

Ron Benning
(916)730-3846
ronbenning@yahoo.com
http://www.Sacramentoinvestor.com
DRE Number: 01058898

Sacramento Area Trend Report- Duplex

Published: February 2026*
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

January 2026 was a Neutral market! The number of for sale listings was up ***6.9%*** from one year earlier and up ***28.3%*** from the previous month. The number of sold listings increased ***22.2%*** year over year and decreased ***35.3%*** month over month. The number of under contract listings was up ***86.7%*** compared to previous month and up ***64.7%*** compared to previous year. The Months of Inventory based on Closed Sales was 3.5, down ***12.5%*** from the previous year.

The Average Sold Price per Square Footage was 0. The Median Sold Price decreased by ***4.4%*** from last month. The Average Sold Price also decreased by ***2.9%*** 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 downward trend, an increase of ***32%*** compared to previous year. The ratio of Sold Price vs. Original List Price was 98%, a decrease of ***1%*** compared to previous year.



It was a Neutral Market

Property Sales (Sold)

January property sales were 22, up ***22.2%*** from 18 in January of 2025 and ***35.3%*** lower than the 34 sales last month.

Current Inventory (For Sale)

Versus last year, the total number of properties available this month was higher by 5 units of ***6.9%***. 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 up ***28.3%*** compared to the previous month.

Property Under Contract (Pended)

There was an increase of ***86.7%*** in the pended properties in January, with 28 properties versus 15 last month. This month's pended property sales were ***64.7%*** higher than at this time last year.

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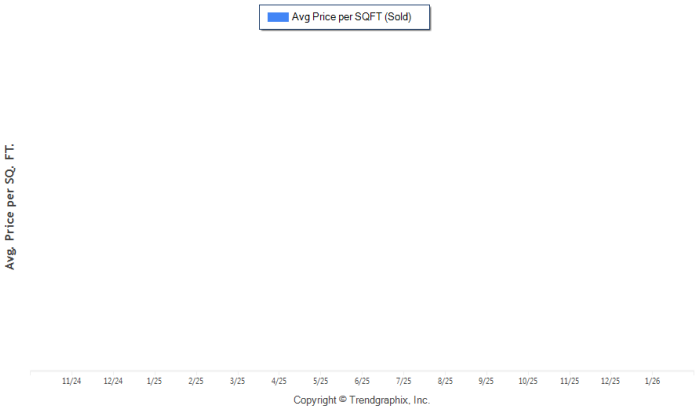
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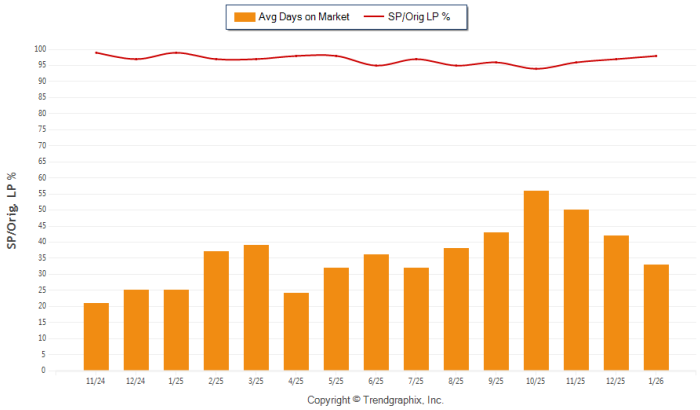
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*The Average Sold Price per Square Footage was Neutral**

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 January 2026 Average Sold Price per Square Footage of $0.

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





*The Days on Market Showed Downward 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 January 2026 was 33, down ***21.4%*** from 42 days last month and up ***32%*** from 25 days in January 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 down from ***1%*** % in January 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 Appreciating**

The Average For Sale Price in January was $701,000, up ***7.4%*** from $653,000 in January of 2025 and up ***2.3%*** from $685,000 last month.

*The Average Sold Price was Depreciating**

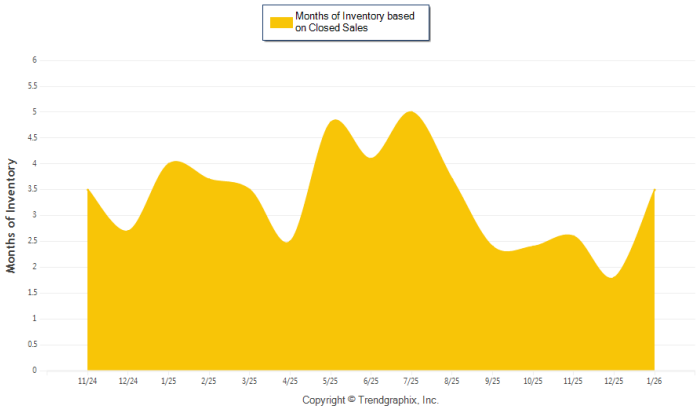
The Average Sold Price in January was $577,000, down ***4.6%*** from $605,000 in January of 2025 and down ***2.9%*** from $594,000 last month.

*The Median Sold Price was Neutral**

The Median Sold Price in January was $563,000, down ***8.9%*** from $618,000 in January of 2025 and down ***4.4%*** from $589,000 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 January 2026 Months of Inventory based on Closed Sales of 3.5 was decreased by ***12.5%*** compared to last year and up ***96.3%*** compared to last month. January 2026 was Neutral market.

Months of Inventory based on Pended Sales

The January 2026 Months of Inventory based on Pended Sales of 2.8 was decreased by ***33.1%*** compared to last year and down ***30%*** compared to last month. January 2026 was Seller's market.

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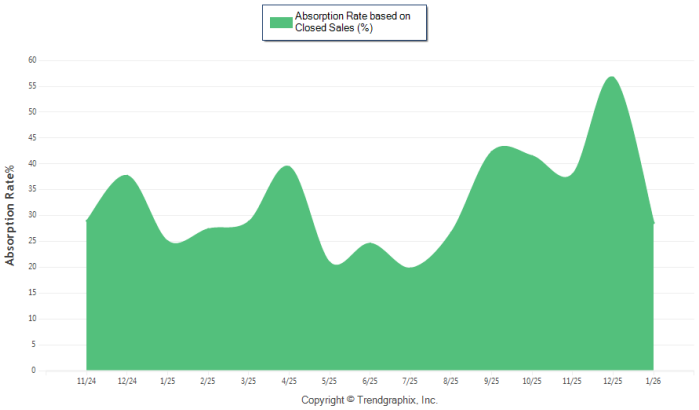
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*It was a Neutral Market**

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 January 2026 Absorption Rate based on Closed Sales of 28.6 was increased by ***14.4%*** compared to last year and down ***49.6%*** compared to last month.

Absorption Rate based on Pended Sales

The January 2026 Absorption Rate based on Pended Sales of 36.4 was increased by ***54.2%*** compared to last year and up ***45.6%*** compared to last month.

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