



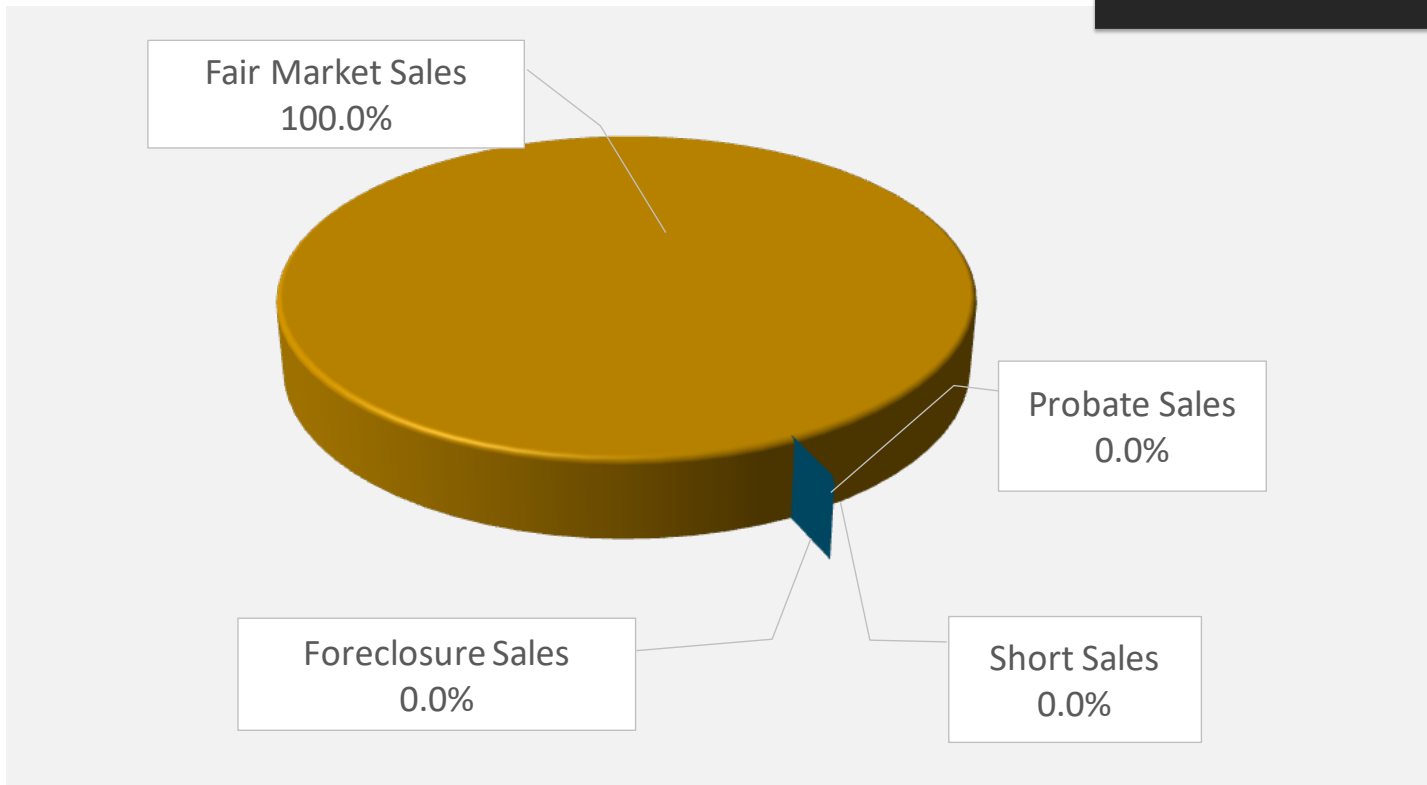
**GOLDEN LION**  
REAL ESTATE, INC.

# DECEMBER 2022

LATHROP REAL ESTATE SALES REPORT

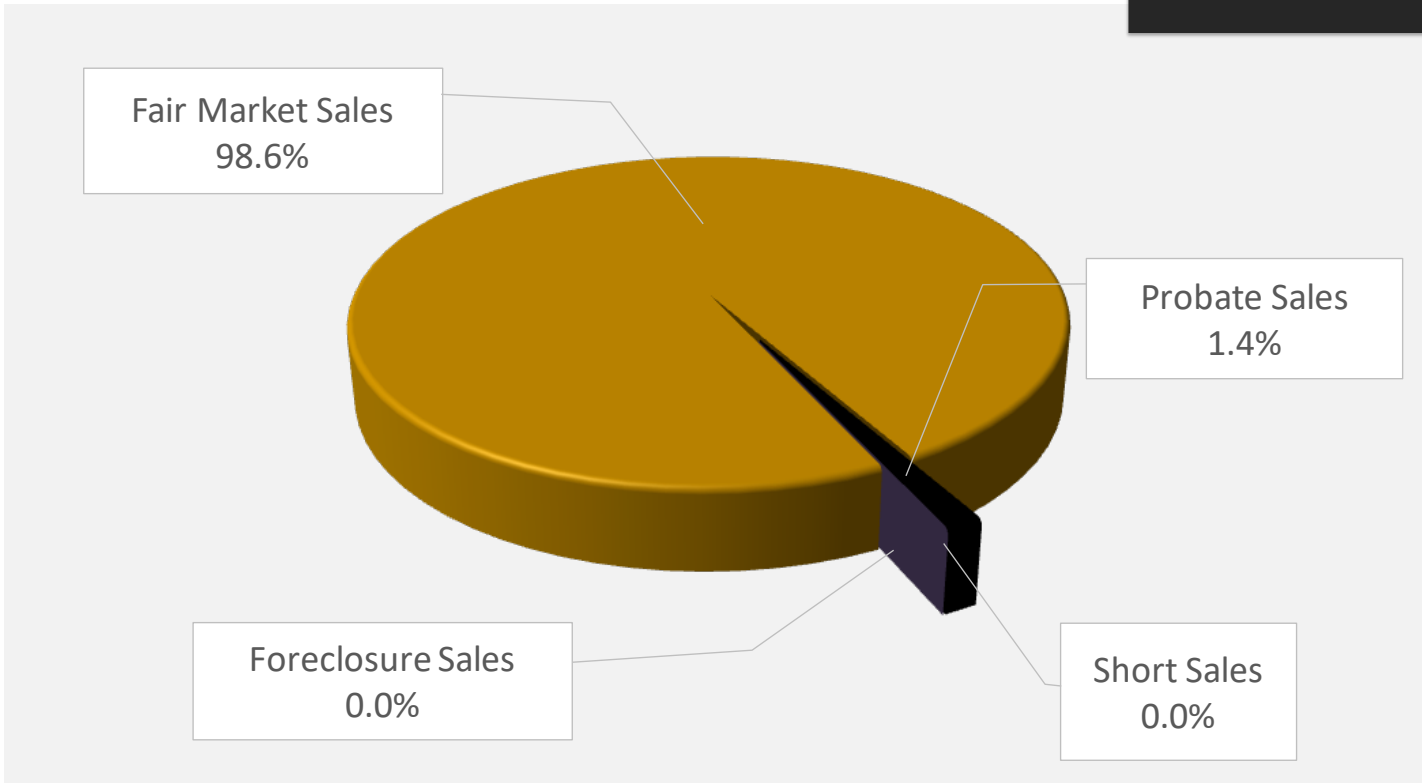


# Sold Homes Summary



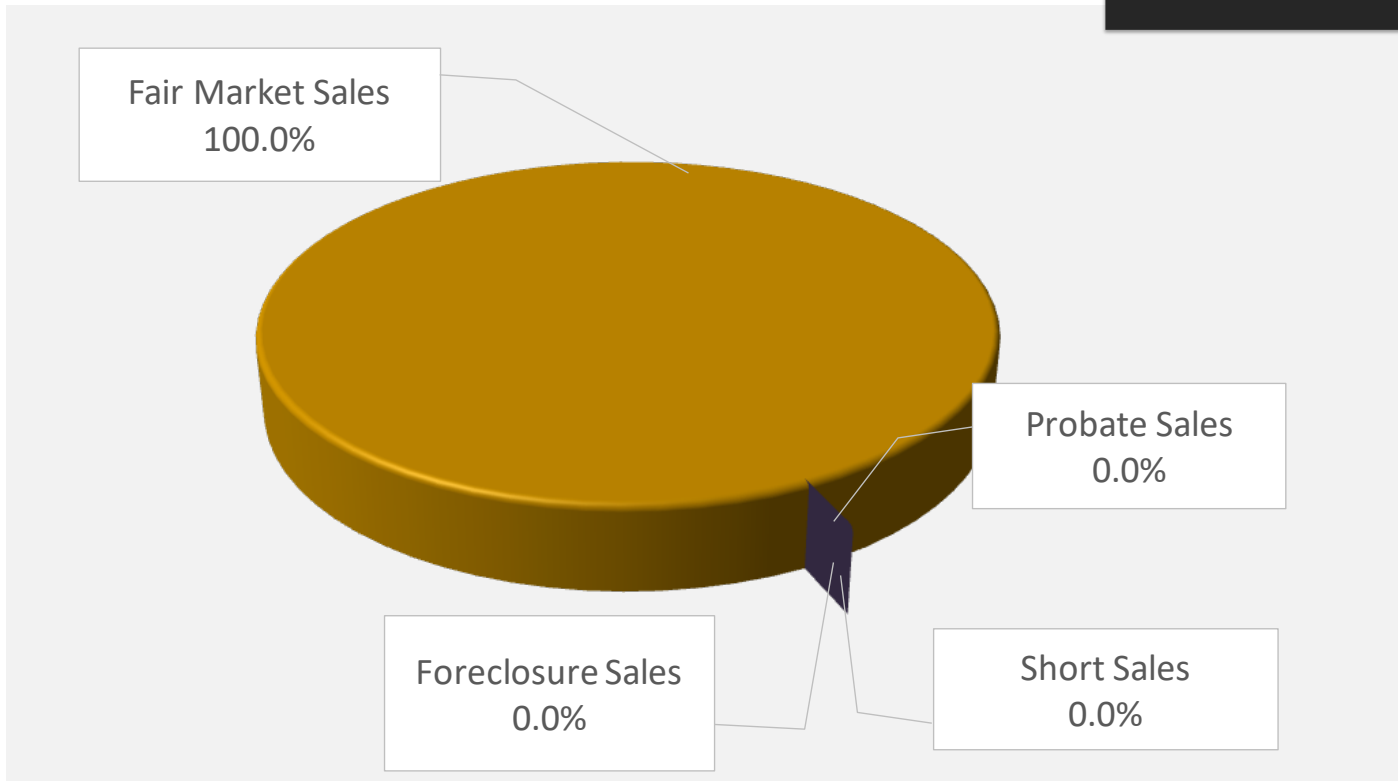
# Available Homes

74

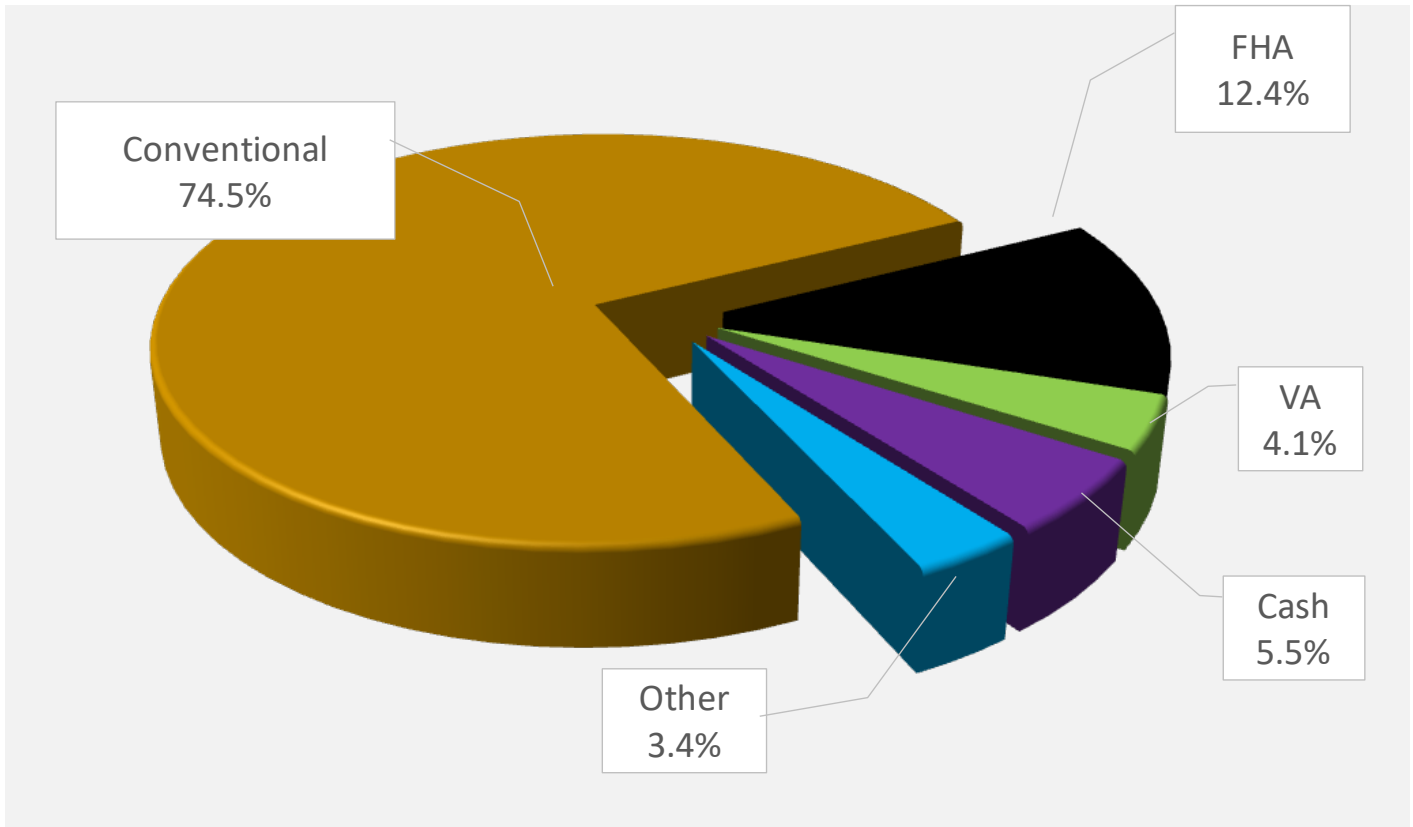


# Pending Homes

41

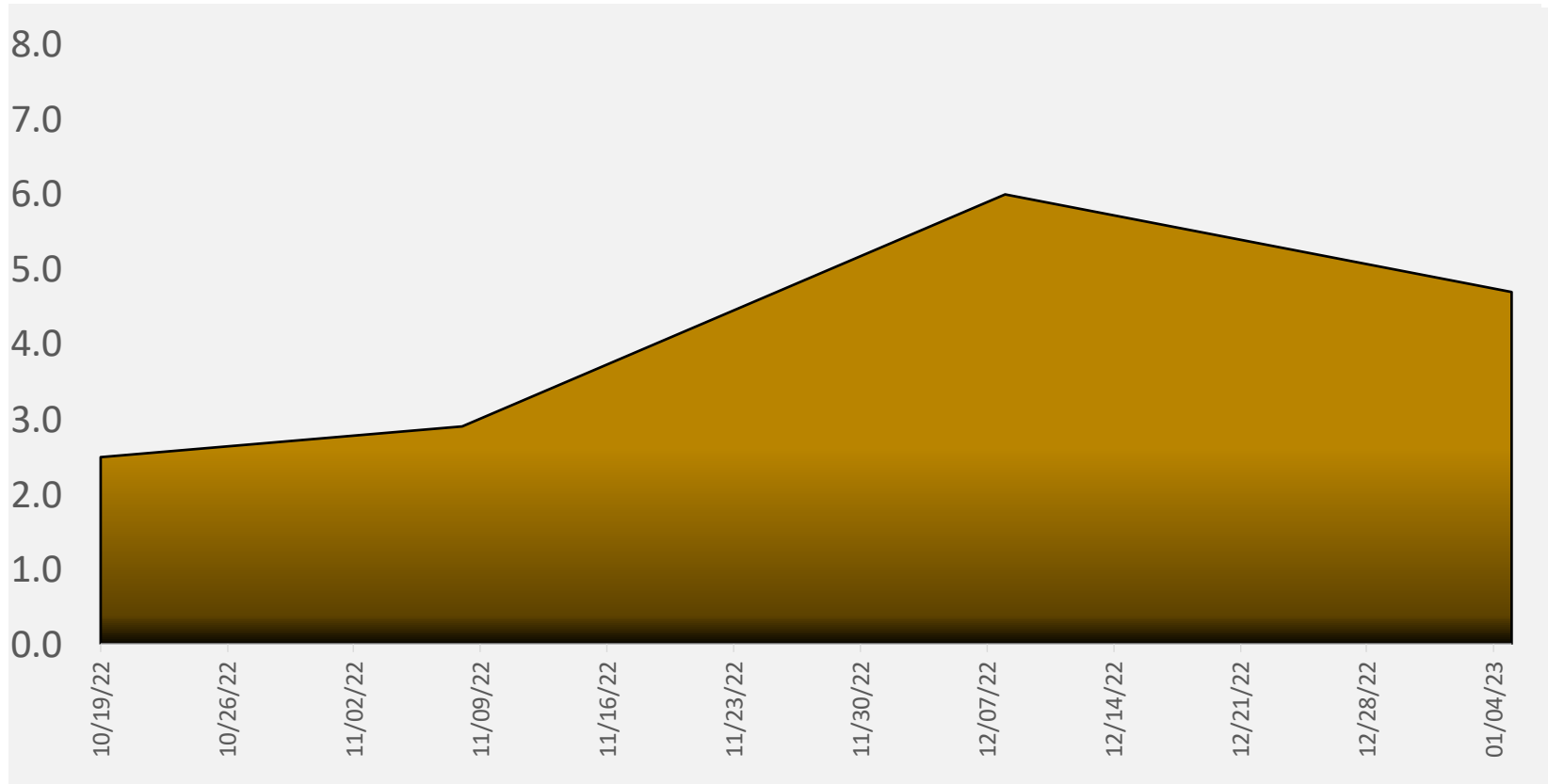


# New Financing Type





## Months of Remaining Inventory





# State of the Market

## MARKET TIMING:

**53.8** Average days on market for homes in escrow.

**4.7** 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:  
**12.16%**

**47.30%**

**0**  
Available homes are short sales.

**0**  
Available homes are bank owned (REO).

**9**  
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%**

**48.78%**

**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:

**23**

Homes sold in the past 30 days.

**145**

Homes sold in the past 6 months.

**60**

Homes sold in the past 60 days.

Average price per square foot in the past 30 days.

**\$313.91**

Average selling price in the past 6 months.

**\$684,073**

**2263**

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

**17.4%** Homes sold above original listed price in past 30 days.

**92.3%** Average Asked to Sold Ratio in the past 30 days.

**91.9%** Median Asked to Sold Ratio in the past 30 days.

**0** Sold homes that were bank owned.

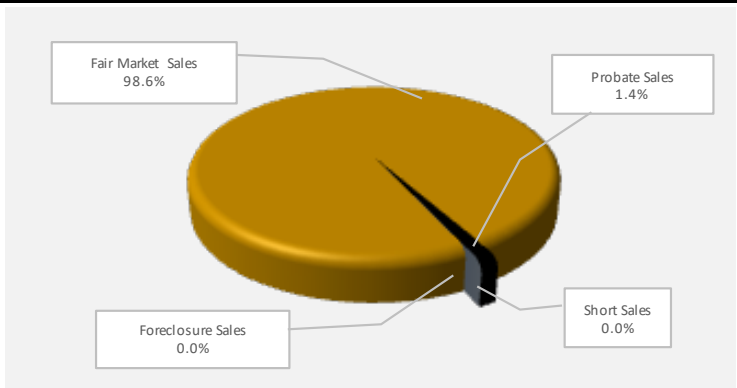
**0** Sold homes that were short sales.

# LATHROP REAL ESTATE SALES SUMMARY

Prepared: 01/05/23

## 74 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	73	98.6%
Probate Sales	1	1.4%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		<b>100.0%</b>
Low	\$ 309,000	
Average	\$ 733,564	
High	\$ 1,299,000	
Average DOM:	67.1	

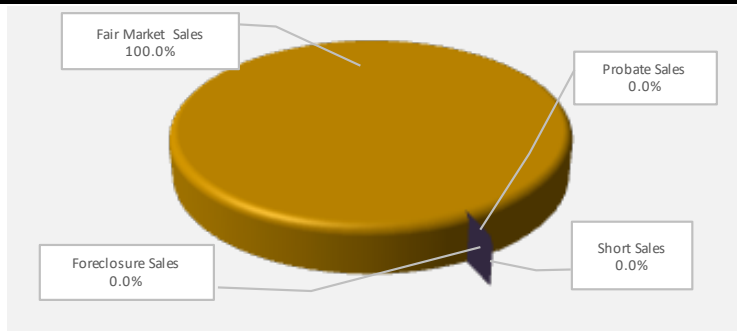


**14** Listed in the past 30 days.  
**33** Listed in the past 60 days.

Occupancy	Homes	Percentage
Occupied	65	87.8%
Vacant	9	12.2%

## 41 Pending Homes

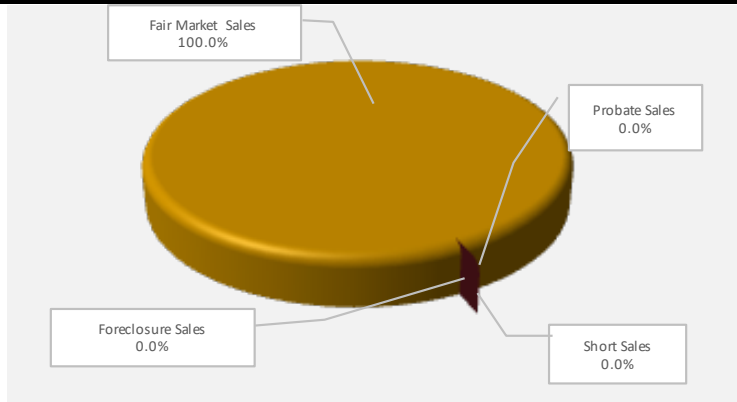
Existing Financing	Homes	Percentage
Fair Market Sales	41	100.0%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		<b>100.0%</b>
Low	\$ 429,000	
Average	\$ 708,650	
High	\$ 1,100,540	
Average DOM:	53.8	



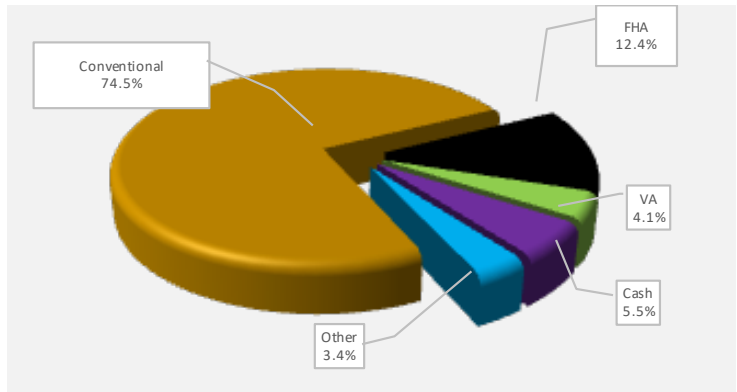
## Sold Homes Summary

23 Sold in the past 30 days  
 60 Sold in the past 60 days  
 145 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	145	100.0%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		<b>100.0%</b>
Low	\$ 315,000	
Average	\$ 696,254	
High	\$ 1,249,000	
Average DOM:	42.5	



New Financing Type	Homes	Percentage
Conventional	108	74.5%
FHA	18	12.4%
VA	6	4.1%
Cash	8	5.5%
Other	5	3.4%
		<b>100.0%</b>





# LATHROP REAL ESTATE SALES SUMMARY

Prepared: 01/05/23		TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to \$424,999	1	1	0	0.00%
\$425,000	to \$449,999	1	0	1	100.00%
\$450,000	to \$474,999	1	1	0	0.00%
\$475,000	to \$499,999	2	2	0	0.00%
\$500,000	to \$524,999	2	1	1	50.00%
\$525,000	to \$549,999	5	2	3	60.00%
\$550,000	to \$574,999	2	0	2	100.00%
\$575,000	to \$599,999	5	4	1	20.00%
\$600,000	to \$624,999	7	7	0	0.00%
\$625,000	to \$649,999	7	5	2	28.57%
\$650,000	to \$674,999	7	3	4	57.14%
\$675,000	to \$699,999	11	4	7	63.64%
\$700,000	to \$724,999	8	8	0	0.00%
\$725,000	to \$749,999	11	8	3	27.27%
\$750,000	to \$774,999	4	3	1	25.00%
\$775,000	to \$799,999	7	2	5	71.43%
\$800,000	to \$824,999	4	1	3	75.00%
\$825,000	to \$849,999	2	1	1	50.00%
\$850,000	to \$874,999	2	1	1	50.00%
\$875,000	to \$899,999	6	6	0	0.00%
\$900,000	to \$924,999	1	1	0	0.00%
\$925,000	to \$949,999	1	1	0	0.00%
\$950,000	to \$974,999	4	3	1	25.00%
\$975,000	to \$999,999	9	6	3	33.33%
\$1,000,000	to \$1,024,999	0	0	0	
\$1,025,000	to \$1,049,999	1	0	1	100.00%
\$1,050,000	to \$1,074,999	0	0	0	
\$1,075,000	and up	4	3	1	25.00%
<b>TOTAL</b>		<b>115</b>	<b>74</b>	<b>41</b>	<b>35.65%</b>

## MARKET TIMING:

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

## AVAILABLE HOME STATISTICS:

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- 0** Available homes are bank owned (REO). REO percentage: 0.00%
- 9** Available homes are vacant (includes REO). Vacancy rate: 12.16%
- 47.30%** Available homes have had price reductions since being listed.

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- 48.78%** Of homes are pending for less than the original asking price.

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- \$684,073** Average selling price in the past 6 months.
- \$313.91** Average price per square foot in the past 30 days.
- 2263** Average square footage for home sold in the past 30 days.
- 17.4%** Homes sold above original listed price in past 30 days.
- 92.3%** Average Asked to Sold Ratio in the past 30 days.
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- 60** Homes sold in the past 60 days.
- 145** Homes sold in the past 6 months.
- 0** Sold homes that were short sales. Short Sale Percentage: 0.00%
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