

AREA REPORT

REDDING

FULL MARKET SUMMARY

April 2022 | Single Family Homes ?

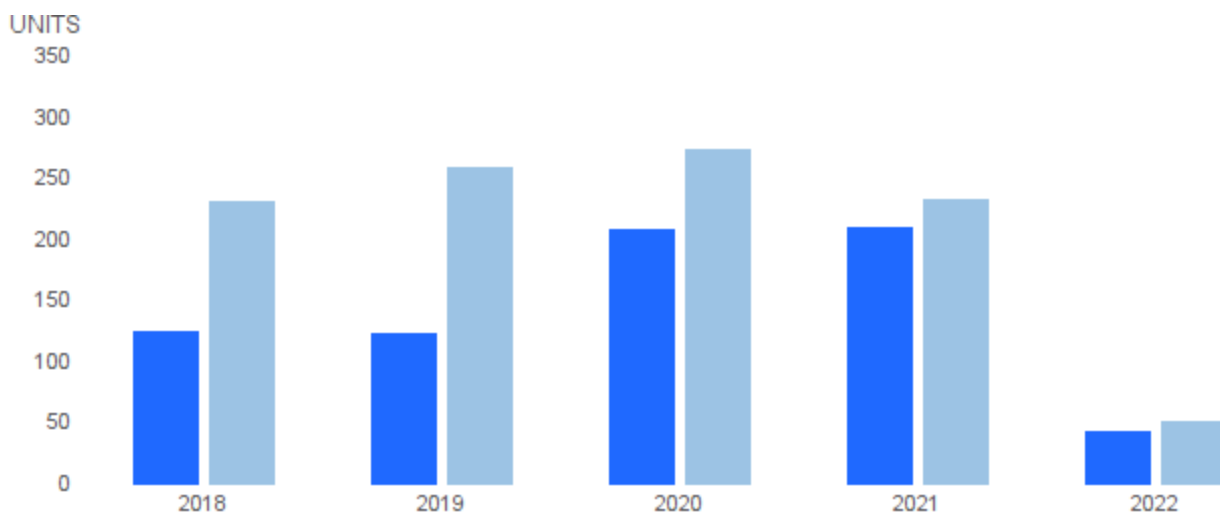
	Month to Date			Year to Date		
	April 2022	April 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	16	22	-27.27% ↓	49	66	-25.76% ↓
Sold Listings	13	15	-13.33% ↓	41	57	-28.07% ↓
Median List Price (Solds)	\$549,900	\$669,000	-17.8% ↓	\$699,000	\$665,000	5.11% ↑
Median Sold Price	\$531,000	\$655,000	-18.93% ↓	\$695,000	\$655,000	6.11% ↑
Median Days on Market	30	47	-36.17% ↓	36	64	-43.75% ↓
Average List Price (Solds)	\$755,246	\$823,333	-8.27% ↓	\$770,642	\$720,473	6.96% ↑
Average Sold Price	\$761,423	\$835,400	-8.86% ↓	\$776,268	\$721,198	7.64% ↑
Average Days on Market	53	64	-17.19% ↓	54	75	-28% ↓
List/Sold Price Ratio	102.5%	103.2%	-0.64% ↓	101.9%	101%	0.87% ↑

SOLD AND NEW PROPERTIES (UNITS)

April 2022 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



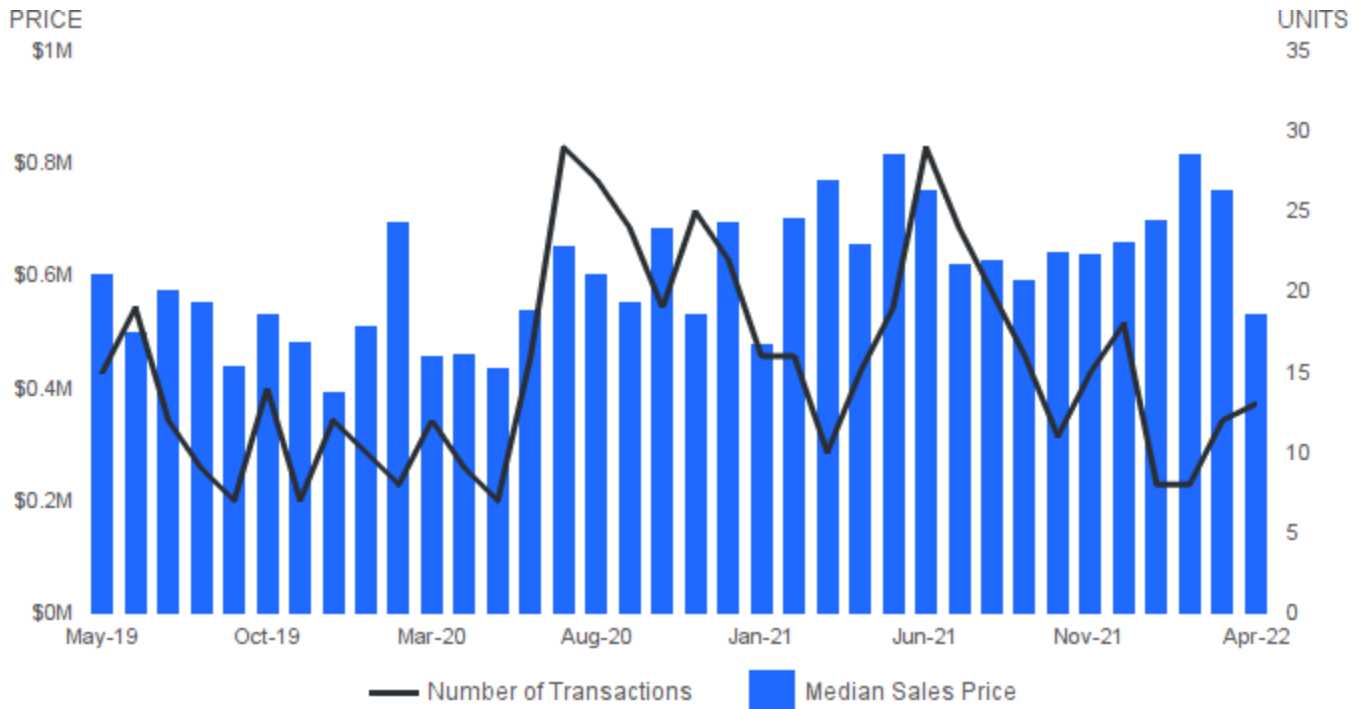
Sold Properties	124	123	208	209	43
New Properties	231	258	273	233	51
Sold Volume	\$71.96M	\$67.50M	\$137.29M	\$155.97M	\$33.11M
Listing Volume	\$173.77M	\$178.62M	\$243.57M	\$188.82M	\$52.71M
Median Sale Price	\$548K	\$525K	\$568K	\$665K	\$690K

MEDIAN SALES PRICE AND NUMBER OF SALES

April 2022 | 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.

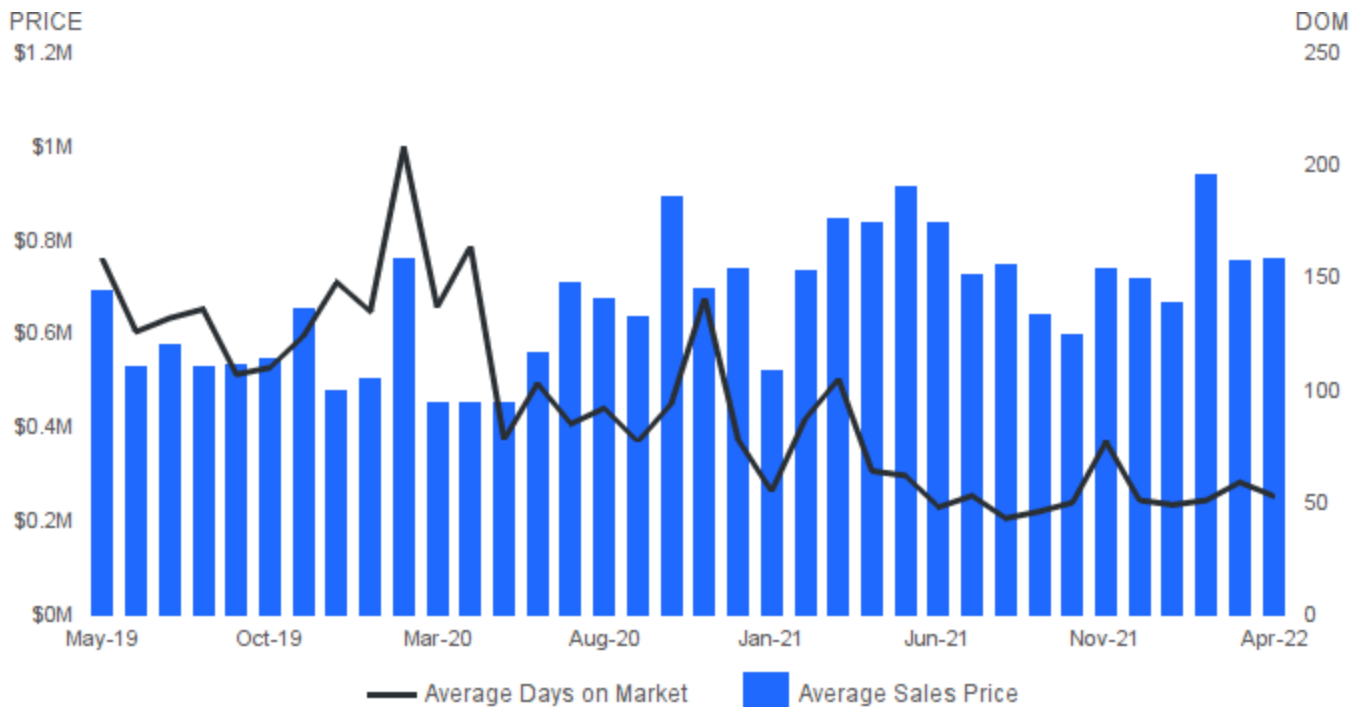


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2022 | Single Family Homes ?

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

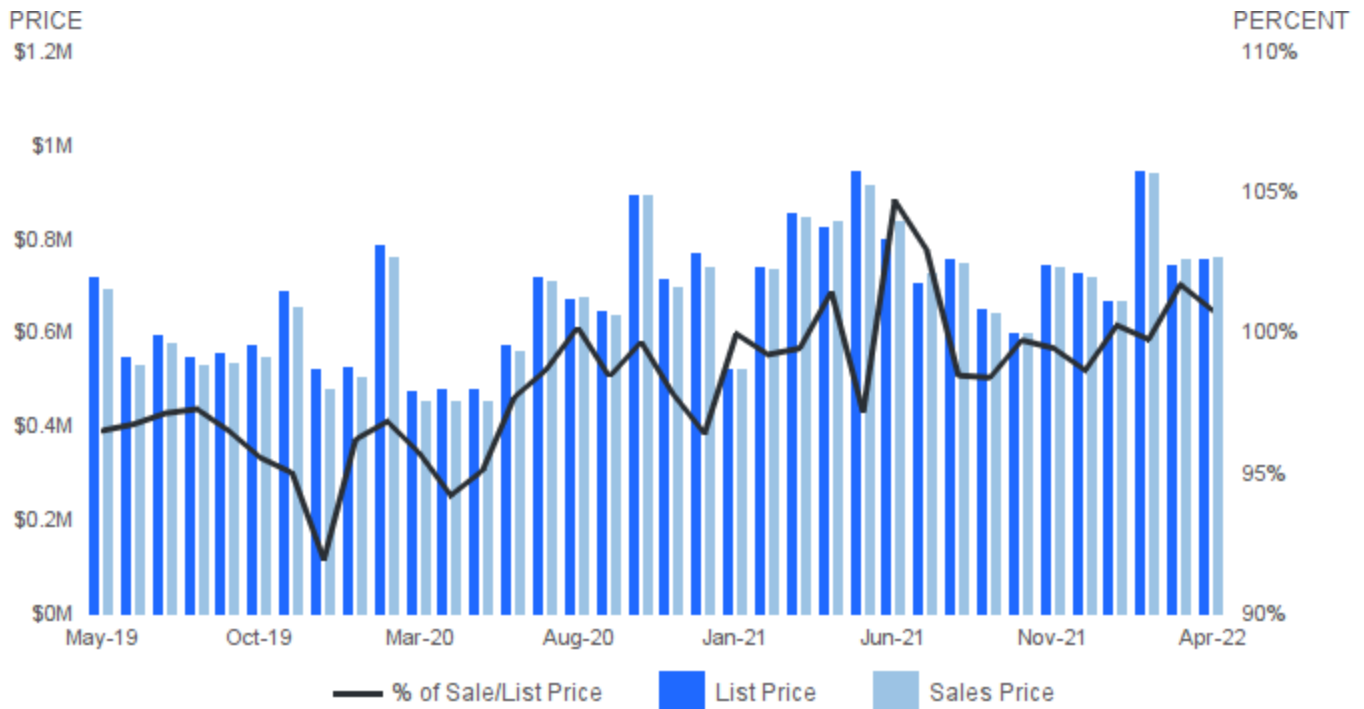
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2022 | Single Family Homes ?

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

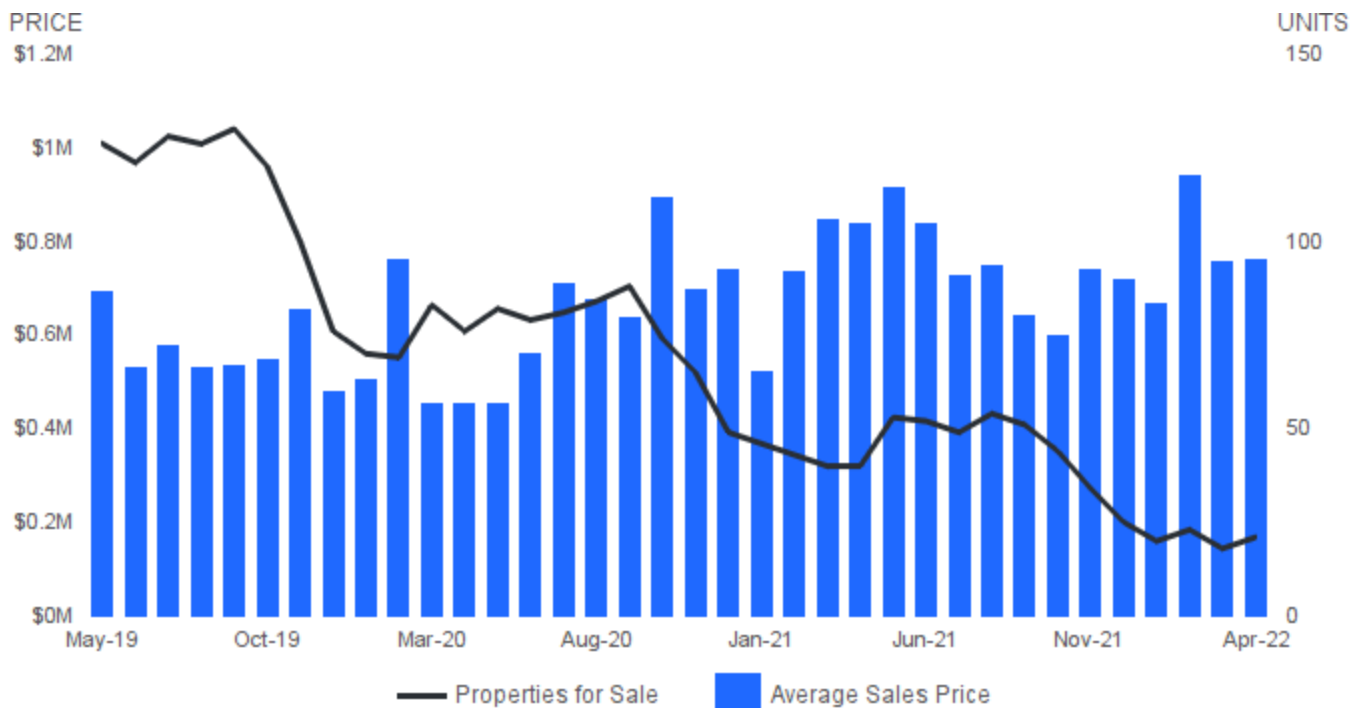


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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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.

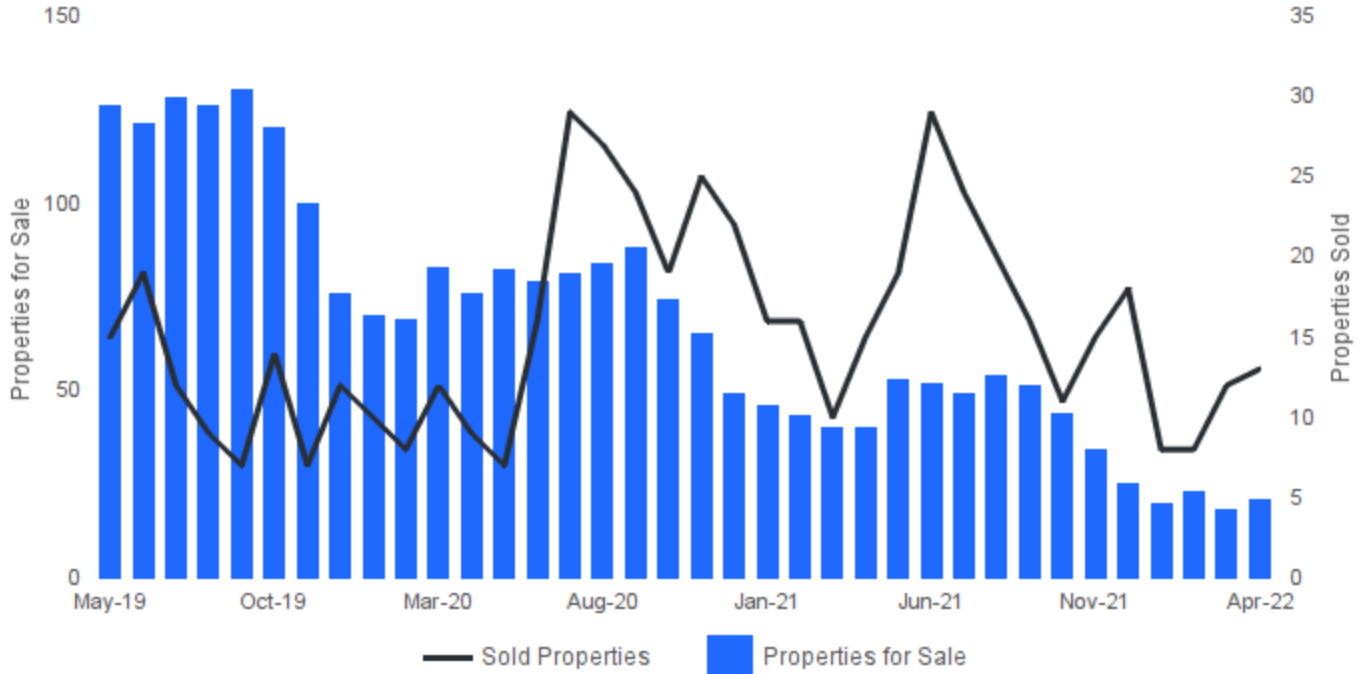


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

Sold Properties | Number of properties sold.



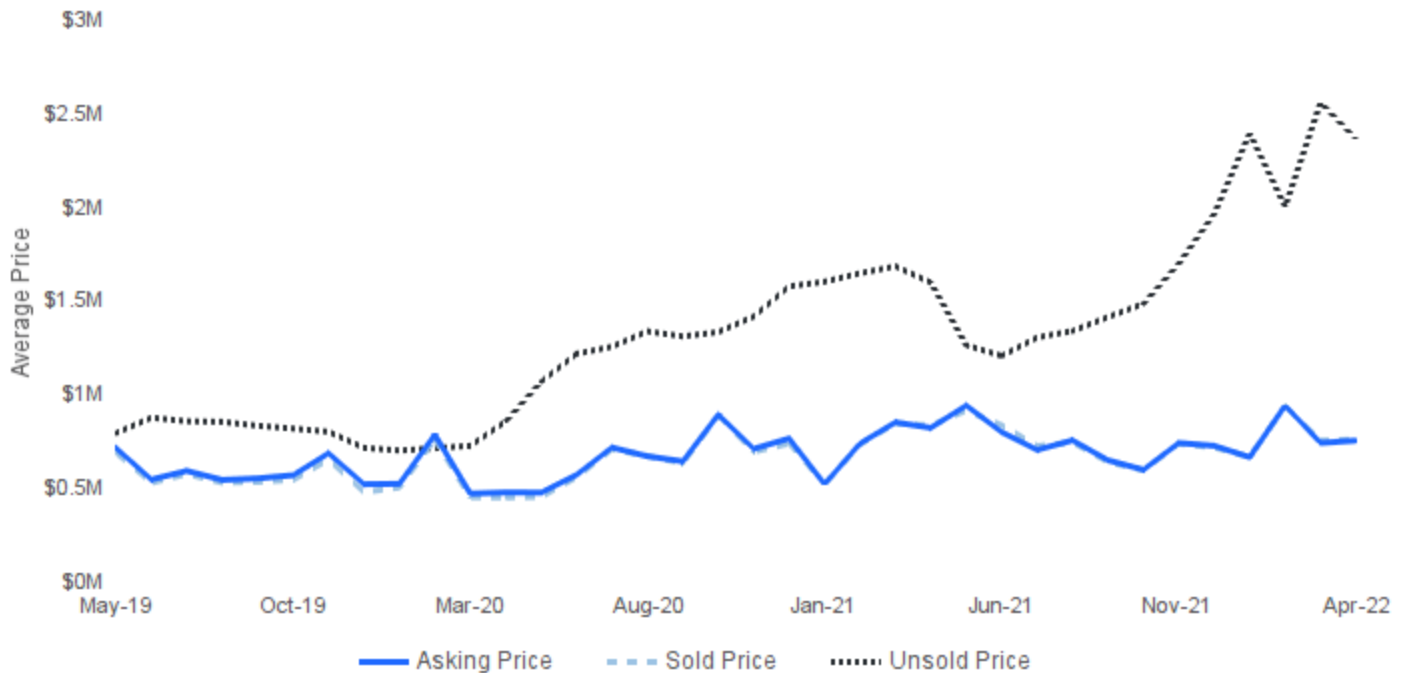
AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2022 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

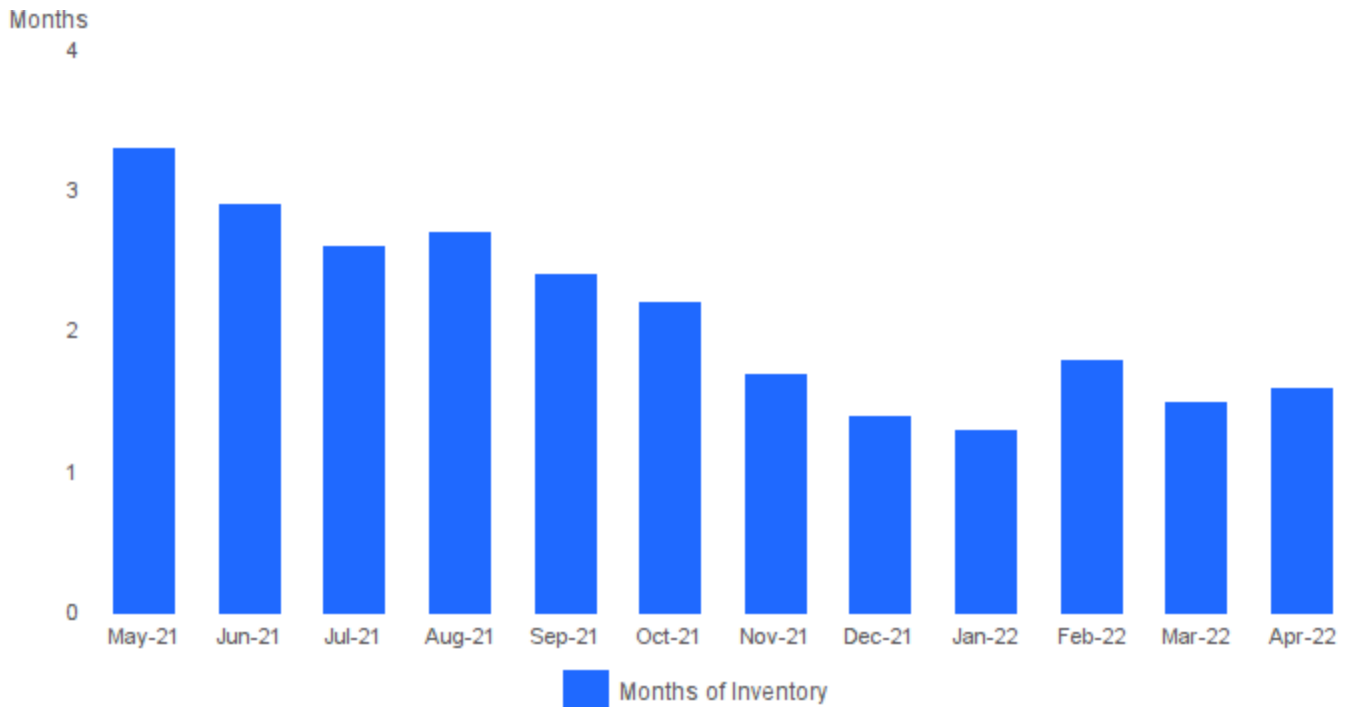
Sold Price | the average selling price



ABSORPTION RATE

April 2022 | 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.

