



GOLDEN LION
REAL ESTATE, INC.

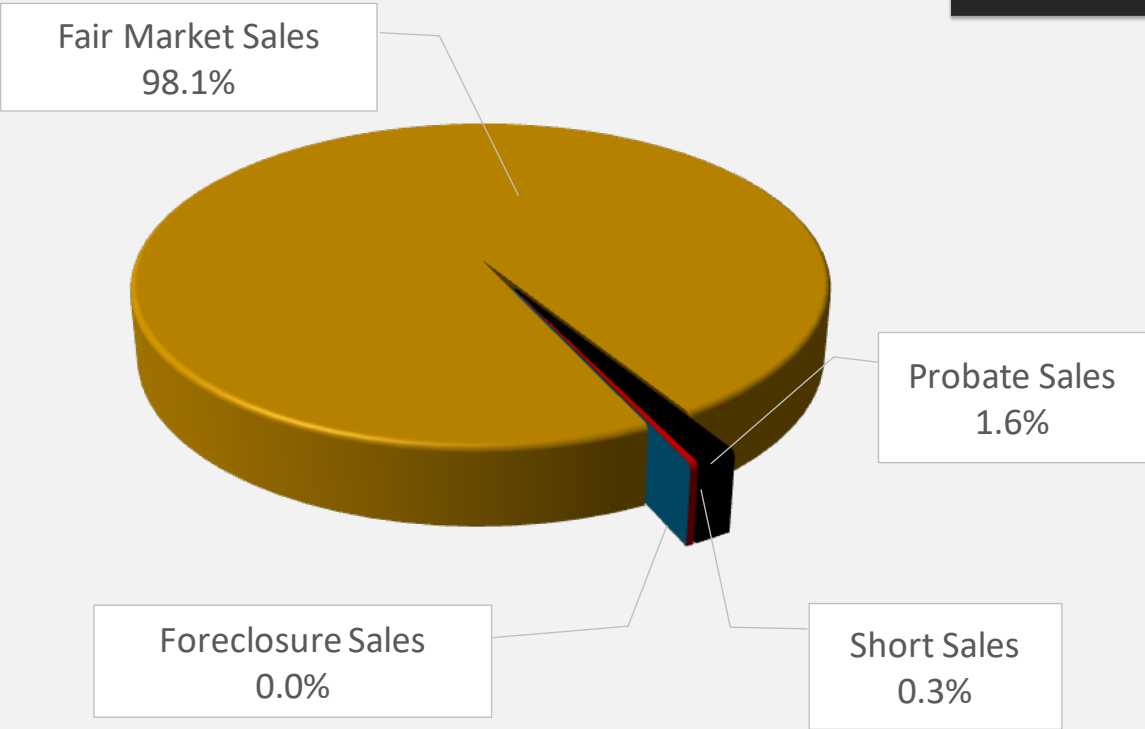
OCTOBER 2022

MANTECA REAL ESTATE SALES REPORT



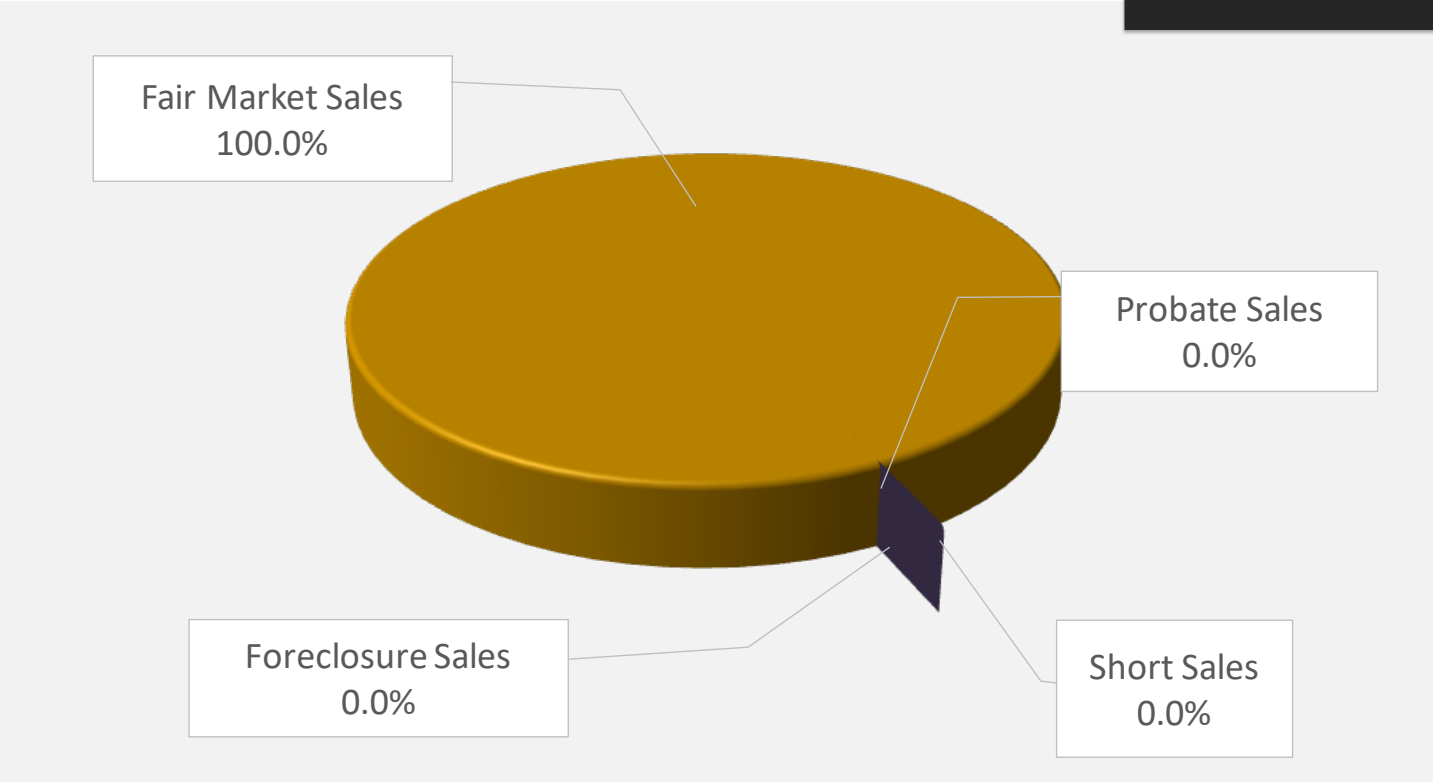
Sold Homes Summary

36





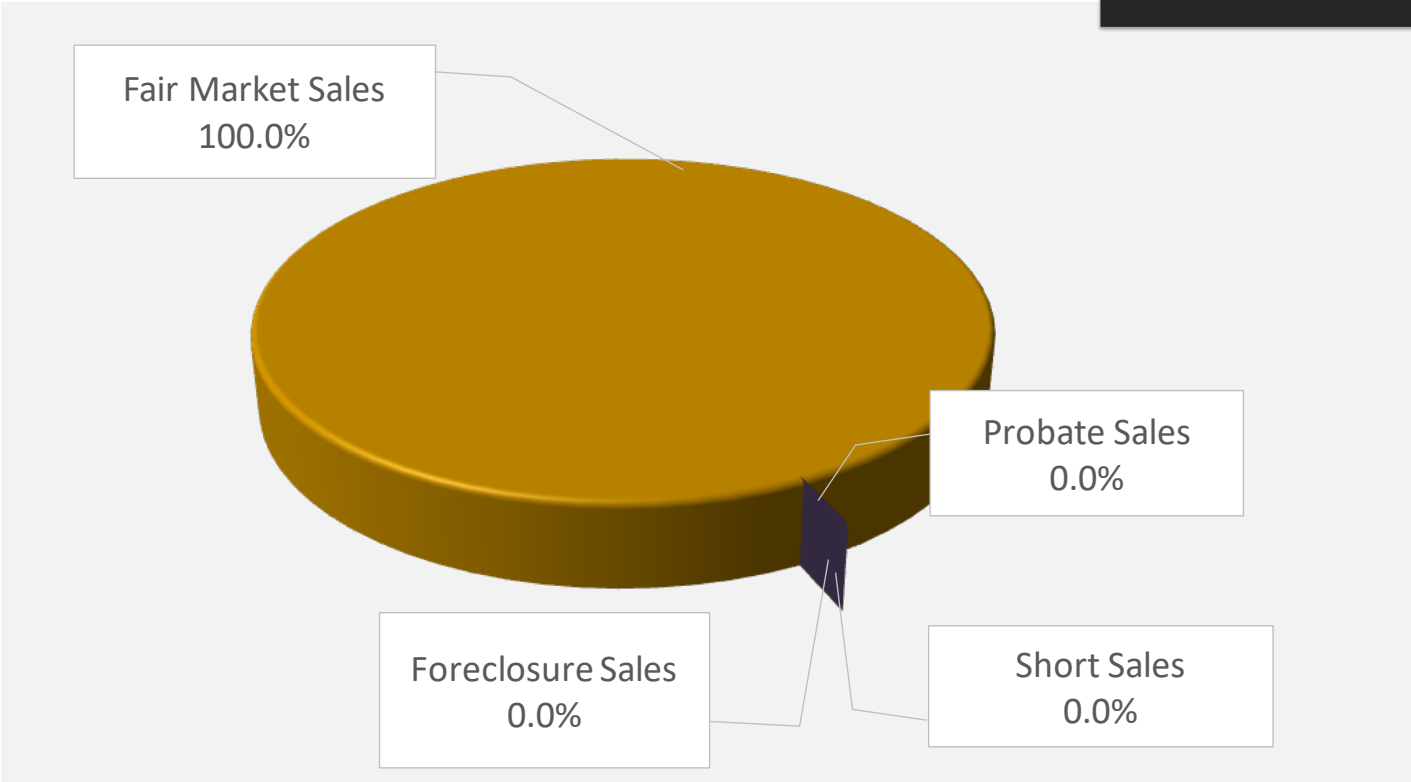
Available Homes



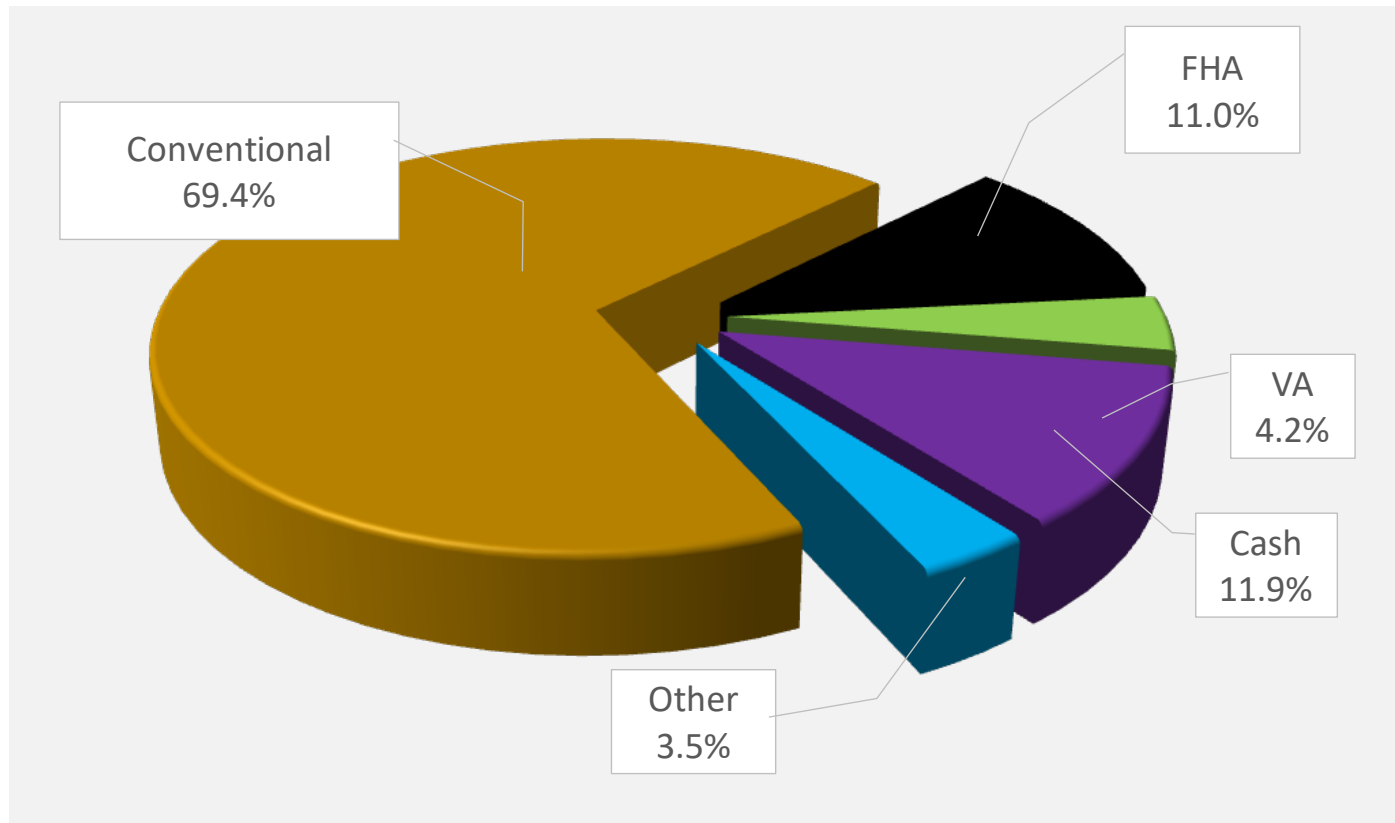


Pending Homes

26

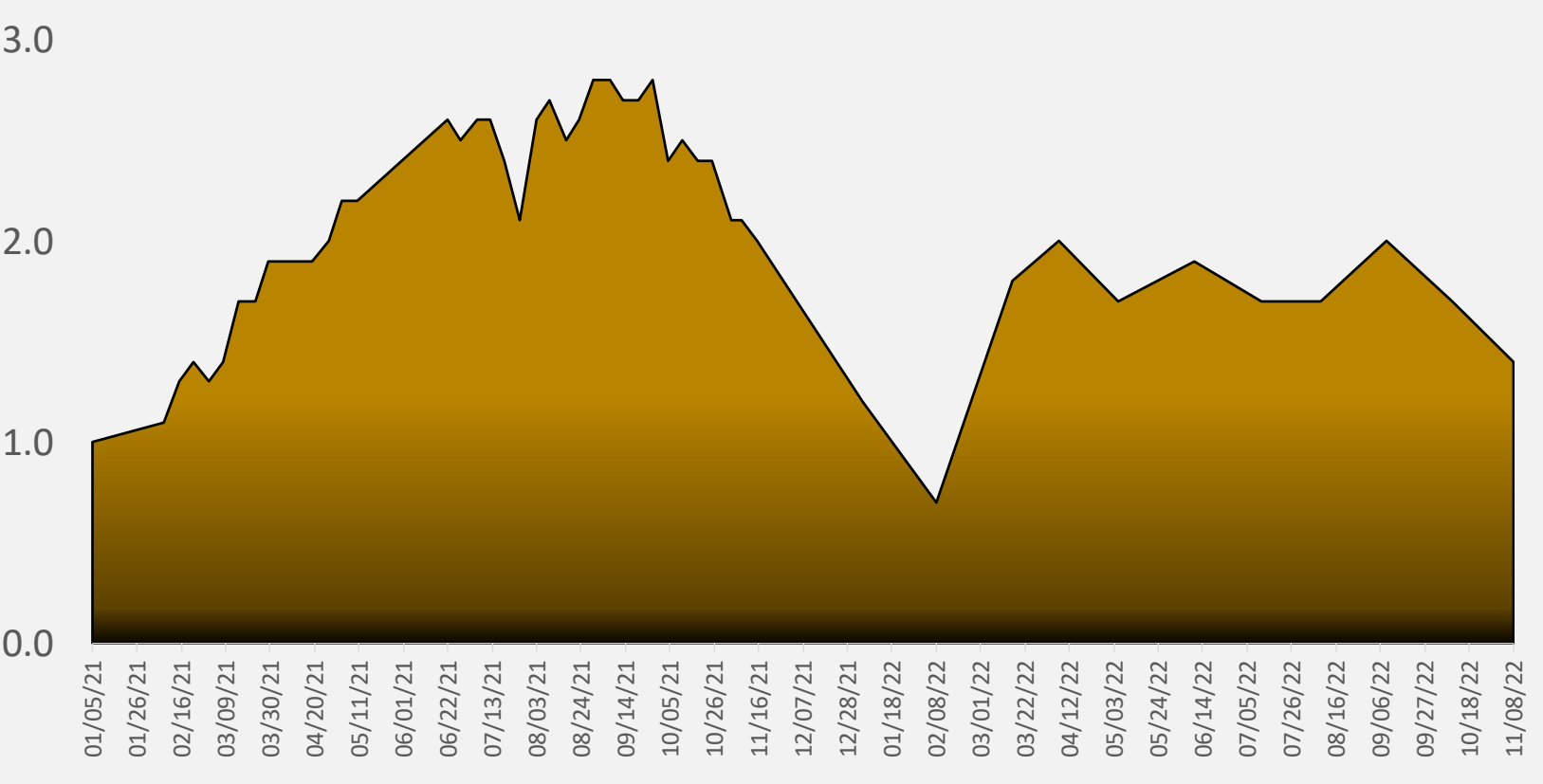


New Financing Type





Months of Remaining Inventory



State of the Market

MARKET TIMING:

56.2

Average days on market for homes in escrow.

1.4

Months of remaining inventory (based on average of last 6 months sales).

AVAILABLE HOME STATISTICS:

Short Sale Percentage:
0.00%

REO percentage:
0.00%

Vacancy rate:
19.57%

28.26%

Available homes have had price reductions since being listed

0

Available homes are short sales.

0

Available homes are bank owned (REO).

9

Available homes are vacant (Includes REO)

PENDING HOME STATISTICS:

Short Sale Percentage:
0.00%

REO percentage:
0.00%

61.54%

Of homes are pending for less than the original asking price.

0

Pending homes are short sales.

0

Pending homes are bank owned (REO).

46

HOMES FOR SALE

26

HOMES IN ESCROW

MARKET STATISTICS:

36

Homes sold in the past 30 days.

309

Homes sold in the past 6 months.

91

Homes sold in the past 60 days.

Average price per square foot in the past 30 days.

\$343.19

Average selling price in the past 6 months.

\$635,170

1950

Average square footage for home sold in the past 30 days.

8.3%

Homes sold above original listed price in past 30 days.

93.3%

Average Asked to Sold Ratio in the past 30 days.

94.9%

Median Asked to Sold Ratio in the past 30 days.

0

Sold homes that were bank owned.

1

Sold homes that were short sales.

MANTECA REAL ESTATE SALES SUMMARY

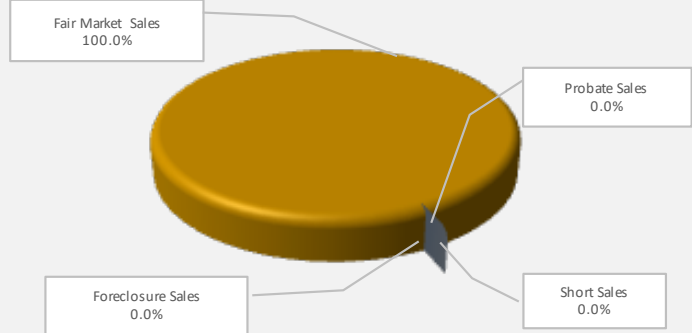
Prepared: 11/08/22

46 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	46	100.0%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$	398,900
Average	\$	670,965
High	\$	1,295,000
Average DOM:		23.4

Occupancy	Homes	Percentage
Occupied	37	80.4%
Vacant	9	19.6%



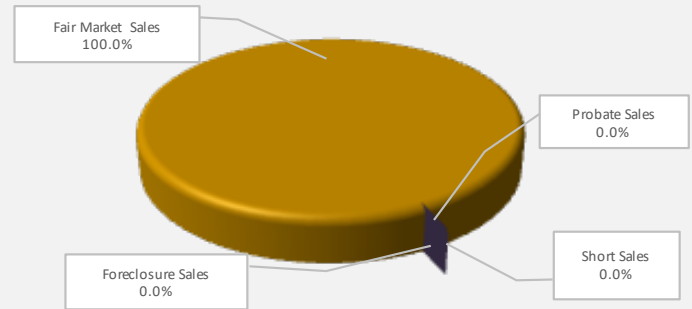
28 Listed in the past 30 days.

45 Listed in the past 60 days.

26 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	26	100.0%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$	325,000
Average	\$	649,825
High	\$	999,000
Average DOM:		56.2

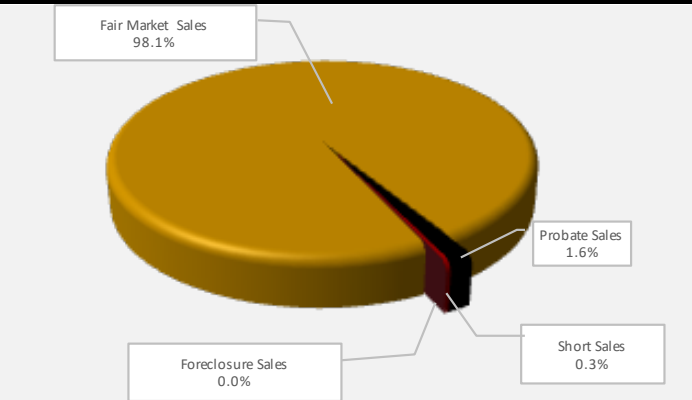


Sold Homes Summary

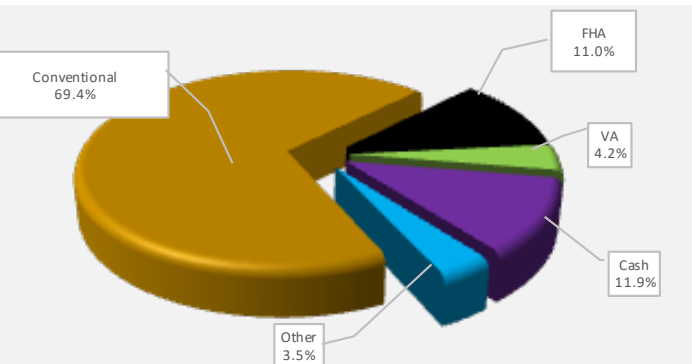
36 Sold in the past 30 days
91 Sold in the past 60 days
309 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	303	98.1%
Probate Sales	5	1.6%
Short Sales	1	0.3%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$	220,000
Average	\$	640,493
High	\$	1,399,000
Average DOM:		30.0



New Financing Type	Homes	Percentage
Conventional	215	69.6%
FHA	34	11.0%
VA	13	4.2%
Cash	37	12.0%
Other	11	3.6%
		100.3%



MANTECA REAL ESTATE SALES SUMMARY

Prepared: 11/08/22						
PRICE RANGE			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to	\$399,999	3	1	2	66.67%
\$400,000	to	\$424,999	3	2	1	33.33%
\$425,000	to	\$449,999	1	1	0	0.00%
\$450,000	to	\$474,999	2	2	0	0.00%
\$475,000	to	\$499,999	3	2	1	33.33%
\$500,000	to	\$524,999	2	1	1	50.00%
\$525,000	to	\$549,999	4	2	2	50.00%
\$550,000	to	\$574,999	3	3	0	0.00%
\$575,000	to	\$599,999	5	3	2	40.00%
\$600,000	to	\$624,999	1	1	0	0.00%
\$625,000	to	\$649,999	8	5	3	37.50%
\$650,000	to	\$674,999	0	0	0	
\$675,000	to	\$699,999	4	2	2	50.00%
\$700,000	to	\$724,999	2	1	1	50.00%
\$725,000	to	\$749,999	7	6	1	14.29%
\$750,000	to	\$774,999	7	5	2	28.57%
\$775,000	to	\$799,999	5	3	2	40.00%
\$800,000	to	\$824,999	1	0	1	100.00%
\$825,000	to	\$849,999	3	2	1	33.33%
\$850,000	to	\$874,999	0	0	0	
\$875,000	to	\$899,999	2	1	1	50.00%
\$900,000	to	\$924,999	0	0	0	0.00%
\$925,000	to	\$949,999	2	1	1	50.00%
\$950,000	to	\$974,999	0	0	0	
\$975,000	to	\$999,999	0	0	0	
\$1,000,000	and up		4	2	2	50.00%
TOTAL			72	46	26	36.11%

MARKET TIMING:

56.2 Average days on market for homes in escrow.

1.4 Months of remaining inventory (based on average of last 6 months sales).

AVAILABLE HOME STATISTICS:

0 Available homes are short sales. Short Sale Percentage: 0.00%

0 Available homes are bank owned (REO). REO percentage: 0.00%

9 Available homes are vacant (includes REO). Vacancy rate: 19.57%

28.26% Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

0 Pending homes are short sales. Short Sale Percentage: 0.00%

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61.54% Of homes are pending for less than the original asking price.

MARKET STATISTICS:

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\$635,170 Average selling price in the past 6 months.

\$343.19 Average price per square foot in the past 30 days.

1950 Average square footage for home sold in the past 30 days.

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93.3% Average Asked to Sold Ratio in the past 30 days.

94.9% Median Asked to Sold Ratio in the past 30 days.

91 Homes sold in the past 60 days.

309 Homes sold in the past 6 months.

1 Sold homes that were short sales. Short Sale Percentage: 0.32%

0 Sold homes that were bank owned. REO percentage: 98.06%