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Sacramento Area Trend Report- Quadruplex

Published: December 2025*

Property Types: Income-Fourplex

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

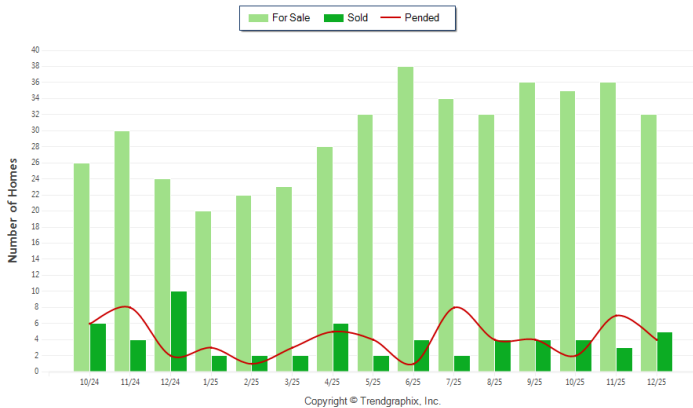
Half Baths: 0 - No Limit

Year Built: 0 - No Limit

December 2025 was a Buyer's market! The number of for sale listings was up **33.3%** from one year earlier and down **11.1%** from the previous month. The number of sold listings decreased **50%** year over year and increased **66.7%** month over month. The number of under contract listings was down **42.9%** compared to previous month and up **100%** compared to previous year. The Months of Inventory based on Closed Sales was 6.4, up **166.7%** from the previous year.

The Average Sold Price per Square Footage was 0. The Median Sold Price increased by **8.1%** from last month. The Average Sold Price also increased by **20.5%** from last month. Based on the 6 month trend, the Average Sold Price trend was "Neutral" and the Median Sold Price trend was "Neutral".

The Average Days on Market showed a neutral trend, an increase of **58.1%** compared to previous year. The ratio of Sold Price vs. Original List Price was 93%, a decrease of **2.1%** compared to previous year.



It was a Buyer's Market

Property Sales (Sold)

December property sales were 5, down **50%** from 10 in December of 2024 and **66.7%** higher than the 3 sales last month.

Current Inventory (For Sale)

Versus last year, the total number of properties available this month was higher by 8 units of **33.3%**. This year's bigger inventory means that buyers who waited to buy may have bigger selection to choose from. The number of current inventory was down **11.1%** compared to the previous month.

Property Under Contract (Pended)

There was a decrease of **42.9%** in the pended properties in December, with 4 properties versus 7 last month. This month's pended property sales were **100%** higher than at this time last year.



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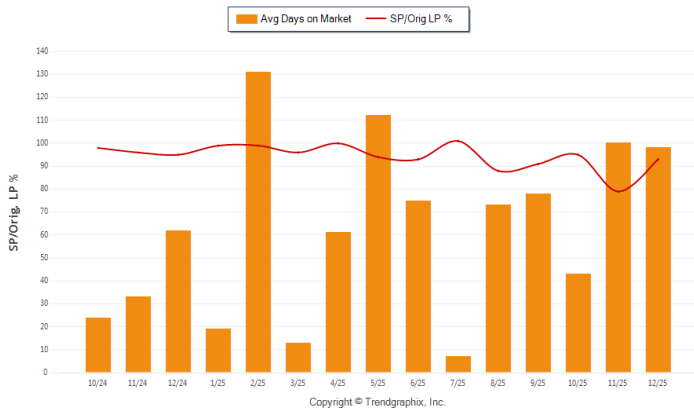
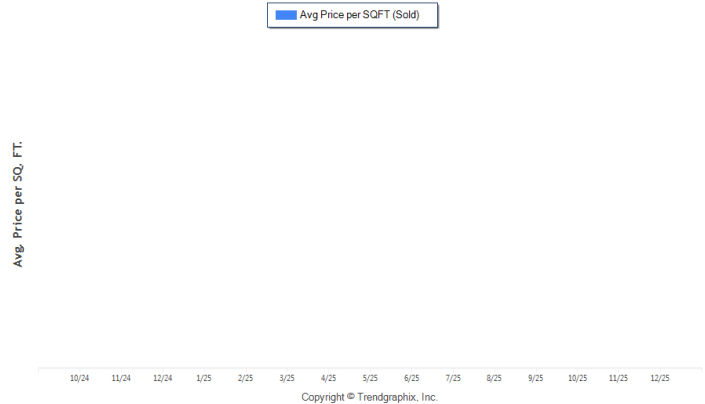
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The Average Sold Price per Square Footage was Neutral*

The Average Sold Price per Square Footage is a great indicator for the direction of property values. Since Median Sold Price and Average Sold Price can be impacted by the 'mix' of high or low end properties in the market, the Average Sold Price per Square Footage is a more normalized indicator on the direction of property values. The December 2025 Average Sold Price per Square Footage of \$0.

* Based on 6 month trend – Appreciating/Depreciating/Neutral



The Days on Market Showed Neutral Trend*

The average Days on Market (DOM) shows how many days the average property is on the market before it sells. An upward trend in DOM trends to indicate a move towards more of a Buyer's market, a downward trend indicates a move towards more of a Seller's market. The DOM for December 2025 was 98, down **2%** from 100 days last month and up **58.1%** from 62 days in December of last year.

The Sold/Original List Price Ratio Remains Steady**

The Sold Price vs. Original List Price reveals the average amount that sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. This month Sold Price vs. Original List Price of 93% was up **17.7%** from last month and down from **2.1%** in December of last year.

* Based on 6 month trend – Upward/Downward/Neutral

** Based on 6 month trend – Rising/Falling/Remains Steady



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The Average For Sale Price was Depreciating*

The Average For Sale Price in December was \$1,015,000, down **12.1%** from \$1,155,000 in December of 2024 and down **1.8%** from \$1,034,000 last month.

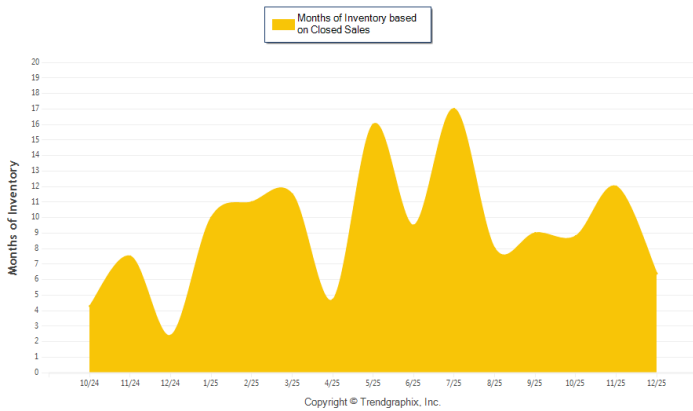
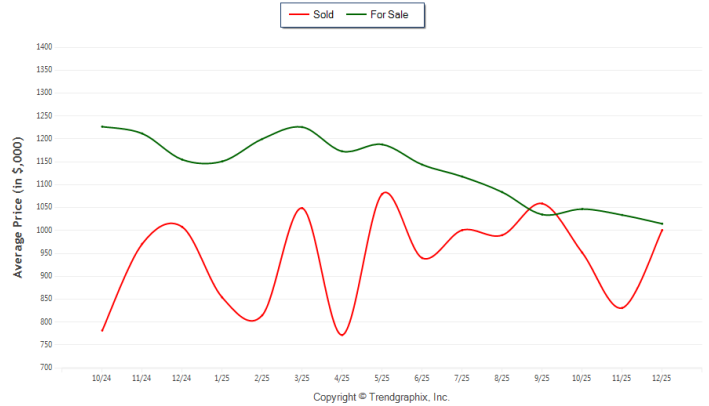
The Average Sold Price was Neutral*

The Average Sold Price in December was \$1,001,000, down **0.7%** from \$1,008,000 in December of 2024 and up **20.5%** from \$831,000 last month.

The Median Sold Price was Neutral*

The Median Sold Price in December was \$805,000, down **12%** from \$915,000 in December of 2024 and up **8.1%** from \$745,000 last month.

* Based on 6 month trend – Appreciating/Depreciating/Neutral



It was a Buyer's Market*

A comparatively lower Months of Inventory is more beneficial for sellers while a higher months of inventory is better for buyers.

*Buyer's market: more than 6 months of inventory
 Seller's market: less than 3 months of inventory
 Neutral market: 3 – 6 months of inventory

Months of Inventory based on Closed Sales

The December 2025 Months of Inventory based on Closed Sales of 6.4 was increased by **166.7%** compared to last year and down **46.7%** compared to last month. December 2025 was Buyer's market.

Months of Inventory based on Pended Sales

The December 2025 Months of Inventory based on Pended Sales of 8 was decreased by **33.3%** compared to last year and up **56.4%** compared to last month. December 2025 was Buyer's market.



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It was a Buyer's Market*

Absorption Rate measures the inverse of Months of Inventory and represents how much of the current active listings (as a percentage) are being absorbed each month.

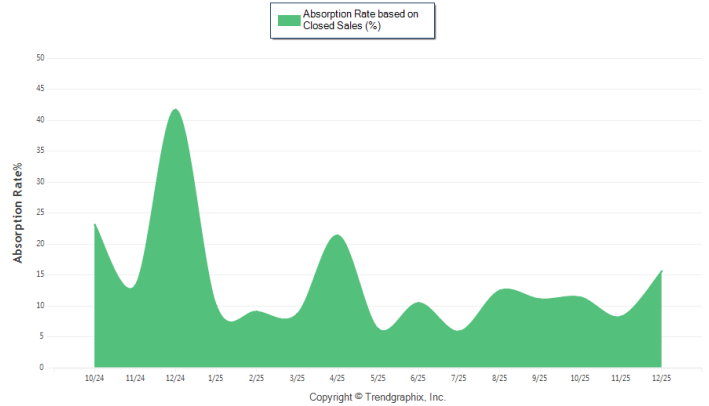
*Buyer's market: 16.67% and below
 Seller's market: 33.33% and above
 Neutral market: 16.67% - 33.33%

Absorption Rate based on Closed Sales

The December 2025 Absorption Rate based on Closed Sales of 15.6 was decreased by **62.6%** compared to last year and up **87.6%** compared to last month.

Absorption Rate based on Pended Sales

The December 2025 Absorption Rate based on Pended Sales of 12.5 was increased by **50.4%** compared to last year and down **35.5%** compared to last month.



All reports are published December 2025, based on data available at the end of November 2025, except for the today's stats. All reports presented are based on data supplied by the MetroList MLS. The MetroList MLS does not guarantee or is not in anyway responsible for its accuracy. Data maintained by the MetroList MLS may not reflect all real estate activities in the market. Information deemed reliable but not guaranteed.