



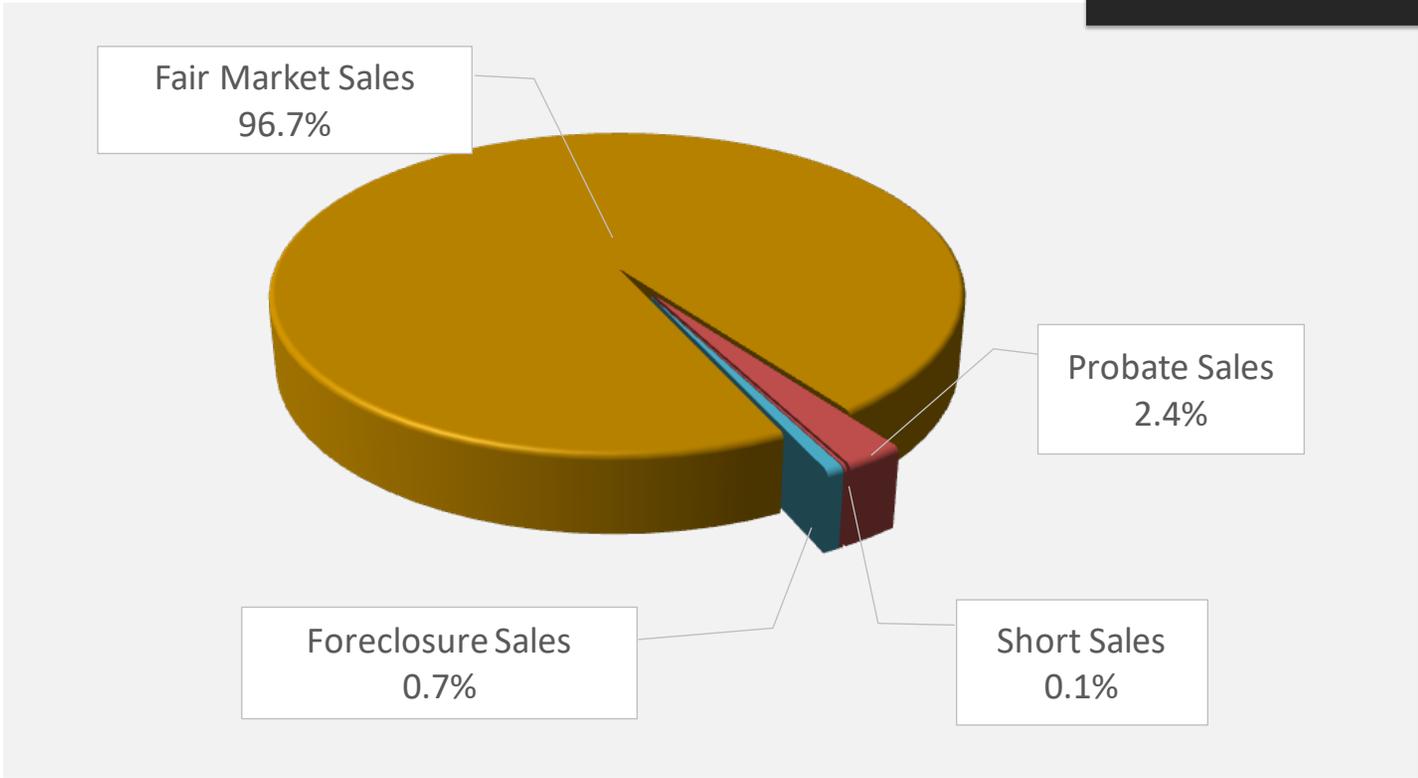
OCTOBER 2022

STOCKTON REAL ESTATE SALES REPORT



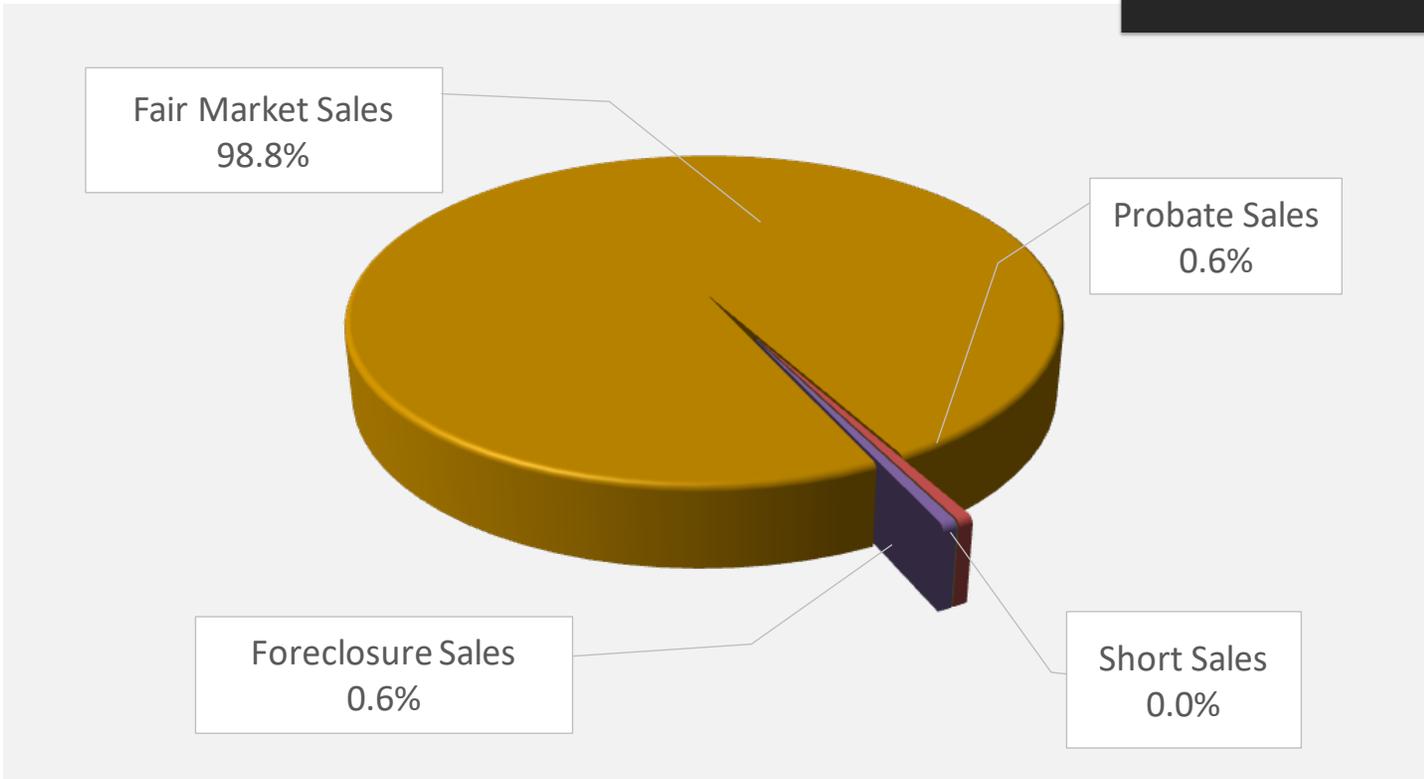
Sold Homes Summary

53



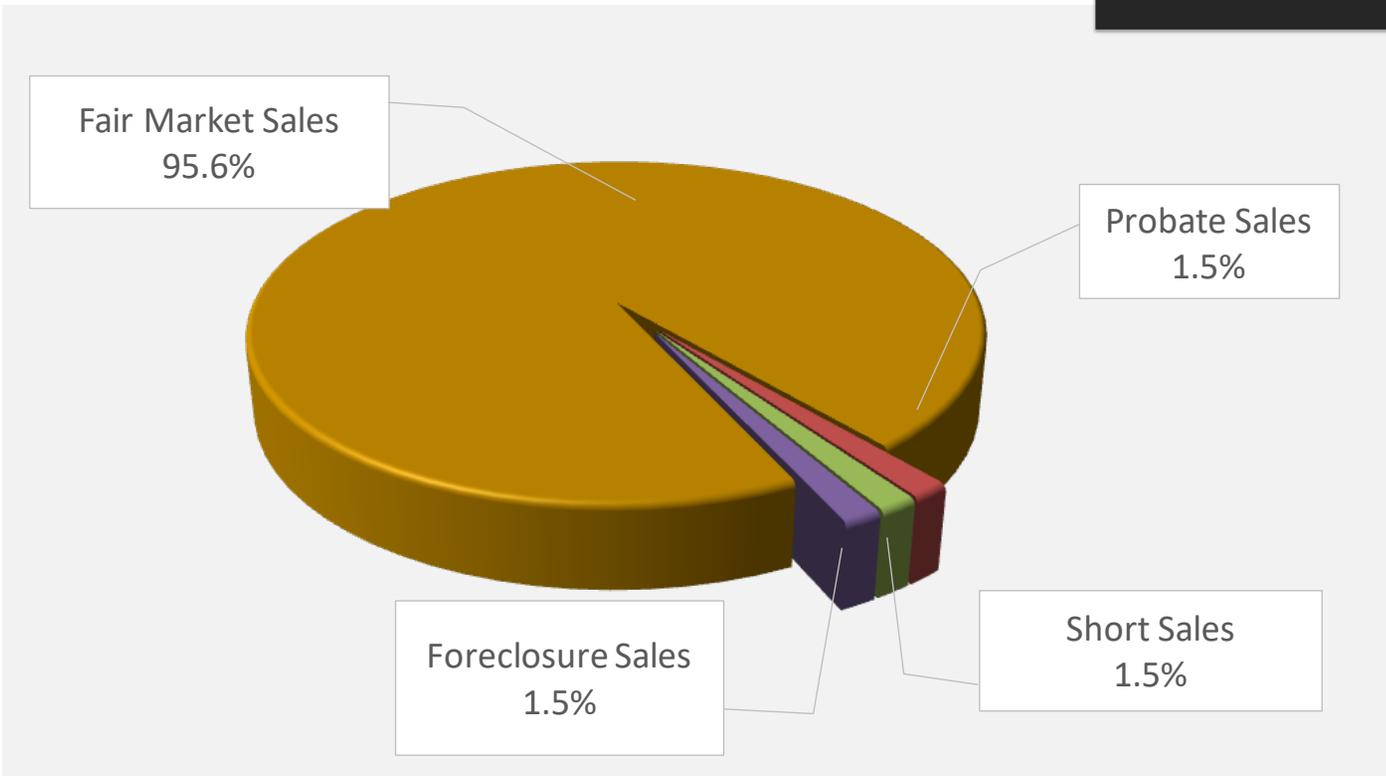
Available Homes

168

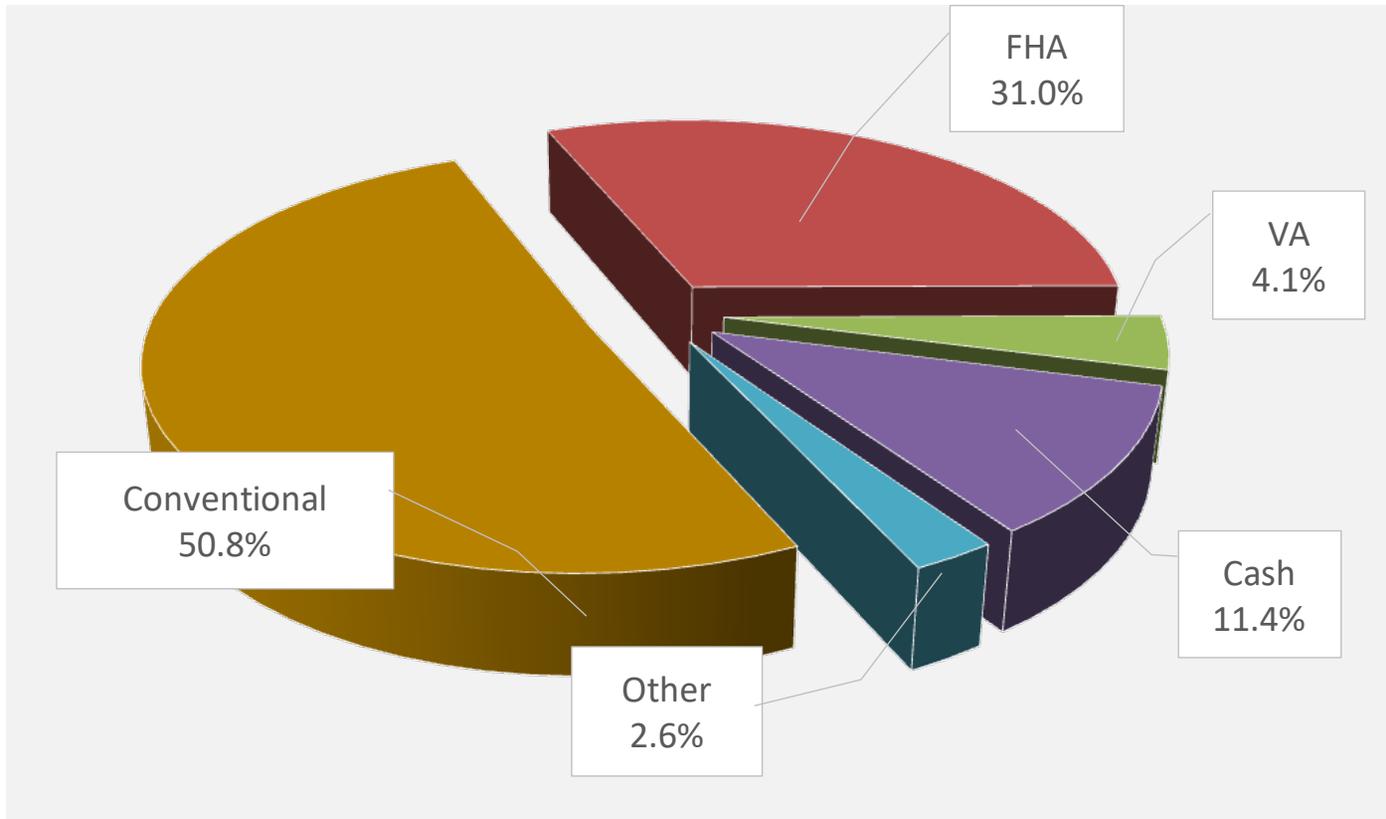


Pending Homes

137

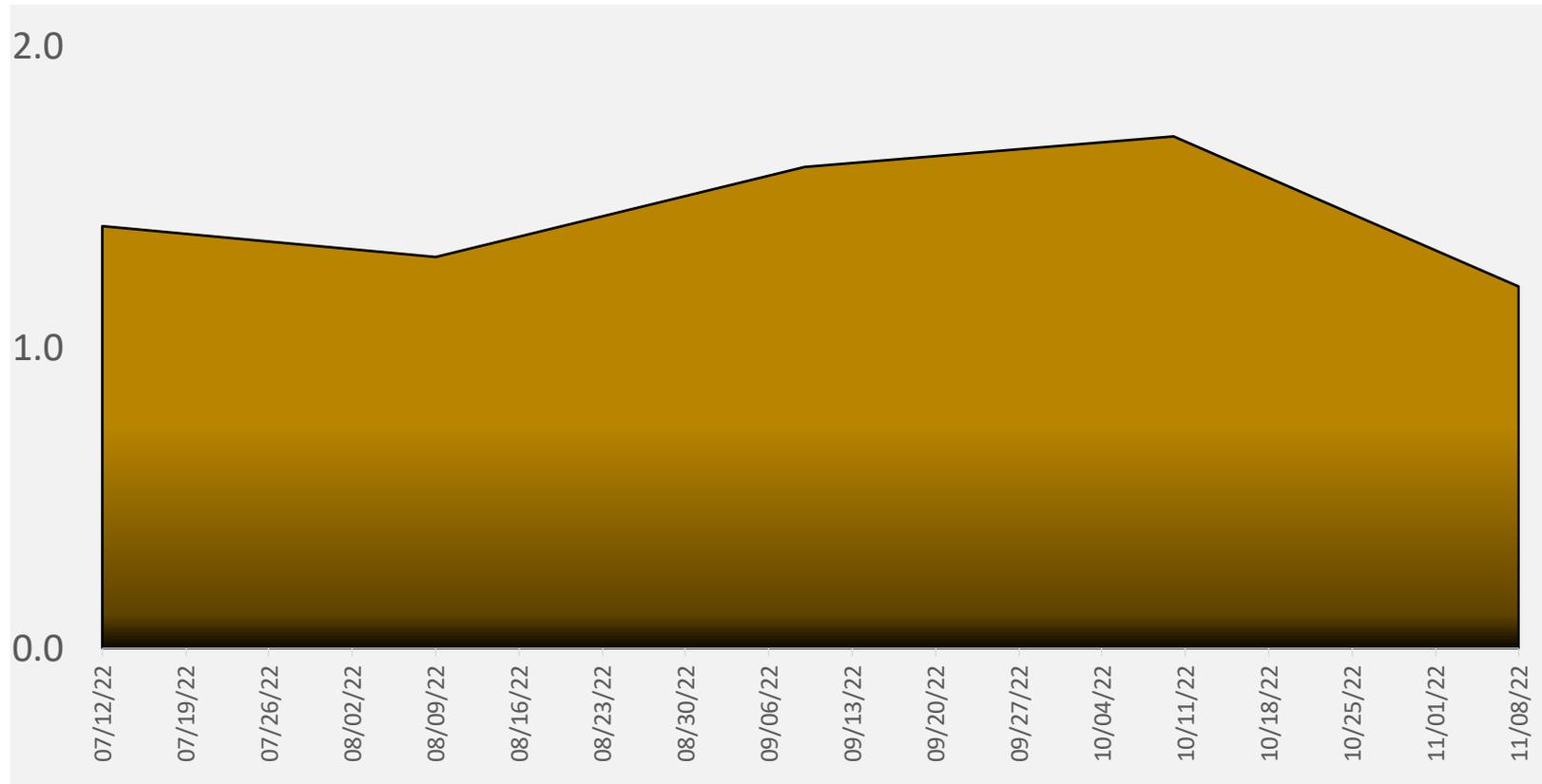


New Financing Type





Months of Remaining Inventory





State of the Market

MARKET TIMING:

43.8 Average days on market for homes in escrow.

1.2 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:
27.98%

29.76%

0
Available homes are short sales.

0
Available homes are bank owned (REO).

47
Available homes are vacant (Includes REO)

Available homes have had price reductions since being listed

PENDING HOME STATISTICS:

Short Sale Percentage:
1.46%

REO percentage:
1.46%

53.28%

2
Pending homes are short sales.

2
Pending homes are bank owned (REO).

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



MARKET STATISTICS:

53
Homes sold in the past 30 days.

1,409
Homes sold in the past 6 months.

244
Homes sold in the past 60 days.

Average price per square foot in the past 30 days.
\$290.31

Average selling price in the past 6 months.
\$451,251

1,613
Average square footage for home sold in the past 30 days.

11.3% Homes sold above original listed price in past 30 days.

93.2% Average Asked to Sold Ratio in the past 30 days.

95.8% Median Asked to Sold Ratio in the past 30 days.

1 Sold homes that were bank owned.

2 Sold homes that were short sales.

STOCKTON REAL ESTATE SALES SUMMARY

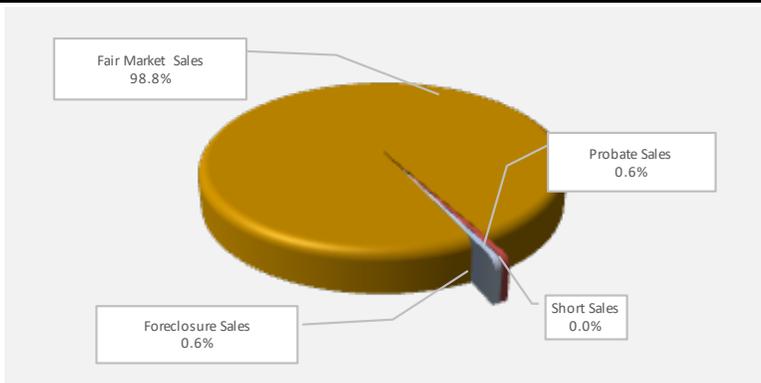
Prepared: 11/08/22

168 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	166	98.8%
Probate Sales	1	0.6%
Short Sales	0	0.0%
Foreclosure Sales	1	0.6%
		100.0%

Low	\$	135,000
Average	\$	475,892
High	\$	1,400,000
Average DOM:		21.7

Occupancy	Homes	Percentage
Occupied	121	72.0%
Vacant	47	28.0%



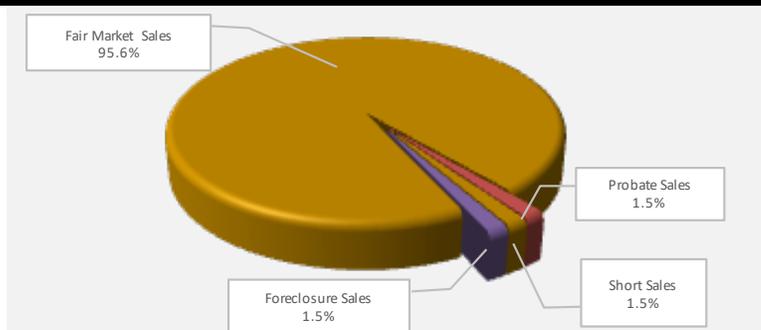
130 Listed in the past 30 days.

163 Listed in the past 60 days.

137 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	131	95.6%
Probate Sales	2	1.5%
Short Sales	2	1.5%
Foreclosure Sales	2	1.5%
		100.0%

Low	\$	140,000
Average	\$	435,839
High	\$	1,298,888
Average DOM:		43.8



Sold Homes Summary

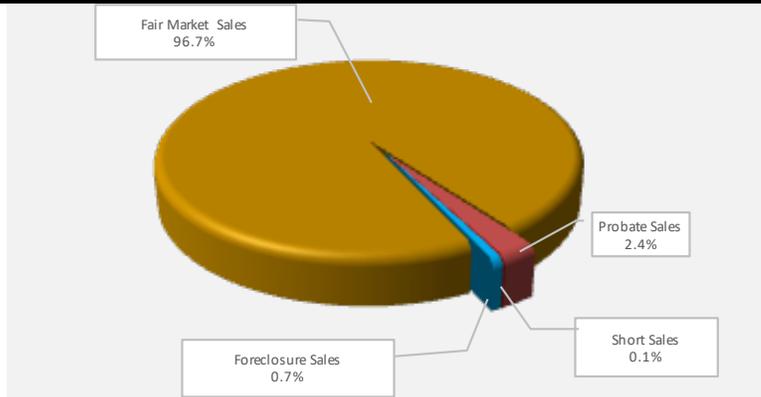
175 Sold in the past 30 days

417 Sold in the past 60 days

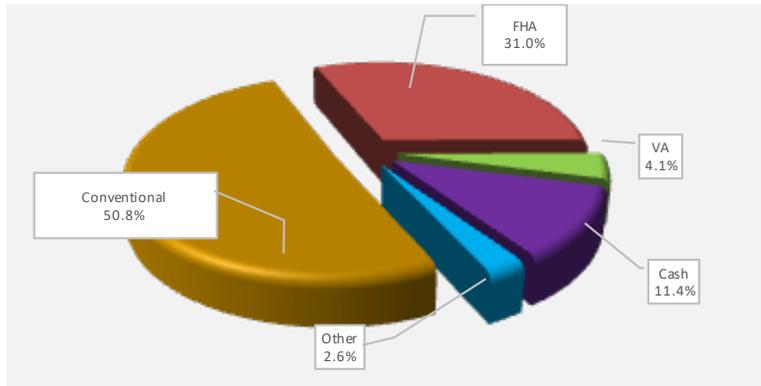
1,409 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	1,363	96.7%
Probate Sales	34	2.4%
Short Sales	2	0.1%
Foreclosure Sales	10	0.7%
		100.0%

Low	\$	69,950
Average	\$	450,742
High	\$	3,399,000
Average DOM:		23.9



New Financing Type	Homes	Percentage
Conventional	716	50.8%
FHA	437	31.0%
VA	58	4.1%
Cash	161	11.4%
Other	37	2.6%
		100.0%



STOCKTON REAL ESTATE SALES SUMMARY

Prepared: 11/08/22		TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to \$299,999	43	23	20	46.51%
\$300,000	to \$324,999	10	5	5	50.00%
\$325,000	to \$349,999	13	4	9	69.23%
\$350,000	to \$374,999	15	6	9	60.00%
\$375,000	to \$399,999	33	17	16	48.48%
\$400,000	to \$424,999	16	8	8	50.00%
\$425,000	to \$449,999	13	8	5	38.46%
\$450,000	to \$474,999	26	16	10	38.46%
\$475,000	to \$499,999	25	17	8	32.00%
\$500,000	to \$524,999	11	8	3	27.27%
\$525,000	to \$549,999	29	16	13	44.83%
\$550,000	to \$574,999	12	4	8	66.67%
\$575,000	to \$599,999	17	11	6	35.29%
\$600,000	to \$624,999	3	1	2	66.67%
\$625,000	to \$649,999	9	4	5	55.56%
\$650,000	to \$674,999	7	5	2	28.57%
\$675,000	to \$699,999	8	7	1	12.50%
\$700,000	to \$724,999	2	1	1	50.00%
\$725,000	to \$749,999	1	1	0	0.00%
\$750,000	to \$774,999	2	0	2	100.00%
\$775,000	to \$799,999	0	0	0	
\$800,000	to \$824,999	0	0	0	
\$825,000	to \$849,999	3	2	1	33.33%
\$850,000	and up	7	4	3	42.86%
TOTAL		305	168	137	44.92%

MARKET TIMING:

43.8 Average days on market for homes in escrow.

1.2 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%
47 Available homes are vacant (includes REO). Vacancy rate: 27.98%
29.76% Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

2 Pending homes are short sales. Short Sale Percentage: 1.46%
2 Pending homes are bank owned (REO). REO percentage: 1.46%
53.28% Of homes are pending for less than the original asking price.

MARKET STATISTICS:

175 Homes sold in the past 30 days.
\$451,251 Average selling price in the past 6 months.
\$291.59 Average price per square foot in the past 30 days.
1,613 Average square footage for home sold in the past 30 days.
20.0% Homes sold above original listed price in past 30 days.
94.8% Average Asked to Sold Ratio in the past 30 days.
96.0% Median Asked to Sold Ratio in the past 30 days.
417 Homes sold in the past 60 days.
1,409 Homes sold in the past 6 months.
2 Sold homes that were short sales. Short Sale Percentage: 0.14%
10 Sold homes that were bank owned. REO percentage: 96.74%