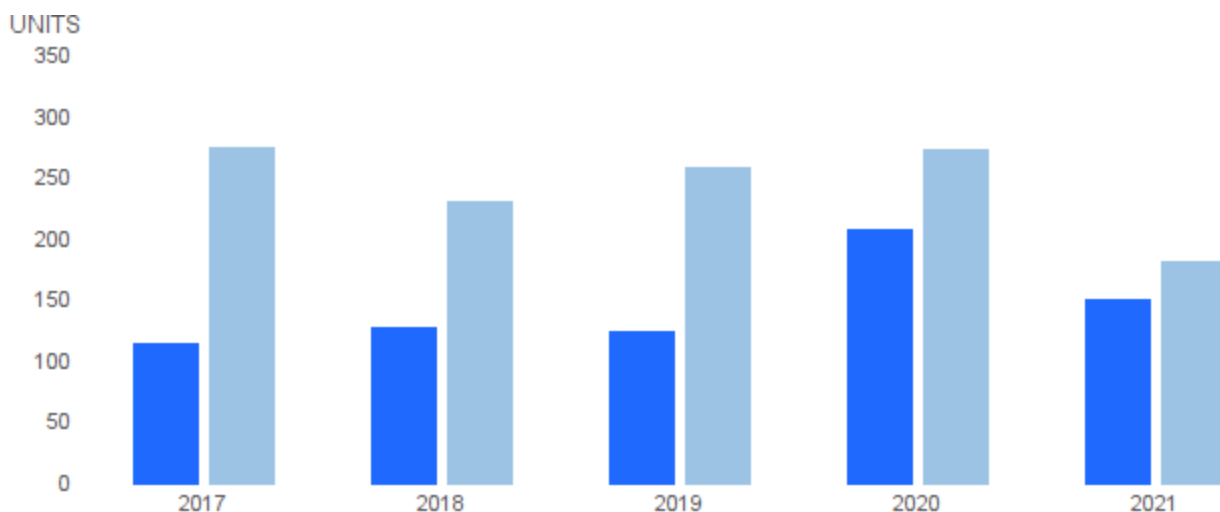
	Month to Date			Year to Date		
	August 2021	August 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	20	33	-39.39% ↓	180	201	-10.45% ↓
Sold Listings	20	27	-25.93% ↓	149	118	26.27% ↑
Median List Price (Solds)	\$624,486	\$599,000	4.25% ↑	\$669,000	\$562,500	18.93% ↑
Median Sold Price	\$625,464	\$600,000	4.24% ↑	\$685,000	\$556,000	23.2% ↑
Median Days on Market	26	62	-58.06% ↓	45	90	-50% ↓
Average List Price (Solds)	\$756,793	\$671,942	12.63% ↑	\$766,718	\$618,578	23.95% ↑
Average Sold Price	\$745,391	\$673,272	10.71% ↑	\$772,731	\$605,862	27.54% ↑
Average Days on Market	43	92	-53.26% ↓	60	113	-46.9% ↓
List/Sold Price Ratio	99.3%	100%	-0.74% ↓	101.7%	97.6%	4.18% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 2021 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



Sold Properties	114	128	124	208	150
New Properties	274	231	258	273	181
Sold Volume	\$58.79M	\$74.33M	\$68.17M	\$137.29M	\$115.90M
Listing Volume	\$184.08M	\$173.77M	\$178.62M	\$243.57M	\$149.48M
Median Sale Price	\$490K	\$548K	\$525K	\$568K	\$685K

MEDIAN SALES PRICE AND NUMBER OF SALES

August 2021 | Single Family Homes ?

Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.

Number of Sales | Number of properties sold.

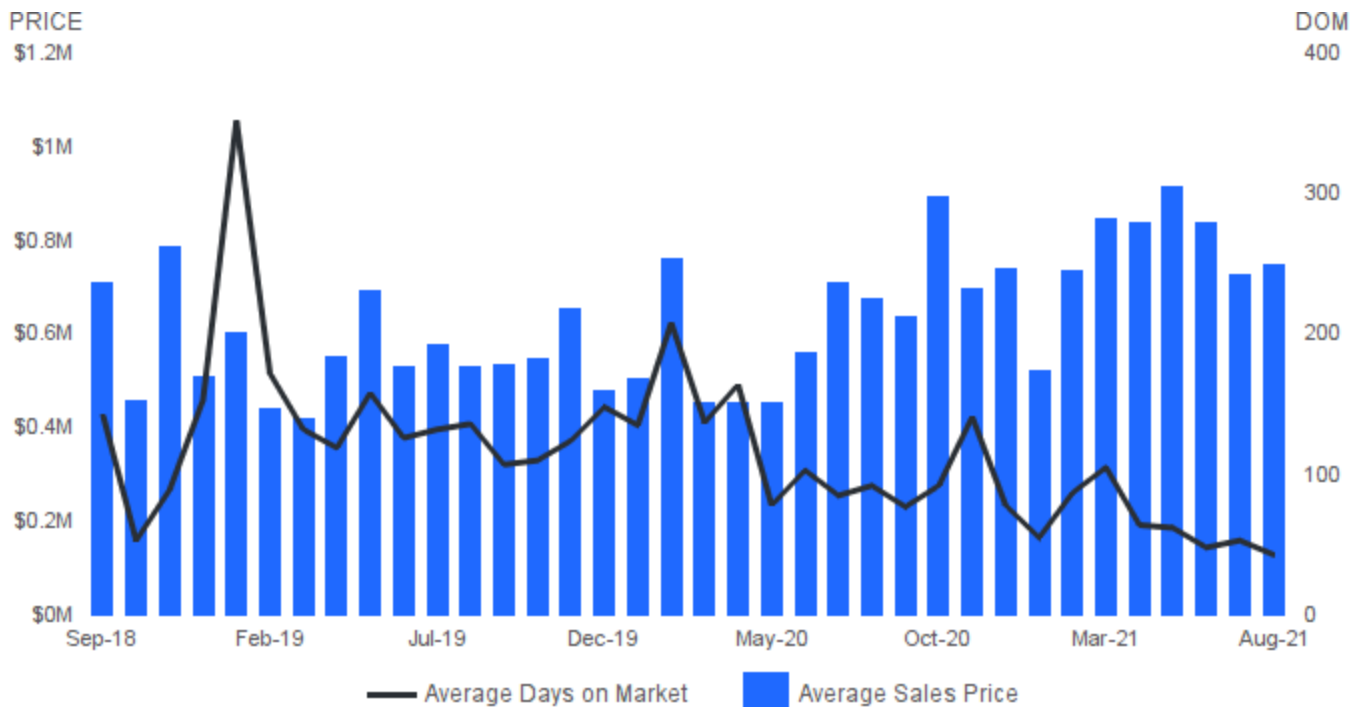


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2021 | Single Family Homes ?

Average Sales Price | Average sales price for all properties sold.

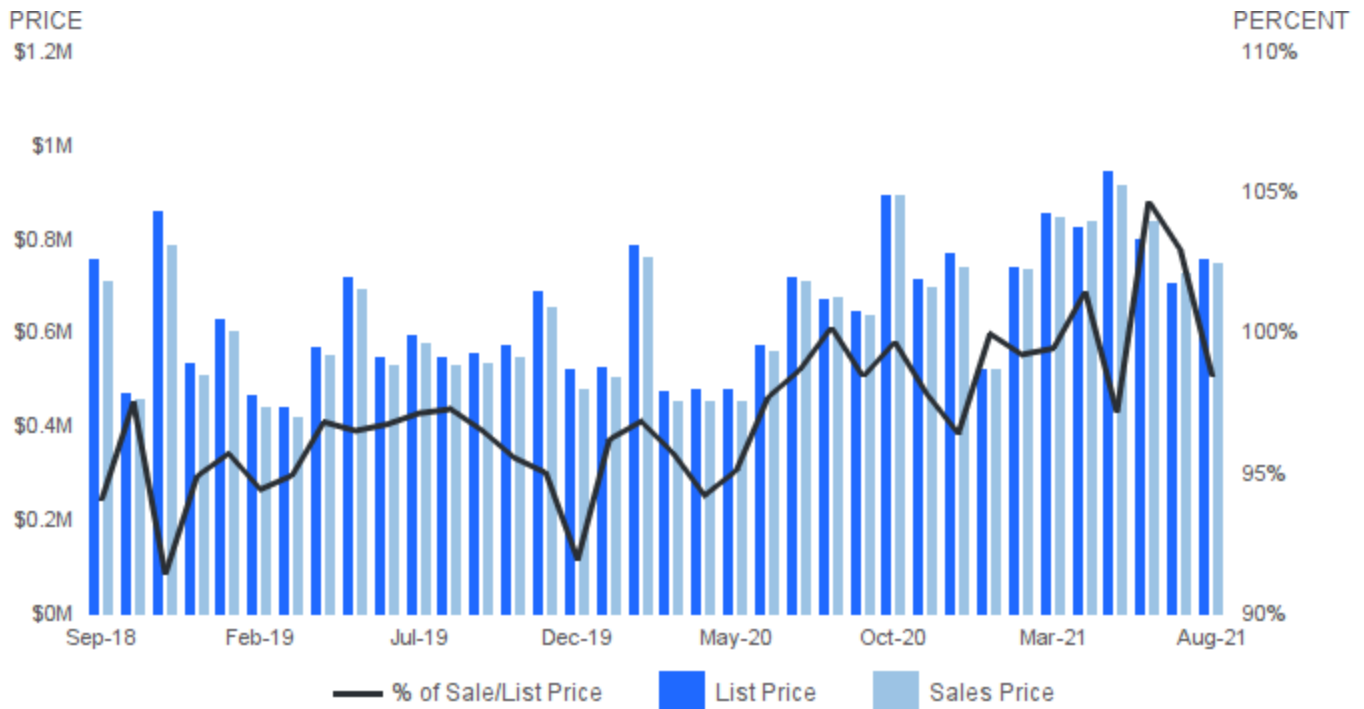
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2021 | Single Family Homes ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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Average Sales Price | Average sales price for all properties sold.

Properties for Sale | Number of properties listed for sale at the end of month.

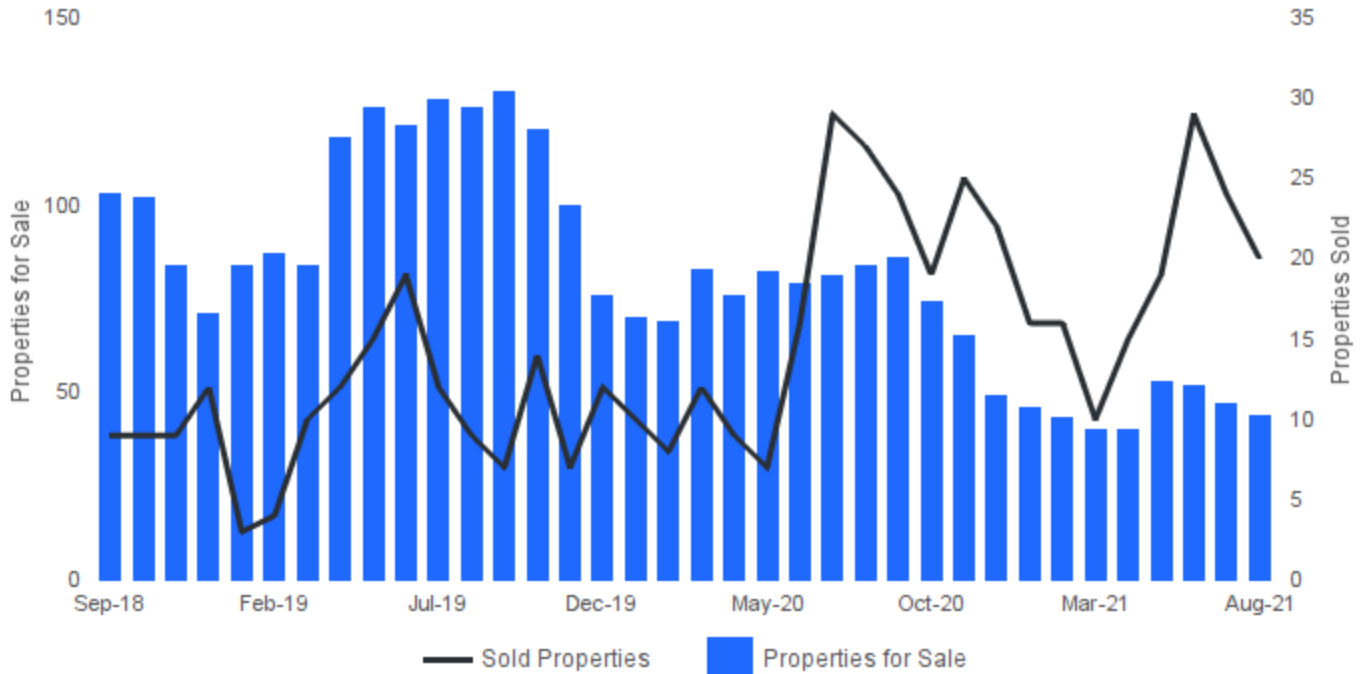


PROPERTIES FOR SALE AND SOLD PROPERTIES

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Properties for Sale | Number of properties listed for sale at the end of month.

Sold Properties | Number of properties sold.



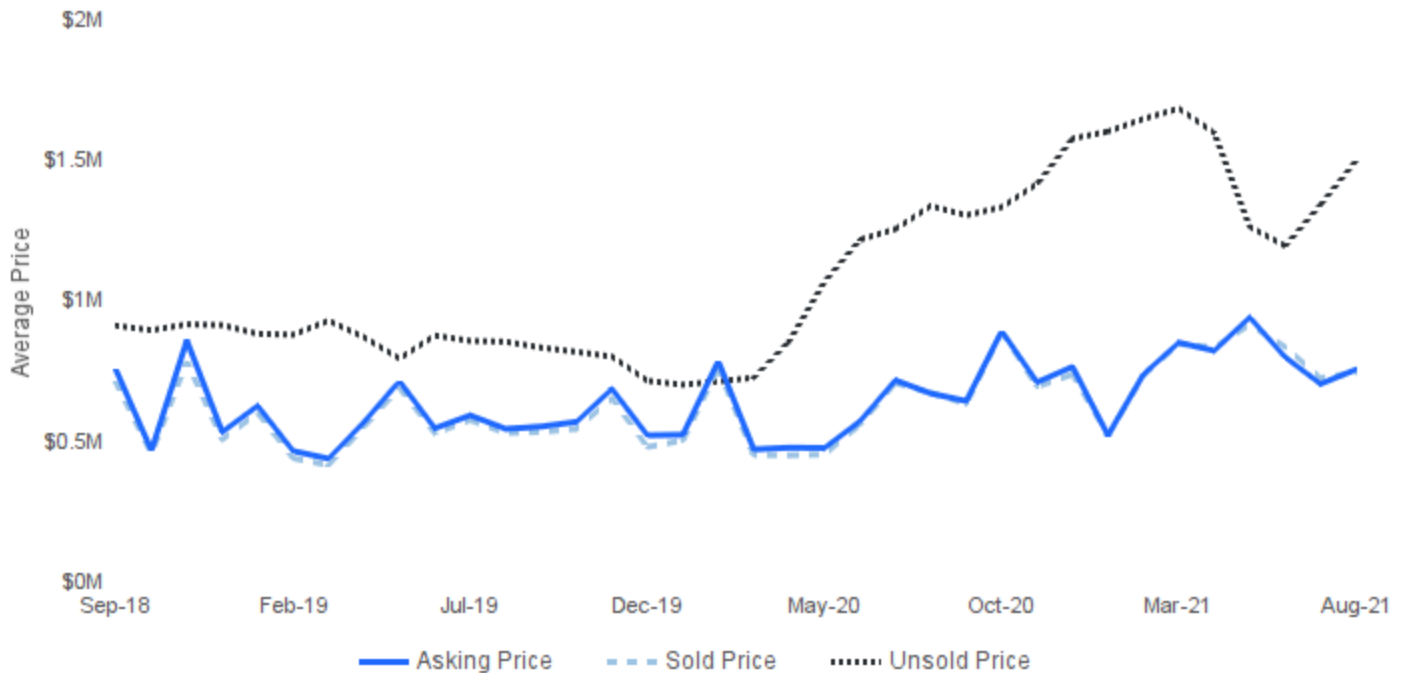
AVERAGE ASKING/SOLD/UNSOLD PRICE

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Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

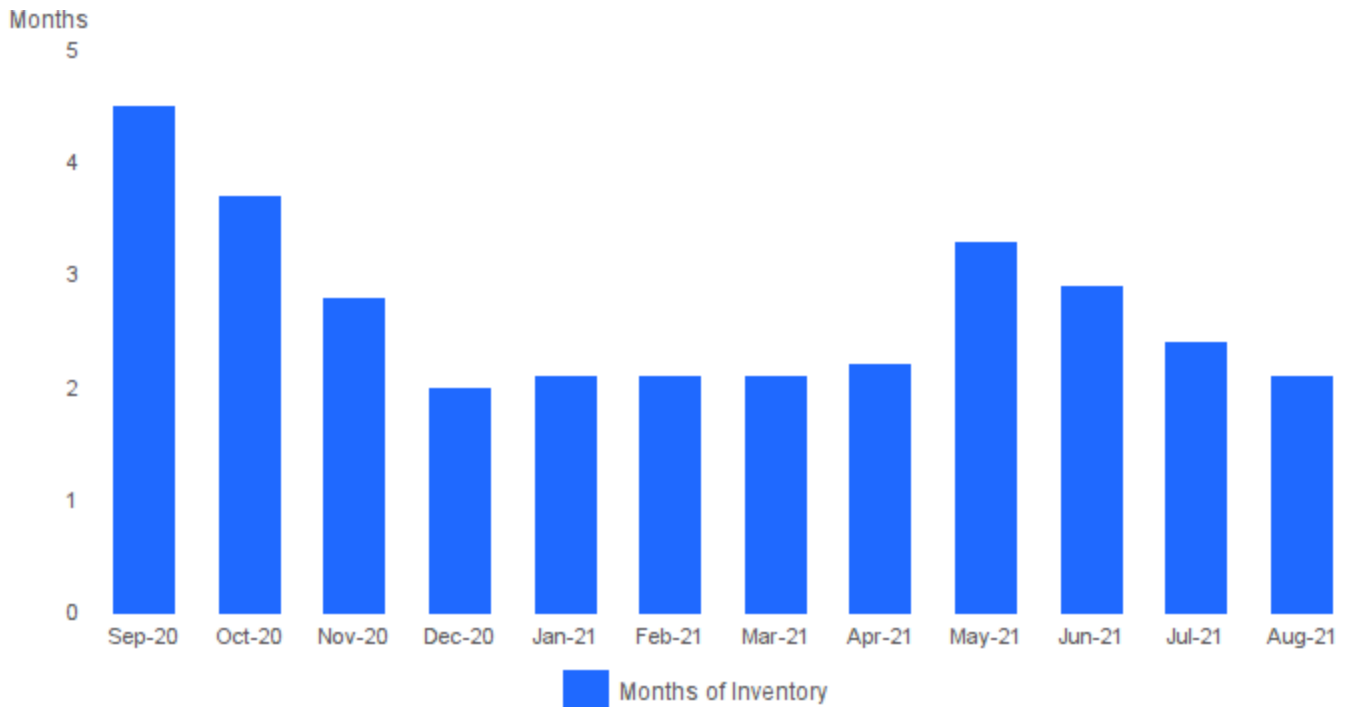
Sold Price | the average selling price



ABSORPTION RATE

August 2021 | Single Family Homes ?

Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



MONTHS SUPPLY OF INVENTORY

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Months Supply of Inventory | Properties for sale divided by number of properties sold.

Units Listed | Number of properties listed for sale at the end of month.

Units Sold | Number of properties sold.

