



GOLDEN LION
REAL ESTATE, INC.

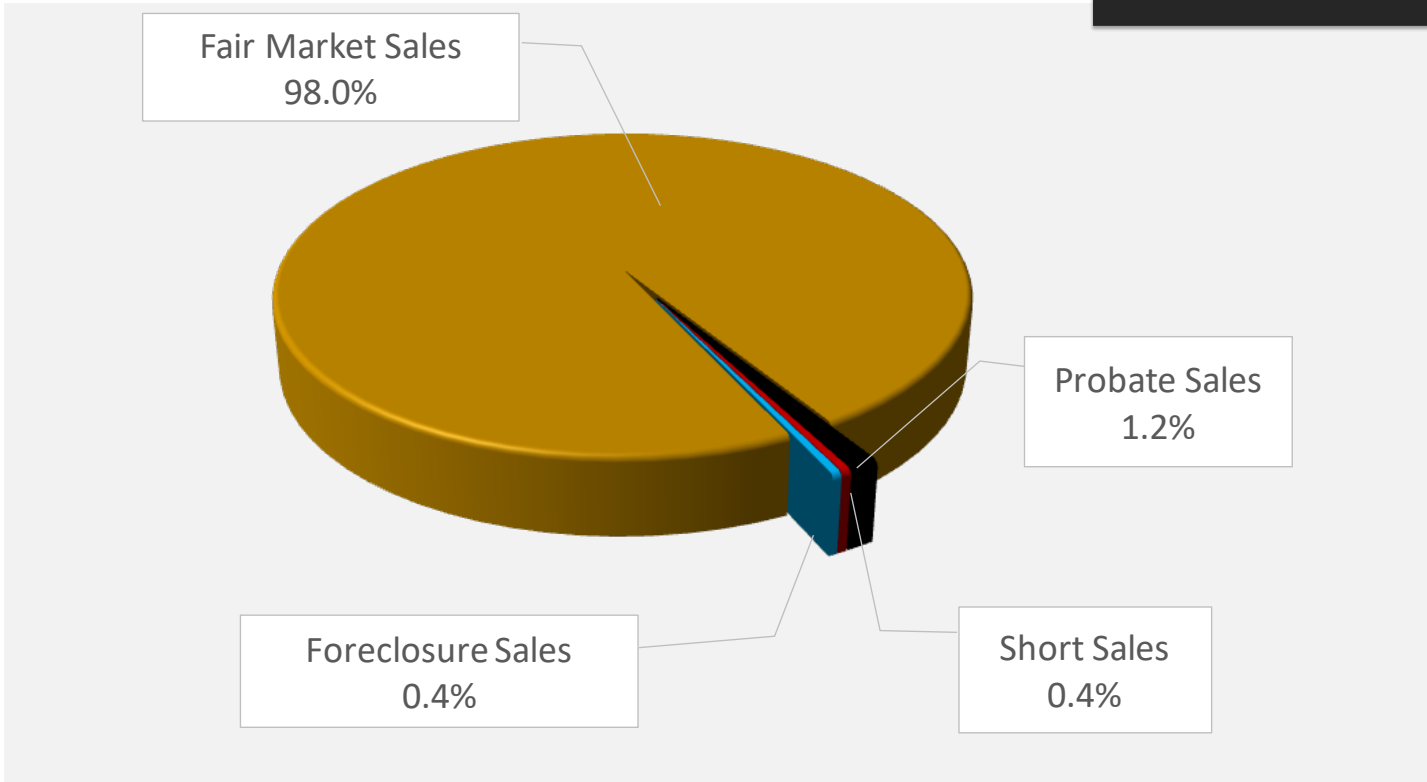
DECEMBER 2022

MANTECA REAL ESTATE SALES REPORT



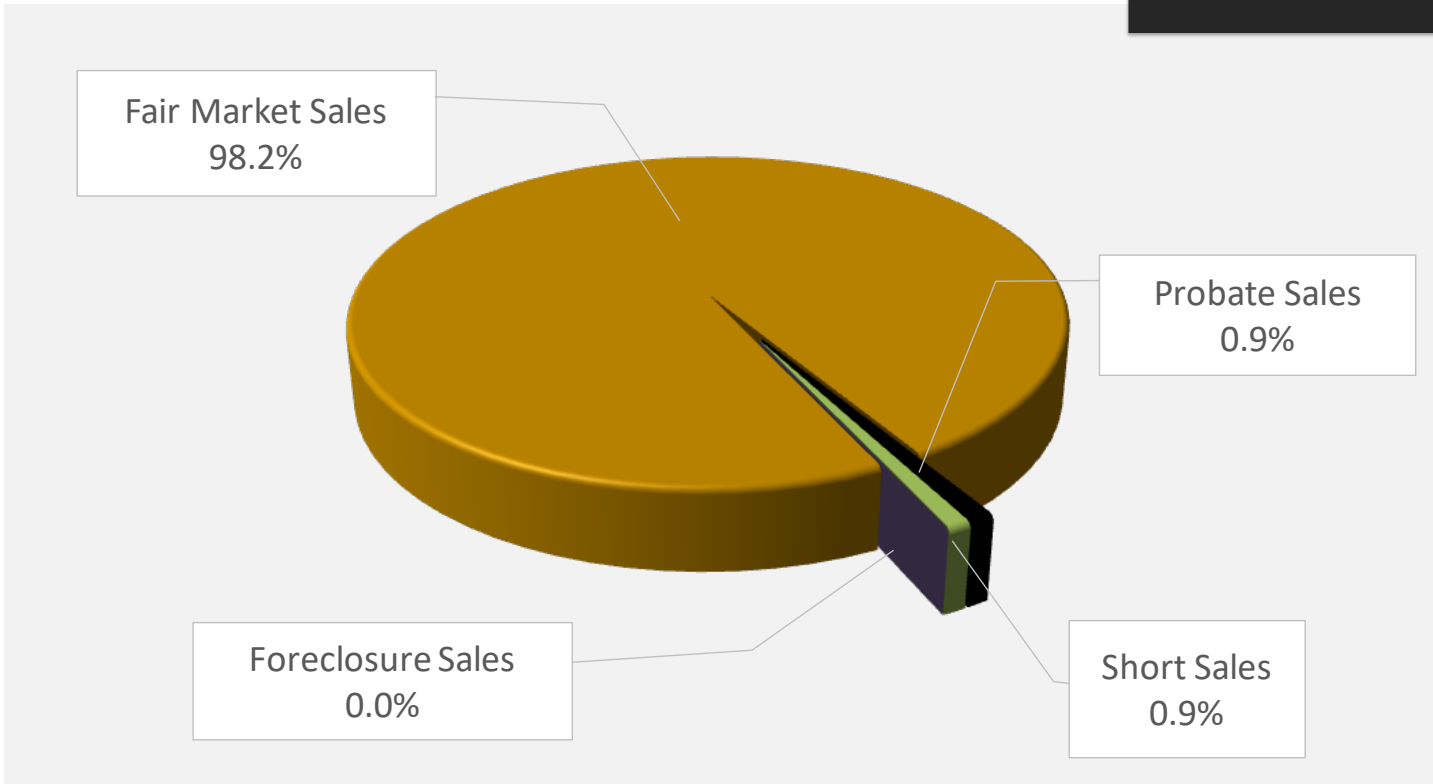
Sold Homes Summary

35



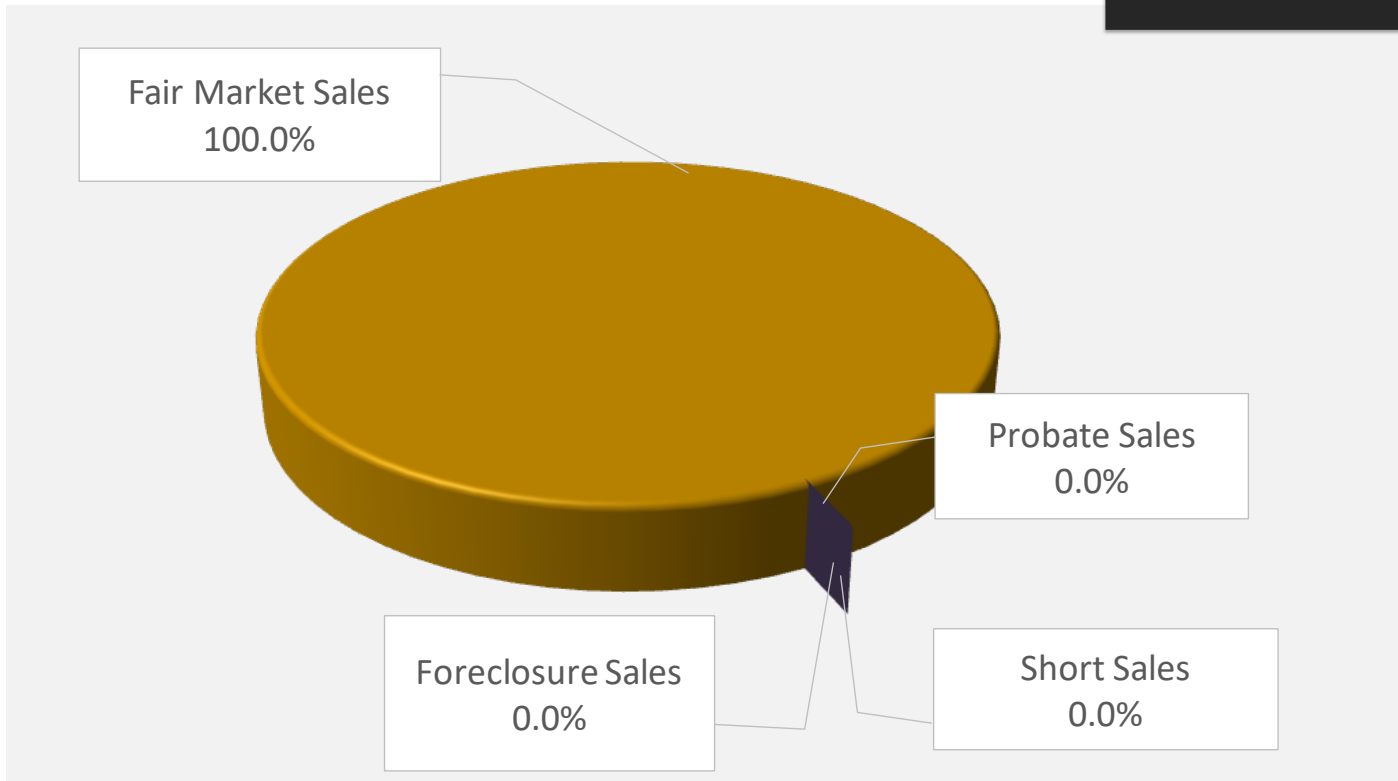
Available Homes

112

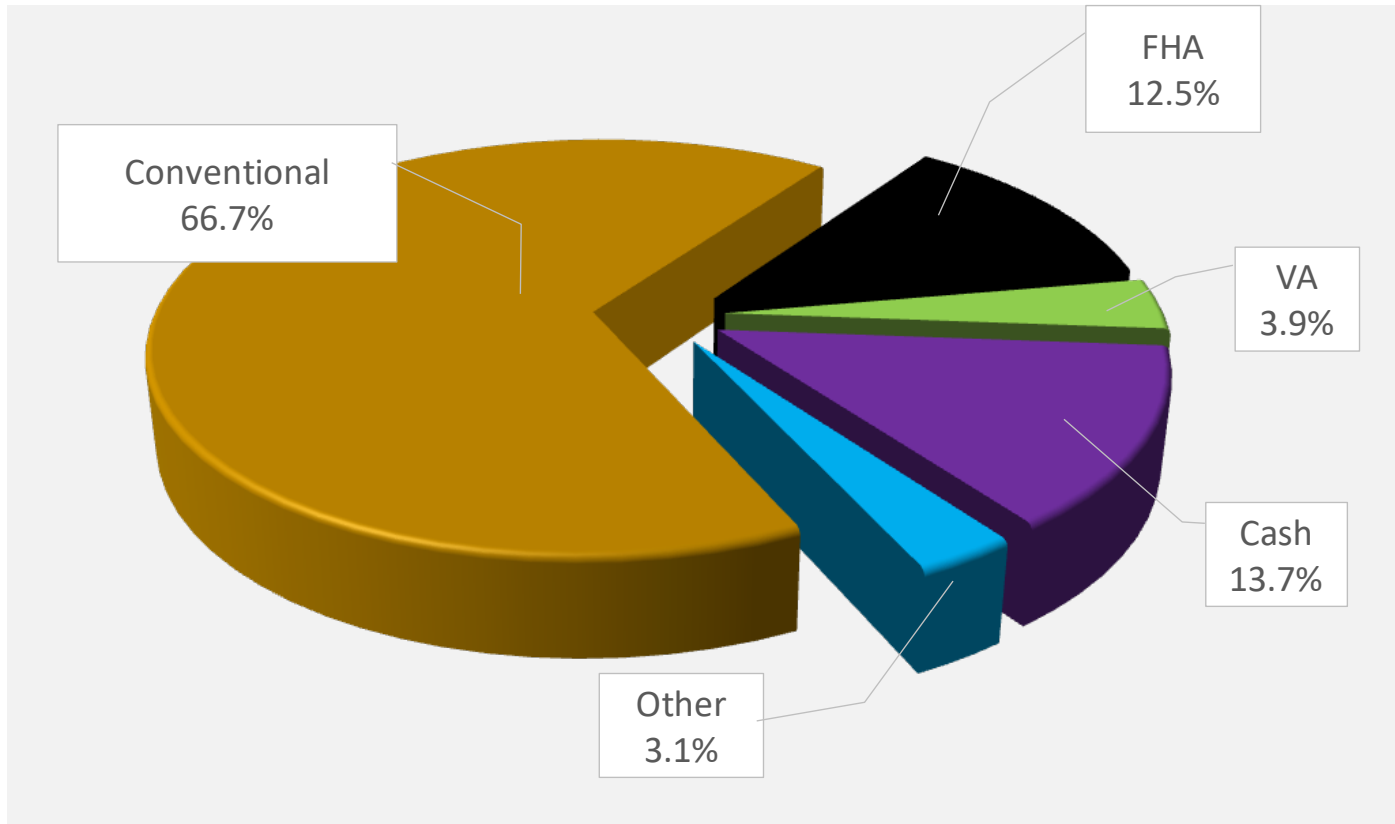


Pending Homes

34

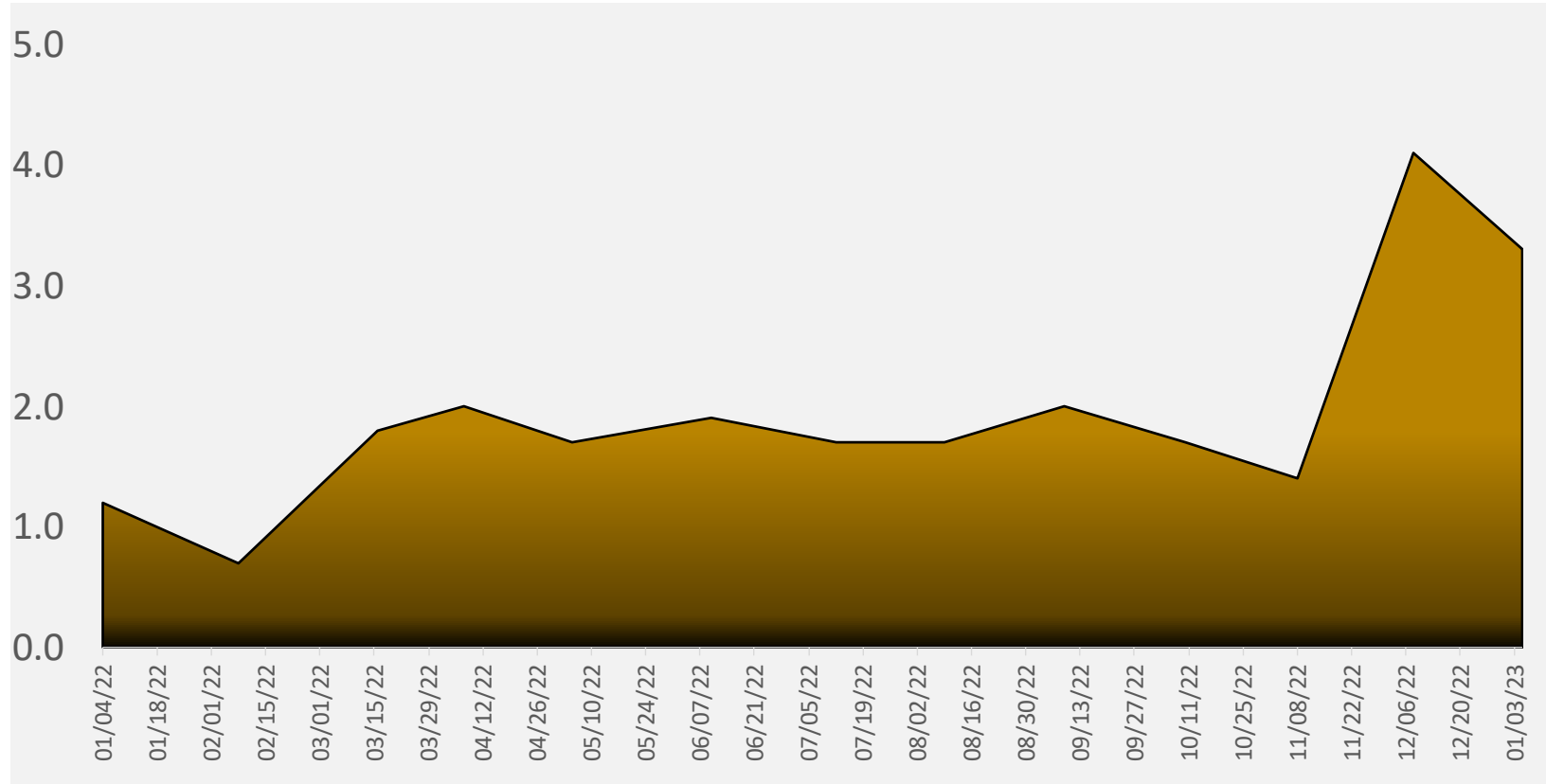


New Financing Type





Months of Remaining Inventory





State of the Market

MARKET TIMING:

53.8

Average days on market for homes in escrow.

3.3

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:
16.96%

41.07%

0

Available homes are short sales.

0

Available homes are bank owned (REO).

19

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%

50.00%

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

0

Pending homes are short sales.

0

Pending homes are bank owned (REO).

112

HOMES FOR SALE

34

HOMES IN ESCROW

MARKET STATISTICS:

35

Homes sold in the past 30 days.

255

Homes sold in the past 6 months.

64

Homes sold in the past 60 days.

Average price per square foot in the past 30 days.

\$327.26

Average selling price in the past 6 months.

\$611,291

1985

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

5.7%

Homes sold above original listed price in past 30 days.

90.7%

Average Asked to Sold Ratio in the past 30 days.

90.9%

Median Asked to Sold Ratio in the past 30 days.

1

Sold homes that were bank owned.

1

Sold homes that were short sales.

MANTECA REAL ESTATE SALES SUMMARY

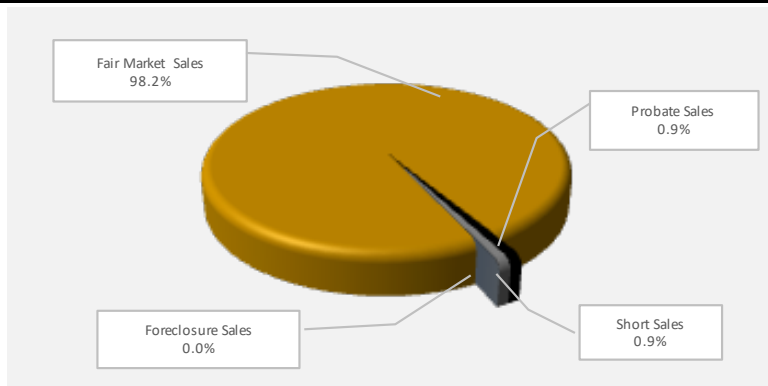
Prepared: 01/05/23

112 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	110	98.2%
Probate Sales	1	0.9%
Short Sales	1	0.9%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$	319,000
Average	\$	677,998
High	\$	3,650,000
Average DOM:		79.1

Occupancy	Homes	Percentage
Occupied	93	83.0%
Vacant	19	17.0%



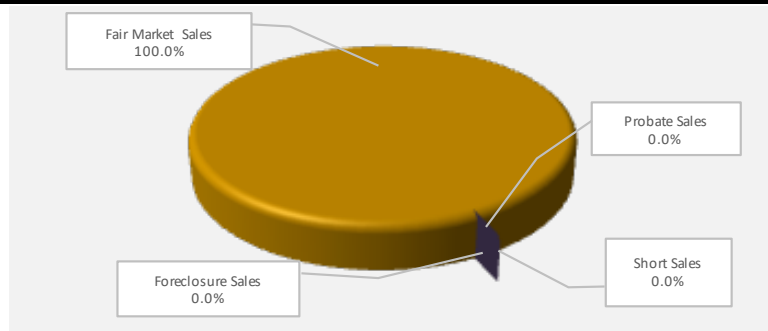
23 Listed in the past 30 days.

51 Listed in the past 60 days.

34 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	34	100.0%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$	369,000
Average	\$	671,024
High	\$	1,140,000
Average DOM:		53.8



Sold Homes Summary

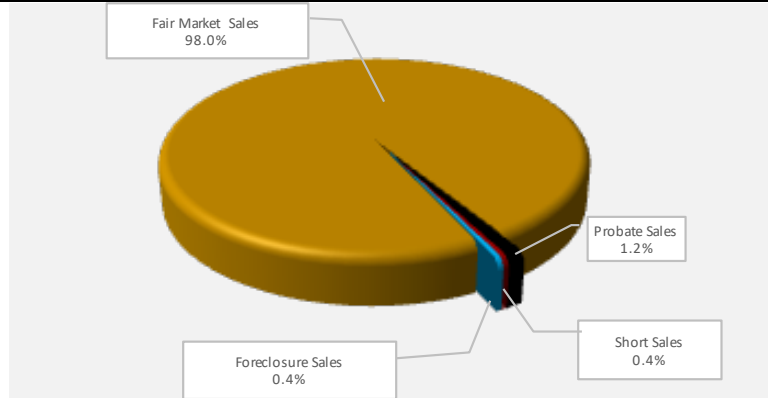
35 Sold in the past 30 days

64 Sold in the past 60 days

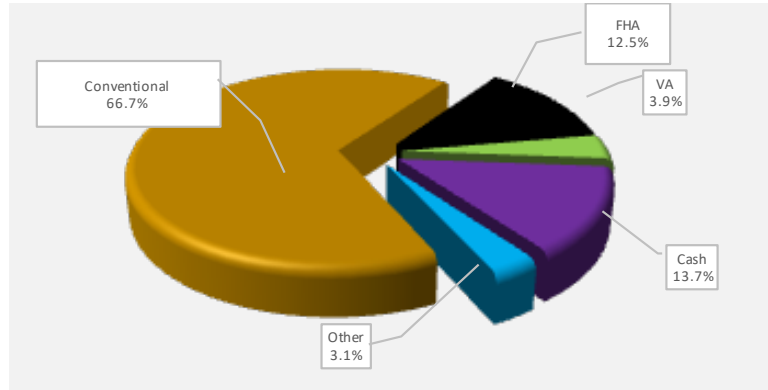
255 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	250	98.0%
Probate Sales	3	1.2%
Short Sales	1	0.4%
Foreclosure Sales	1	0.4%
		100.0%

Low	\$	220,000
Average	\$	626,503
High	\$	1,240,888
Average DOM:		38.9



New Financing Type	Homes	Percentage
Conventional	170	66.7%
FHA	32	12.5%
VA	10	3.9%
Cash	35	13.7%
Other	8	3.1%
		100.0%



MANTECA REAL ESTATE SALES SUMMARY

Prepared: 01/05/23			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to	\$399,999	4	4	0	0.00%
\$400,000	to	\$424,999	2	1	1	50.00%
\$425,000	to	\$449,999	4	3	1	25.00%
\$450,000	to	\$474,999	4	4	0	0.00%
\$475,000	to	\$499,999	11	9	2	18.18%
\$500,000	to	\$524,999	1	1	0	0.00%
\$525,000	to	\$549,999	9	7	2	22.22%
\$550,000	to	\$574,999	7	4	3	42.86%
\$575,000	to	\$599,999	10	9	1	10.00%
\$600,000	to	\$624,999	7	5	2	28.57%
\$625,000	to	\$649,999	9	7	2	22.22%
\$650,000	to	\$674,999	10	8	2	20.00%
\$675,000	to	\$699,999	10	9	1	10.00%
\$700,000	to	\$724,999	4	3	1	25.00%
\$725,000	to	\$749,999	10	8	2	20.00%
\$750,000	to	\$774,999	7	5	2	28.57%
\$775,000	to	\$799,999	6	4	2	33.33%
\$800,000	to	\$824,999	4	4	0	0.00%
\$825,000	to	\$849,999	10	5	5	50.00%
\$850,000	to	\$874,999	2	0	2	100.00%
\$875,000	to	\$899,999	1	1	0	0.00%
\$900,000	to	\$924,999	3	2	1	0.00%
\$925,000	to	\$949,999	1	1	0	0.00%
\$950,000	to	\$974,999	2	1	1	50.00%
\$975,000	to	\$999,999	2	2	0	0.00%
\$1,000,000	and up		6	5	1	16.67%
TOTAL			146	112	34	23.29%

MARKET TIMING:

53.8 Average days on market for homes in escrow.

3.3 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%

19 Available homes are vacant (includes REO). Vacancy rate: 16.96%

41.07% Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

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

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

50.00% Of homes are pending for less than the original asking price.

MARKET STATISTICS:

35 Homes sold in the past 30 days.

\$611,291 Average selling price in the past 6 months.

\$327.26 Average price per square foot in the past 30 days.

1985 Average square footage for home sold in the past 30 days.

5.7% Homes sold above original listed price in past 30 days.

90.7% Average Asked to Sold Ratio in the past 30 days.

90.9% Median Asked to Sold Ratio in the past 30 days.

64 Homes sold in the past 60 days.

255 Homes sold in the past 6 months.

1 Sold homes that were short sales. Short Sale Percentage: 0.39%

1 Sold homes that were bank owned. REO percentage: 98.04%