



GOLDEN LION
REAL ESTATE, INC.

OCTOBER 2022

TRACY REAL ESTATE SALES REPORT



State of the Market

MARKET TIMING:

35.2 Average days on market for homes in escrow.

1.1 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:
15.91%

36.36%

0
Available homes are short sales.

0
Available homes are bank owned (REO).

7
Available homes are vacant (Includes REO)

Available homes have had price reductions since being listed

PENDING HOME STATISTICS:

Short Sale Percentage:
0.00%

REO percentage:
0.00%

55.17%

0
Pending homes are short sales.

0
Pending homes are bank owned (REO).

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



MARKET STATISTICS:

51

Homes sold in the past 30 days.

393

Homes sold in the past 6 months.

125

Homes sold in the past 60 days.

Average price per square foot in the past 30 days.

\$373.60

Average selling price in the past 6 months.

\$761,738

2153

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

13.7% Homes sold above original listed price in past 30 days.

94.6% Average Asked to Sold Ratio in the past 30 days.

94.7% Median Asked to Sold Ratio in the past 30 days.

0 Sold homes that were bank owned.

1 Sold homes that were short sales.

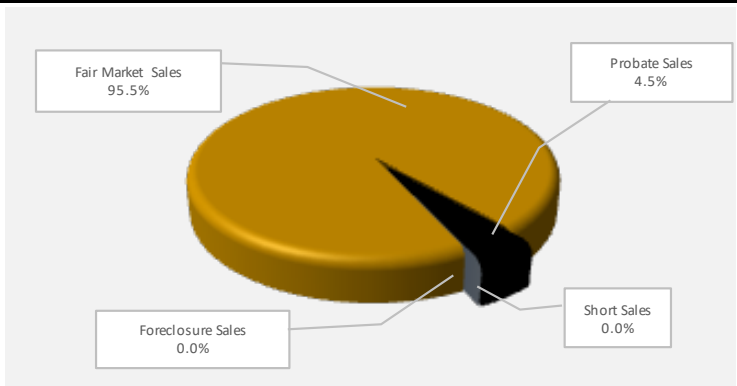
TRACY REAL ESTATE SALES SUMMARY

Prepared: 11/08/22

44 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	42	95.5%
Probate Sales	2	4.5%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$	439,000
Average	\$	823,176
High	\$	2,350,000
Average DOM:		24.9



31 Listed in the past 30 days.

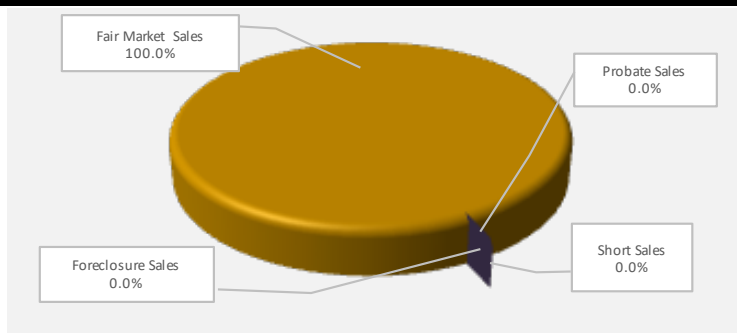
43 Listed in the past 60 days.

Occupancy	Homes	Percentage
Occupied	37	84.1%
Vacant	7	15.9%

29 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	29	100.0%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$	439,900
Average	\$	696,907
High	\$	995,000
Average DOM:		35.2

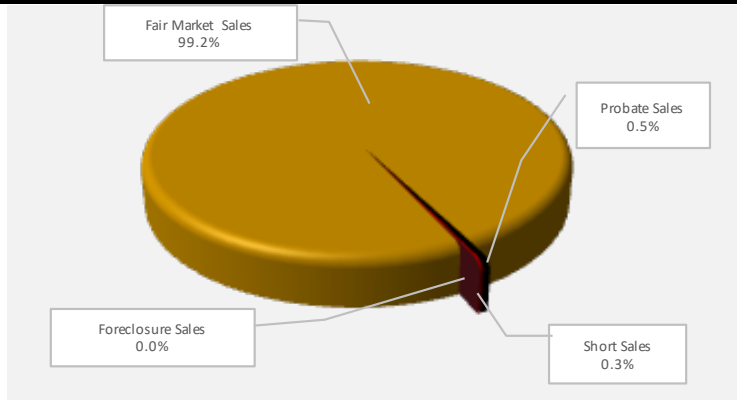


Sold Homes Summary

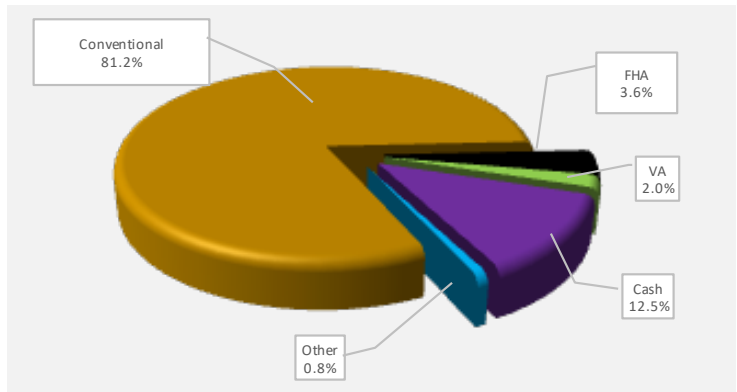
51 Sold in the past 30 days
 125 Sold in the past 60 days
 393 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	390	99.2%
Probate Sales	2	0.5%
Short Sales	1	0.3%
Foreclosure Sales	0	0.0%
		100.0%

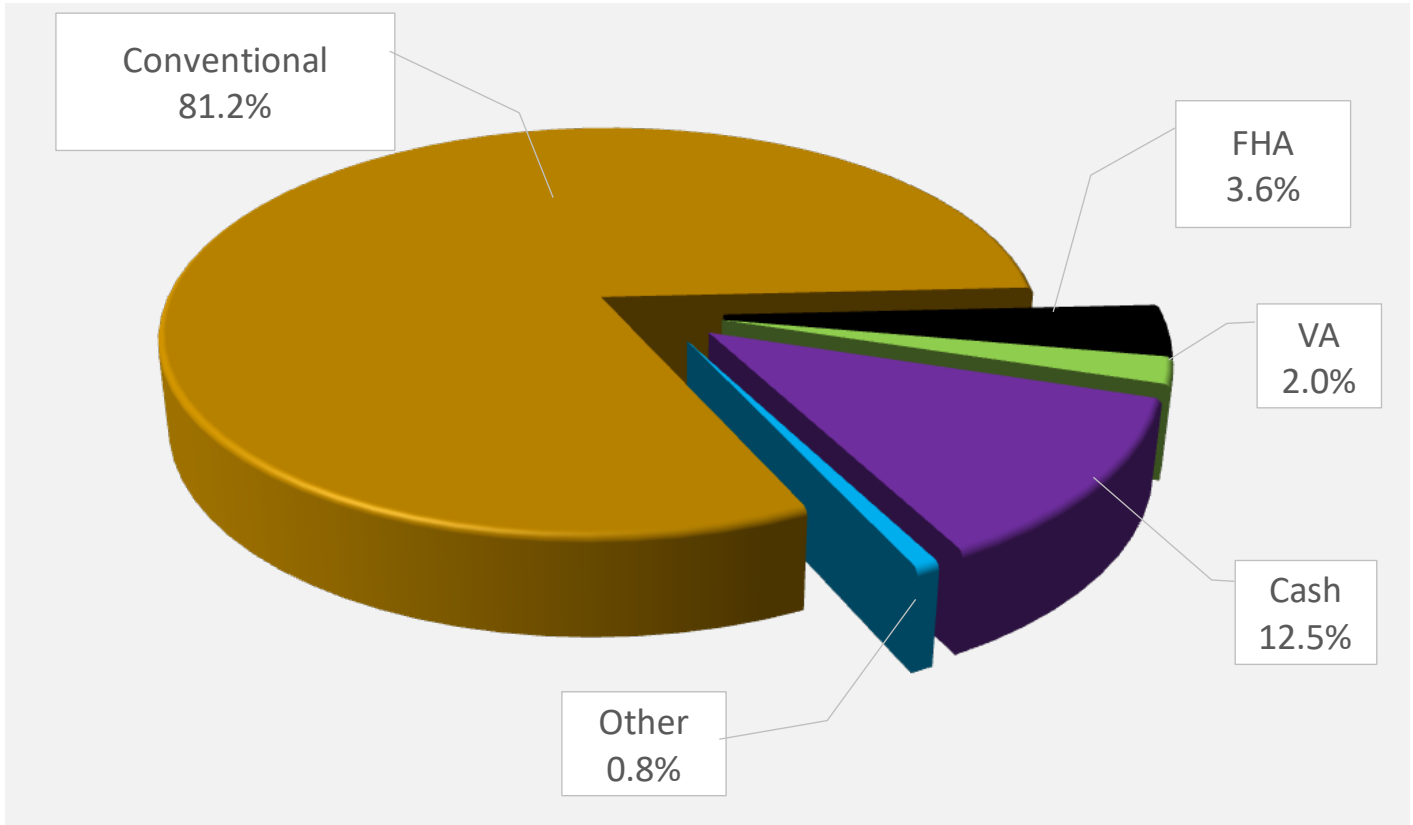
Low	\$	320,000
Average	\$	761,754
High	\$	3,200,000
Average DOM:		24.8



New Financing Type	Homes	Percentage
Conventional	319	81.2%
FHA	14	3.6%
VA	8	2.0%
Cash	49	12.5%
Other	3	0.8%
		100.0%



New Financing Type



TRACY REAL ESTATE SALES SUMMARY

Prepared: 11/08/22					
PRICE RANGE		TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to \$424,999	0	0	0	
\$425,000	to \$449,999	2	1	1	50.00%
\$450,000	to \$474,999	2	0	2	100.00%
\$475,000	to \$499,999	2	1	1	50.00%
\$500,000	to \$524,999	1	0	1	100.00%
\$525,000	to \$549,999	1	0	1	100.00%
\$550,000	to \$574,999	0	0	0	
\$575,000	to \$599,999	3	2	1	33.33%
\$600,000	to \$624,999	3	3	0	0.00%
\$625,000	to \$649,999	3	3	0	0.00%
\$650,000	to \$674,999	7	4	3	42.86%
\$675,000	to \$699,999	6	3	3	50.00%
\$700,000	to \$724,999	1	1	0	0.00%
\$725,000	to \$749,999	7	5	2	28.57%
\$750,000	to \$774,999	1	0	1	100.00%
\$775,000	to \$799,999	8	3	5	62.50%
\$800,000	to \$824,999	1	1	0	0.00%
\$825,000	to \$849,999	3	2	1	33.33%
\$850,000	to \$874,999	1	1	0	0.00%
\$875,000	to \$899,999	5	3	2	40.00%
\$900,000	to \$924,999	1	0	1	100.00%
\$925,000	and up	15	11	4	26.67%
TOTAL		73	44	29	39.73%

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7 Available homes are vacant (includes REO). Vacancy rate: 15.91%

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125 Homes sold in the past 60 days.
393 Homes sold in the past 6 months.
1 Sold homes that were short sales. Short Sale Percentage: 0.25%
0 Sold homes that were bank owned. REO percentage: 99.24%