



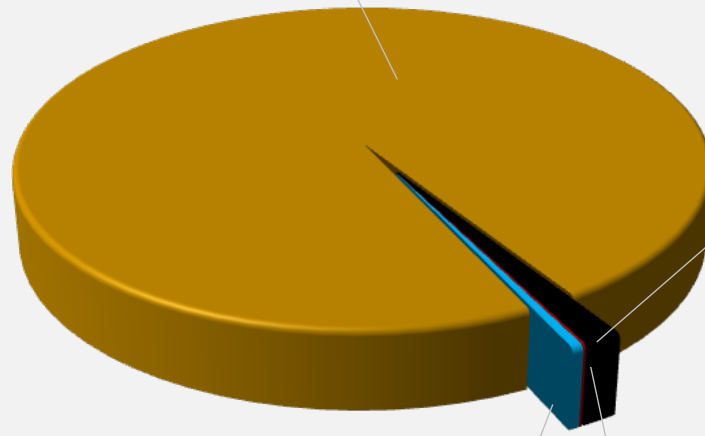
NOVEMBER 2022

MODESTO REAL ESTATE SALES REPORT

Sold Homes Summary

130

Fair Market Sales
97.9%



Probate Sales
1.5%

Foreclosure Sales
0.5%

Short Sales
0.1%

Available Homes

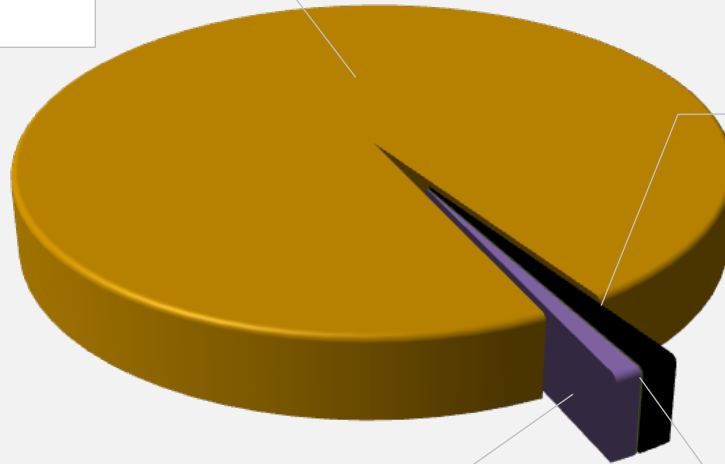
279

Fair Market Sales
97.5%

Probate Sales
1.4%

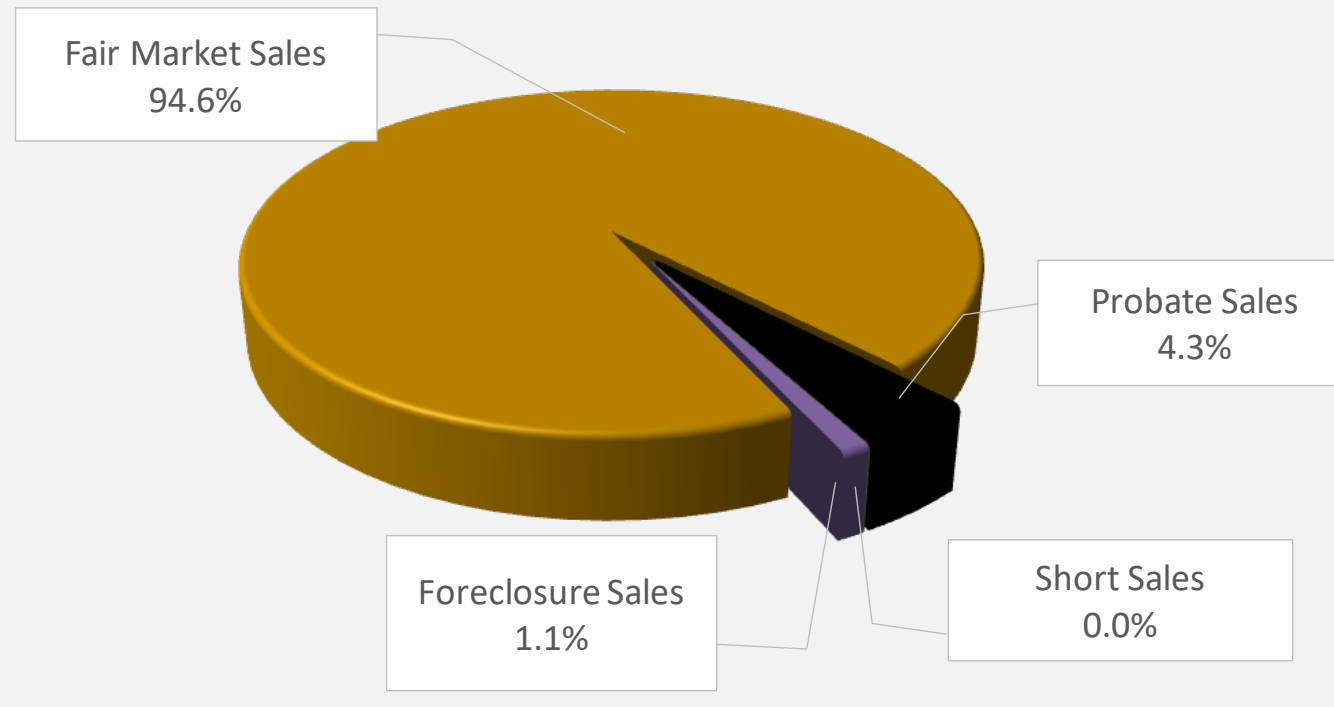
Foreclosure Sales
1.1%

Short Sales
0.0%

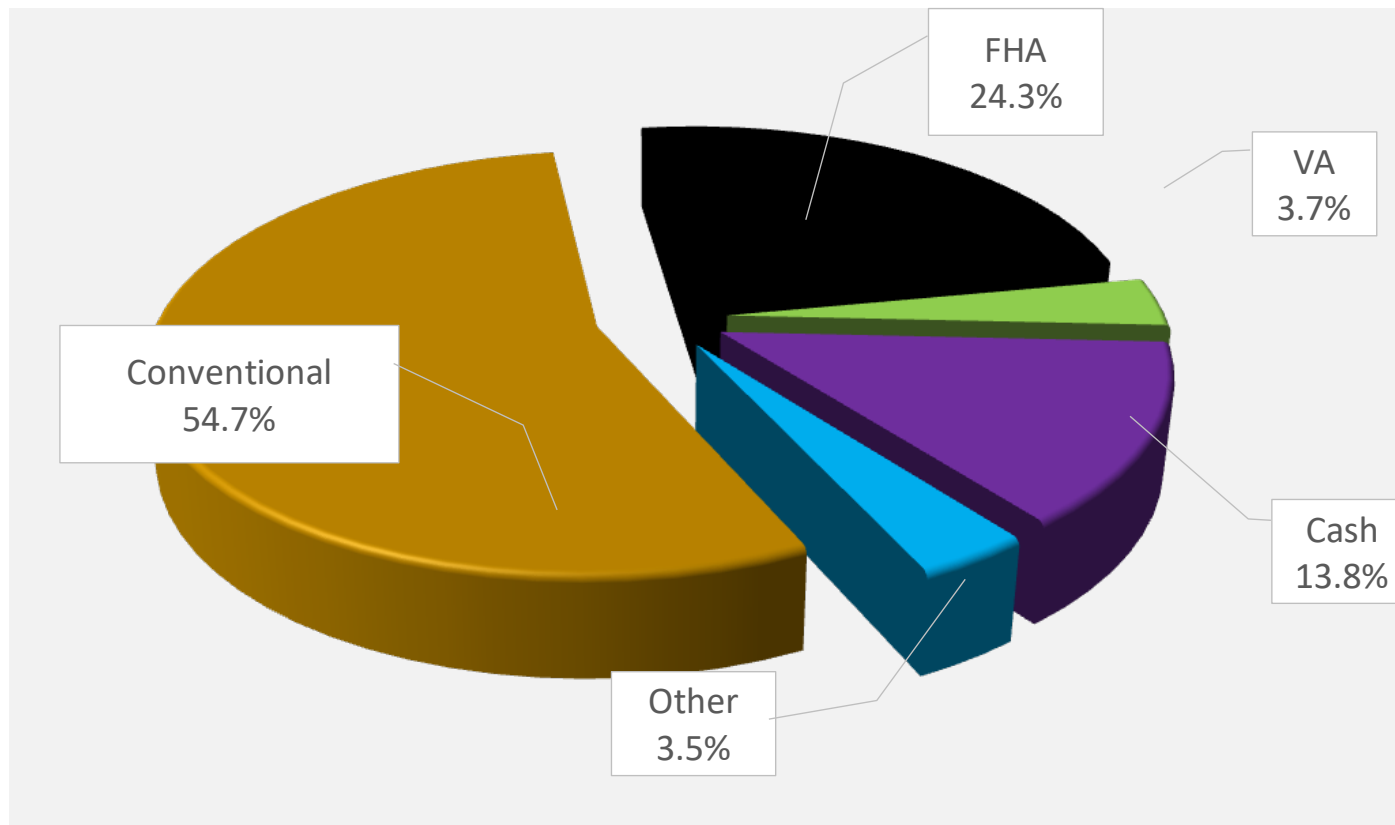


Pending Homes

186

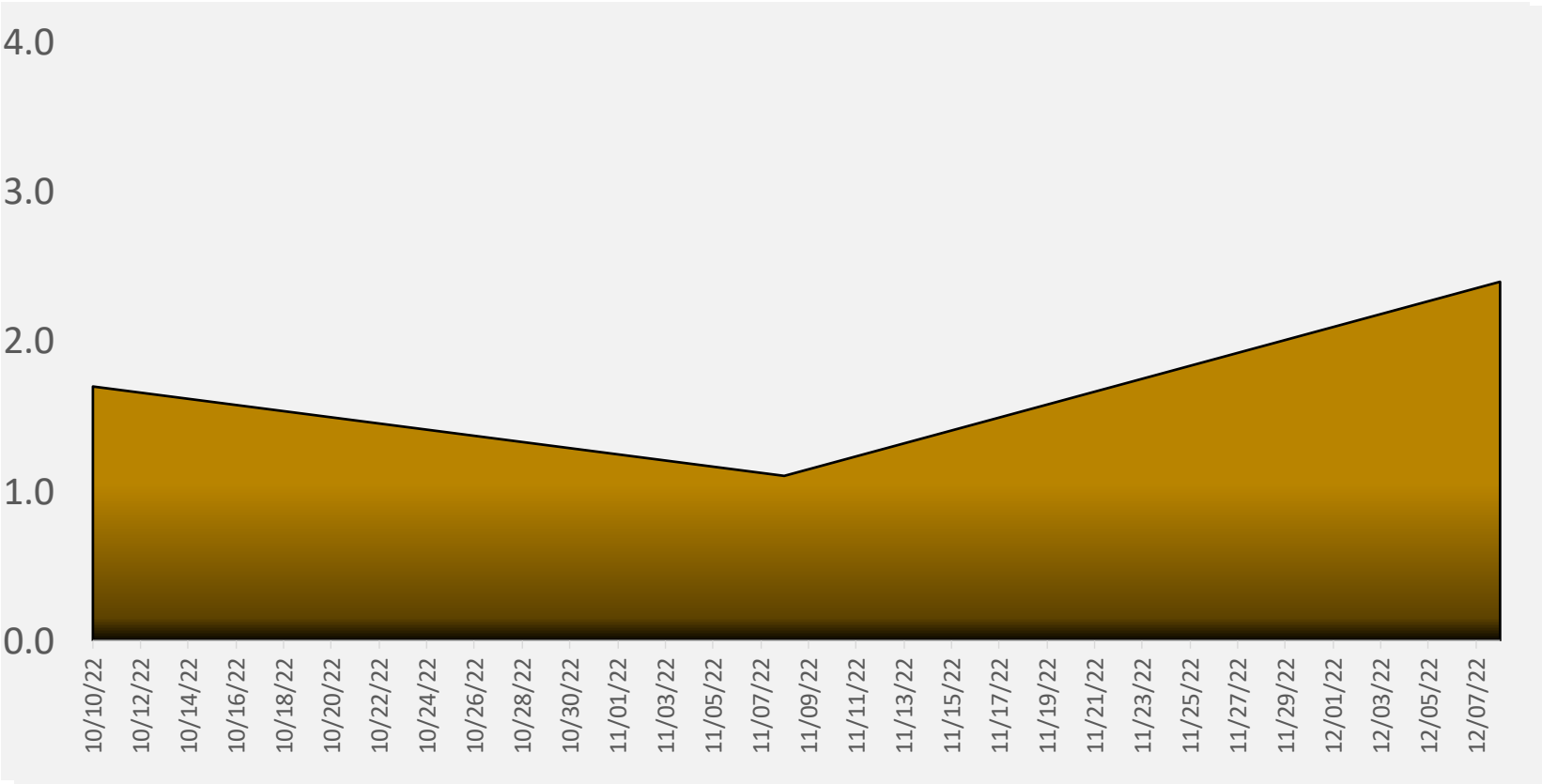


New Financing Type





Months of Remaining Inventory



State of the Market

MARKET TIMING:

41.5 Average days on market for homes in escrow.

2.4 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:
29.39%

47.67%

Available homes have had price reductions since being listed

0

Available homes are short sales.

0

Available homes are bank owned (REO).

82

Available homes are vacant (Includes REO)

PENDING HOME STATISTICS:

Short Sale Percentage:
0.00%

REO percentage:
1.08%

50.00%

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

0

Pending homes are short sales.

2

Pending homes are bank owned (REO).

279

HOMES FOR SALE

186

HOMES IN ESCROW

MARKET STATISTICS:

130

Homes sold in the past 30 days.

1051

Homes sold in the past 6 months.

309

Homes sold in the past 60 days.

Average price per square foot in the past 30 days.

\$290.65

Average selling price in the past 6 months.

\$469,957

1690

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

16.2%

Homes sold above original listed price in past 30 days.

95.1%

Average Asked to Sold Ratio in the past 30 days.

96.5%

Median Asked to Sold Ratio in the past 30 days.

5

Sold homes that were bank owned.

1

Sold homes that were short sales.

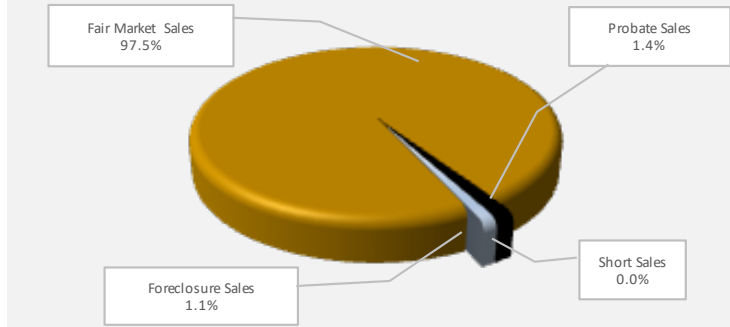
MODESTO REAL ESTATE SALES SUMMARY

Prepared: 12/08/22

279 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	272	97.5%
Probate Sales	4	1.4%
Short Sales	0	0.0%
Foreclosure Sales	3	1.1%
		100.0%

Low	\$	199,000
Average	\$	538,457
High	\$	2,850,000
Average DOM:		73.7



Occupancy	Homes	Percentage
Occupied	197	70.6%
Vacant	82	29.4%

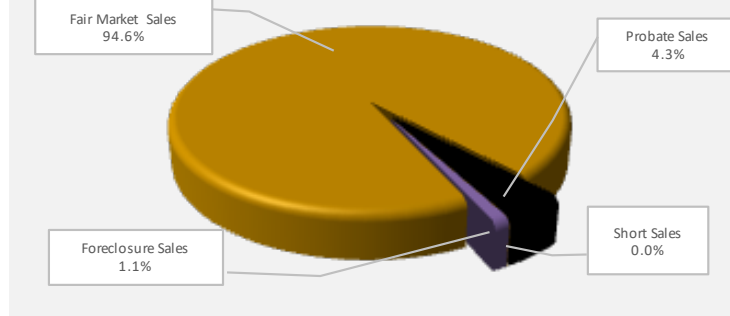
90 Listed in the past 30 days.

147 Listed in the past 60 days.

186 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	176	94.6%
Probate Sales	8	4.3%
Short Sales	0	0.0%
Foreclosure Sales	2	1.1%
		100.0%

Low	\$	175,000
Average	\$	422,954
High	\$	1,499,000
Average DOM:		41.5

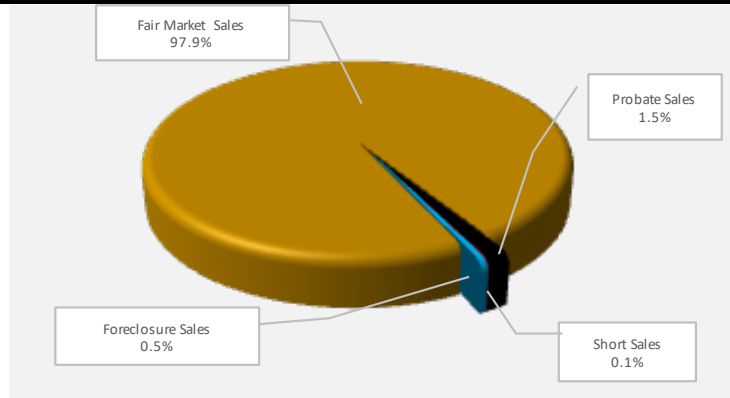


Sold Homes Summary

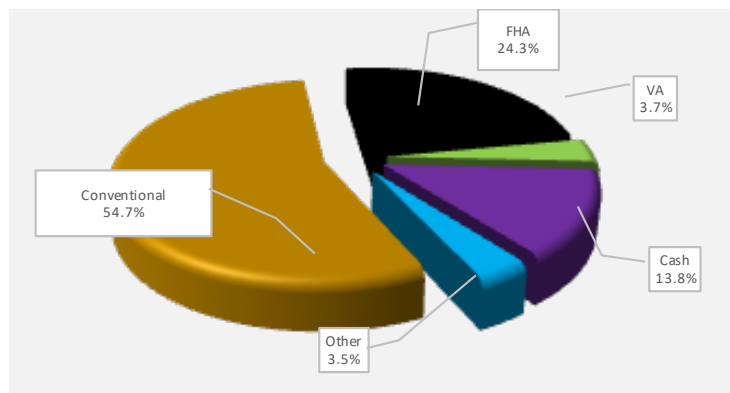
130 Sold in the past 30 days
309 Sold in the past 60 days
1051 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	1029	97.9%
Probate Sales	16	1.5%
Short Sales	1	0.1%
Foreclosure Sales	5	0.5%
		100.0%

Low	\$	119,000
Average	\$	474,736
High	\$	2,700,000
Average DOM:		25.7



New Financing Type	Homes	Percentage
Conventional	575	54.7%
FHA	255	24.3%
VA	39	3.7%
Cash	145	13.8%
Other	37	3.5%
		100.0%



MODESTO REAL ESTATE SALES SUMMARY

Prepared: 12/08/22						
PRICE RANGE			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to	\$424,999	224	116	108	48.21%
\$425,000	to	\$449,999	39	21	18	46.15%
\$450,000	to	\$474,999	21	10	11	52.38%
\$475,000	to	\$499,999	34	21	13	38.24%
\$500,000	to	\$524,999	17	13	4	23.53%
\$525,000	to	\$549,999	17	14	3	17.65%
\$550,000	to	\$574,999	5	4	1	20.00%
\$575,000	to	\$599,999	15	8	7	46.67%
\$600,000	to	\$624,999	9	6	3	33.33%
\$625,000	to	\$649,999	11	6	5	45.45%
\$650,000	to	\$674,999	8	7	1	12.50%
\$675,000	to	\$699,999	10	6	4	40.00%
\$700,000	to	\$724,999	3	3	0	0.00%
\$725,000	to	\$749,999	8	6	2	25.00%
\$750,000	to	\$774,999	2	2	0	0.00%
\$775,000	to	\$799,999	7	5	2	28.57%
\$800,000	to	\$824,999	0	0	0	
\$825,000	to	\$849,999	5	5	0	0.00%
\$850,000	to	\$874,999	3	3	0	0.00%
\$875,000	to	\$899,999	1	1	0	0.00%
\$900,000	to	\$924,999	1	1	0	0.00%
\$925,000	and up		25	21	4	16.00%
TOTAL			465	279	186	40.00%

MARKET TIMING:

41.5 Average days on market for homes in escrow.

2.4 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%
82 Available homes are vacant (includes REO). Vacancy rate: 29.39%
47.67% Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

0 Pending homes are short sales. Short Sale Percentage: 0.00%
2 Pending homes are bank owned (REO). REO percentage: 1.08%
50.00% Of homes are pending for less than the original asking price.

MARKET STATISTICS:

130 Homes sold in the past 30 days.
\$469,957 Average selling price in the past 6 months.
\$290.65 Average price per square foot in the past 30 days.
1690 Average square footage for home sold in the past 30 days.
16.2% Homes sold above original listed price in past 30 days.
95.1% Average Asked to Sold Ratio in the past 30 days.
96.5% Median Asked to Sold Ratio in the past 30 days.
309 Homes sold in the past 60 days.
1051 Homes sold in the past 6 months.
1 Sold homes that were short sales. Short Sale Percentage: 0.10%
5 Sold homes that were bank owned. REO percentage: 97.91%