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## Stockton Area Trend Report- 5+ units

Published: December 2025\*

Property Types: Income-5 or More Units

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 Neutral market!** The number of for sale listings was down **15.4%** from one year earlier and down **8.3%** from the previous month. The number of sold listings increased **300%** year over year and the same month over month. The number of under contract listings was up **200%** compared to previous month and up **200%** compared to previous year. The Months of Inventory based on Closed Sales was 5.5, down **78.8%** from the previous year.

The Average Sold Price per Square Footage was 0. The Median Sold Price decreased by **29.5%** from last month. The Average Sold Price also decreased by **35%** 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 an upward trend, an increase of **2,250%** compared to previous year. The ratio of Sold Price vs. Original List Price was 86%, a decrease of **14%** compared to previous year.



### It was a Neutral Market

#### Property Sales (Sold)

December property sales were 4, up **300%** from 1 in December of 2024 and the same as sales last month.

#### Current Inventory (For Sale)

Versus last year, the total number of properties available this month was lower by 4 units of **15.4%**. This year's smaller inventory means that buyers who waited to buy may have smaller selection to choose from. The number of current inventory was down **8.3%** compared to the previous month.

#### Property Under Contract (Pended)

There was an increase of **200%** in the pended properties in December, with 6 properties versus 2 last month. This month's pended property sales were **200%** higher than at this time last year.

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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.

Avg Price per SQFT (Sold)

Avg. Price per SQ. FT.

10/24 11/24 12/24 1/25 2/25 3/25 4/25 5/25 6/25 7/25 8/25 9/25 10/25 11/25 12/25  
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\* Based on 6 month trend – Appreciating/Depreciating/Neutral

### The Days on Market Showed Upward Trend\*

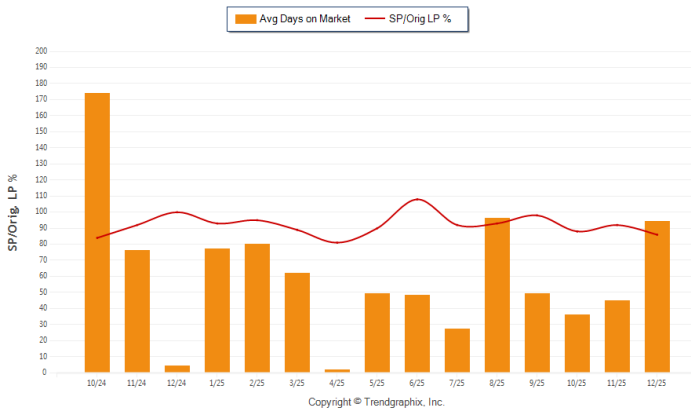
The average Days on Market (DOM) shows how many days the average property is on the market before it sells. An upward trend in DOM trends to indicate a move towards more of a Buyer's market, a downward trend indicates a move towards more of a Seller's market. The DOM for December 2025 was 94, up **108.9%** from 45 days last month and up **2,250%** from 4 days in December of last year.

### The Sold/Original List Price Ratio was Falling\*\*

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 86% was down **6.5%** from last month and down from **14%** 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 Neutral\*

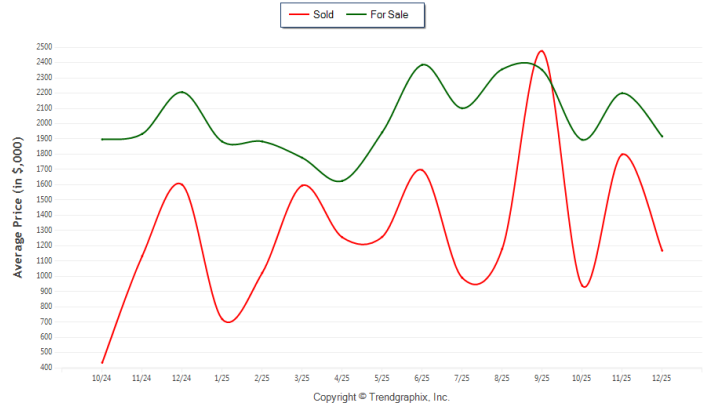
The Average For Sale Price in December was \$1,917,000, down **13.1%** from \$2,207,000 in December of 2024 and down **12.9%** from \$2,200,000 last month.

### The Average Sold Price was Neutral\*

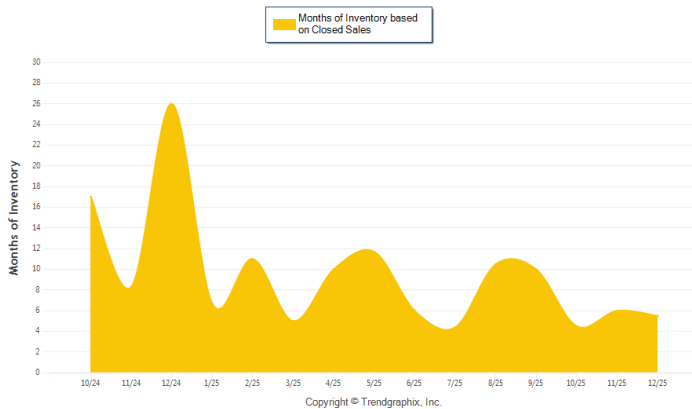
The Average Sold Price in December was \$1,169,000, down **26.9%** from \$1,600,000 in December of 2024 and down **35%** from \$1,799,000 last month.

### The Median Sold Price was Neutral\*

The Median Sold Price in December was \$1,225,000, down **23.4%** from \$1,600,000 in December of 2024 and down **29.5%** from \$1,738,000 last month.



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



### It was a Neutral 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 5.5 was decreased by **78.8%** compared to last year and down **8.3%** compared to last month. December 2025 was Neutral market.

### **Months of Inventory based on Pended Sales**

The December 2025 Months of Inventory based on Pended Sales of 3.7 was decreased by **71.5%** compared to last year and down **69.2%** compared to last month. December 2025 was Neutral market.



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### **It was a Neutral 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.

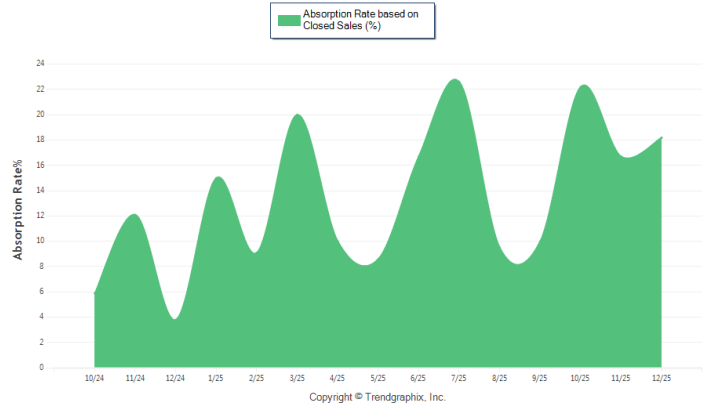
\*Buyer's market: 16.67% and below  
 Seller's market: 33.33% and above  
 Neutral market: 16.67% - 33.33%

### **Absorption Rate based on Closed Sales**

The December 2025 Absorption Rate based on Closed Sales of 18.2 was increased by **374.4%** compared to last year and up **9%** compared to last month.

### **Absorption Rate based on Pended Sales**

The December 2025 Absorption Rate based on Pended Sales of 27.3 was increased by **254.8%** compared to last year and up **228%** compared to last month.



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