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Stockton Area Trend Report-Duplex

Published: December 2025*

Property Types: Income-Duplex

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 Seller's market! The number of for sale listings was up **5.9%** from one year earlier and down **10%** from the previous month. The number of sold listings decreased **6.7%** year over year and increased **16.7%** month over month. The number of under contract listings was up **18.2%** compared to previous month and up **8.3%** compared to previous year. The Months of Inventory based on Closed Sales was 2.6, up **13.2%** from the previous year.

The Average Sold Price per Square Footage was 0. The Median Sold Price increased by **6.6%** from last month. The Average Sold Price also decreased by **1.1%** from last month. Based on the 6 month trend, the Average Sold Price trend was "Depreciating" and the Median Sold Price trend was "Neutral".

The Average Days on Market showed a neutral trend, a decrease of **21.1%** compared to previous year. The ratio of Sold Price vs. Original List Price was 98%, an increase of **1%** compared to previous year.



It was a Seller's Market

Property Sales (Sold)

December property sales were 14, down **6.7%** from 15 in December of 2024 and **16.7%** higher than the 12 sales last month.

Current Inventory (For Sale)

Versus last year, the total number of properties available this month was higher by 2 units of **5.9%**. 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 **10%** compared to the previous month.

Property Under Contract (Pended)

There was an increase of **18.2%** in the pended properties in December, with 13 properties versus 11 last month. This month's pended property sales were **8.3%** 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 Neutral Trend*

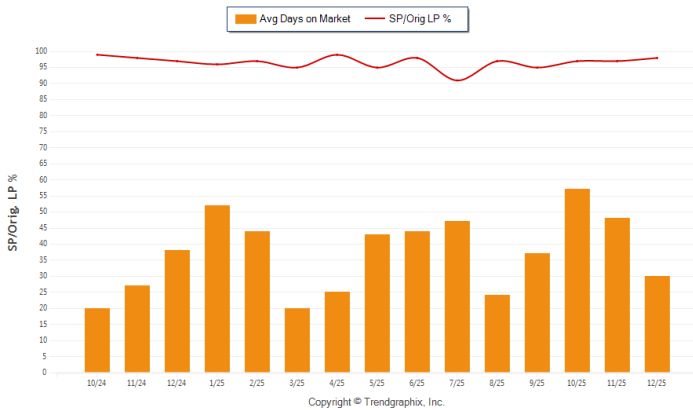
The average Days on Market (DOM) shows how many days the average property is on the market before it sells. An upward trend in DOM trends to indicate a move towards more of a Buyer's market, a downward trend indicates a move towards more of a Seller's market. The DOM for December 2025 was 30, down **37.5%** from 48 days last month and down **21.1%** from 38 days in December of last year.

The Sold/Original List Price Ratio was Rising**

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 98% was up **1%** % from last month and up from **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 Neutral*

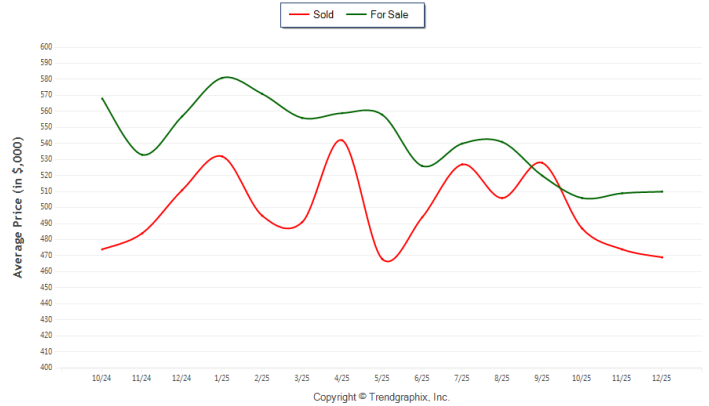
The Average For Sale Price in December was \$510,000, down **8.4%** from \$557,000 in December of 2024 and up **0.2%** from \$509,000 last month.

The Average Sold Price was Depreciating*

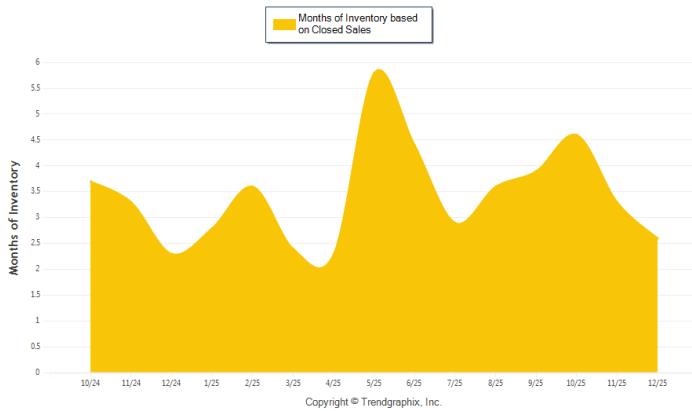
The Average Sold Price in December was \$469,000, down **8.2%** from \$511,000 in December of 2024 and down **1.1%** from \$474,000 last month.

The Median Sold Price was Neutral*

The Median Sold Price in December was \$488,000, down **8.8%** from \$535,000 in December of 2024 and up **6.6%** from \$458,000 last month.



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



It was a Seller'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 2.6 was increased by **13.2%** compared to last year and down **21%** compared to last month. December 2025 was Seller's market.

Months of Inventory based on Pended Sales

The December 2025 Months of Inventory based on Pended Sales of 2.8 was the same compared to last year and down **22%** compared to last month. December 2025 was Seller's market.



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It was a Seller'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

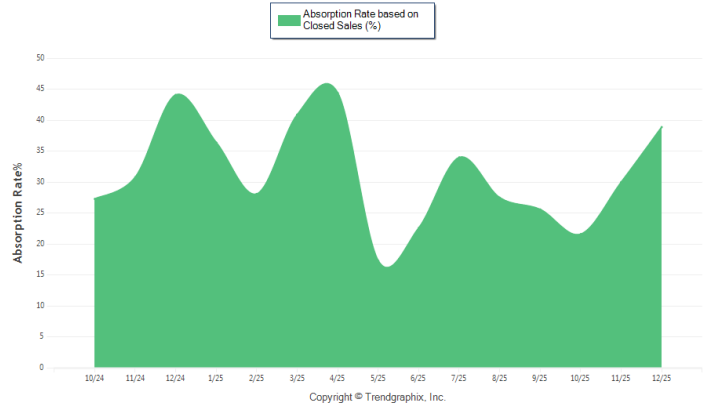
Neutral market: 16.67% - 33.33%

Absorption Rate based on Closed Sales

The December 2025 Absorption Rate based on Closed Sales of 38.9 was decreased by **11.8%** compared to last year and up **29.7%** compared to last month.

Absorption Rate based on Pended Sales

The December 2025 Absorption Rate based on Pended Sales of 36.1 was increased by **2.3%** compared to last year and up **31.3%** 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.