

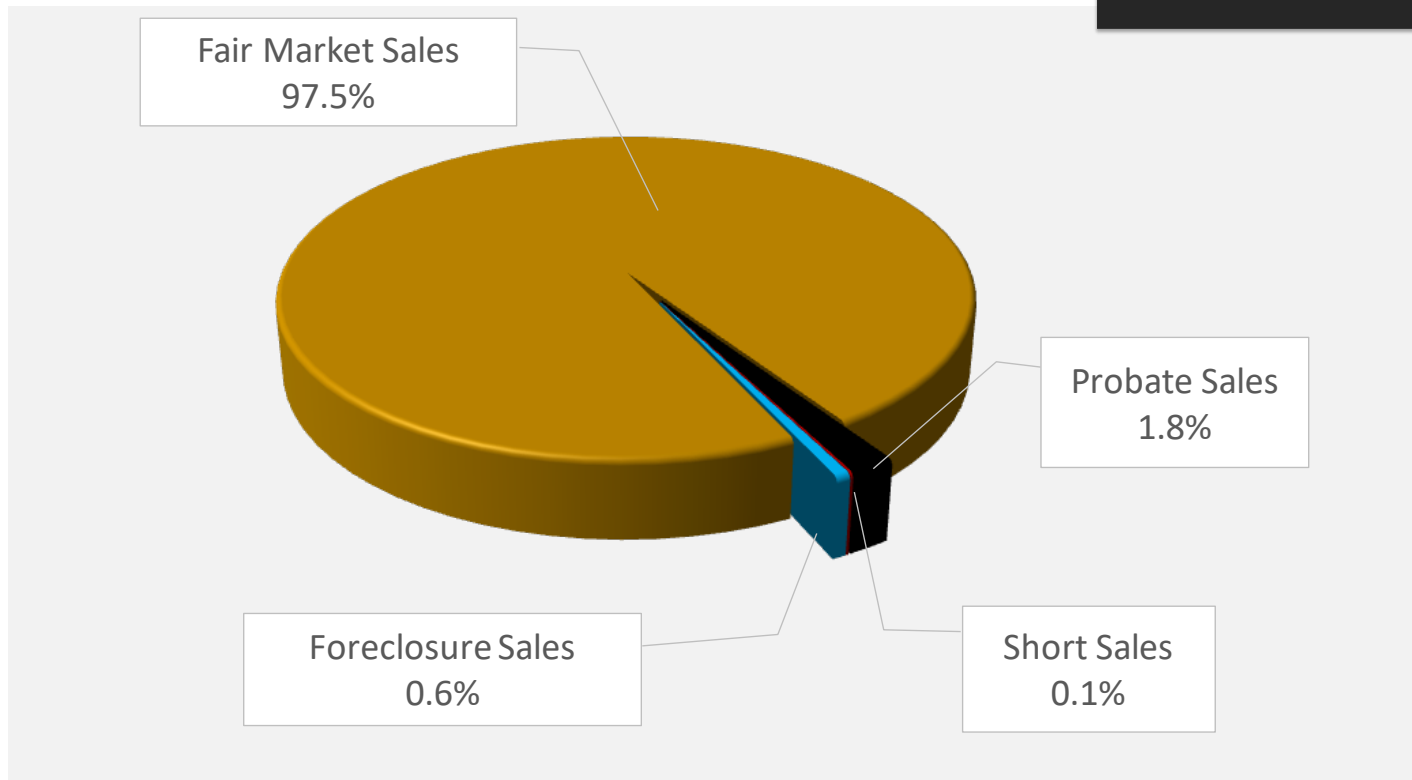


DECEMBER 2022

MODESTO REAL ESTATE SALES REPORT

Sold Homes Summary

142



Available Homes

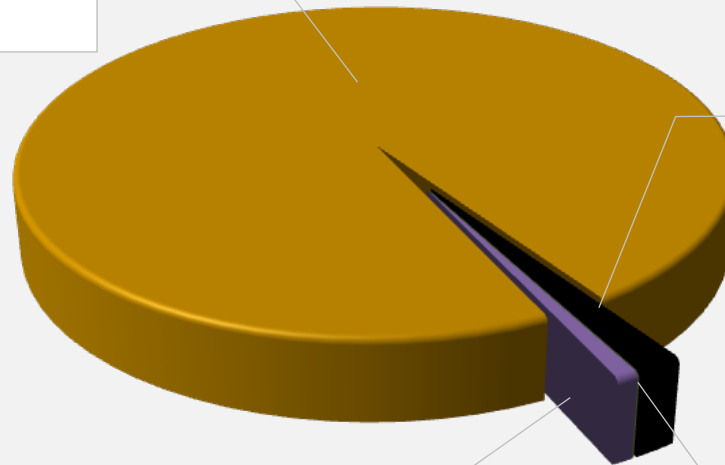
233

Fair Market Sales
97.4%

Probate Sales
1.7%

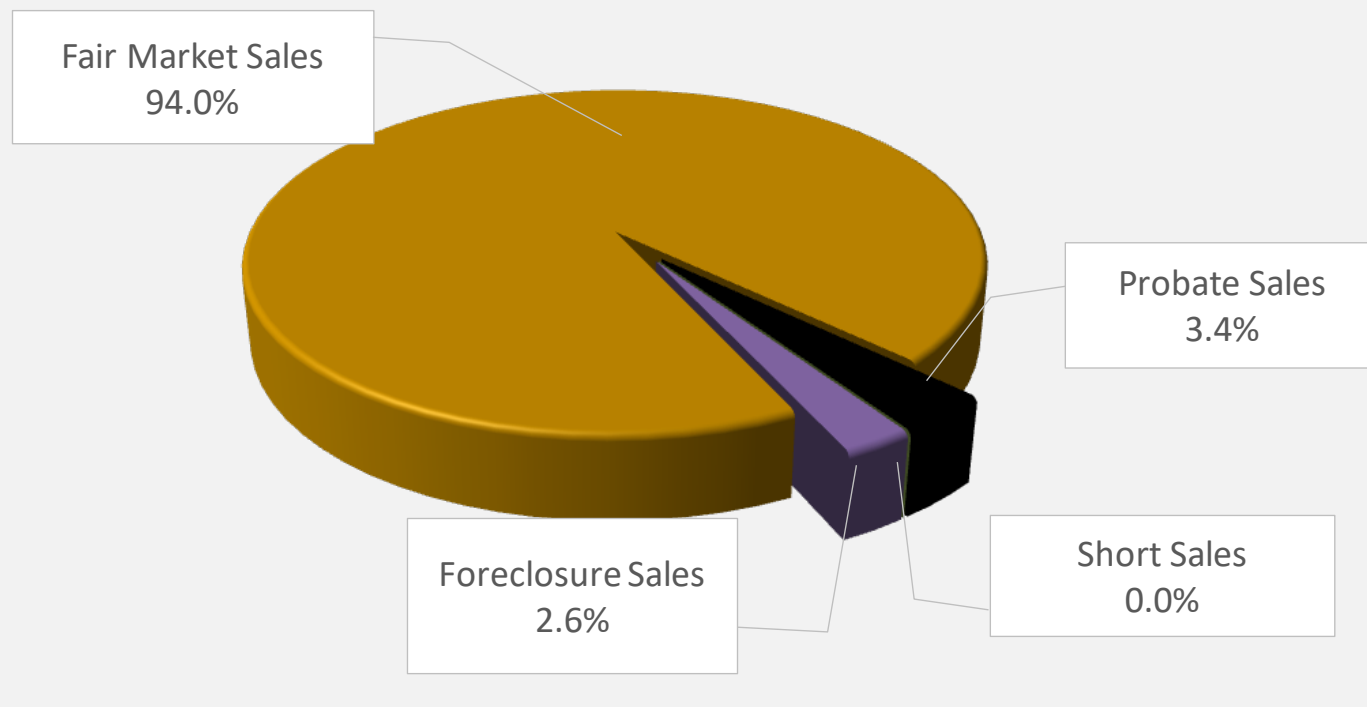
Foreclosure Sales
0.9%

Short Sales
0.0%

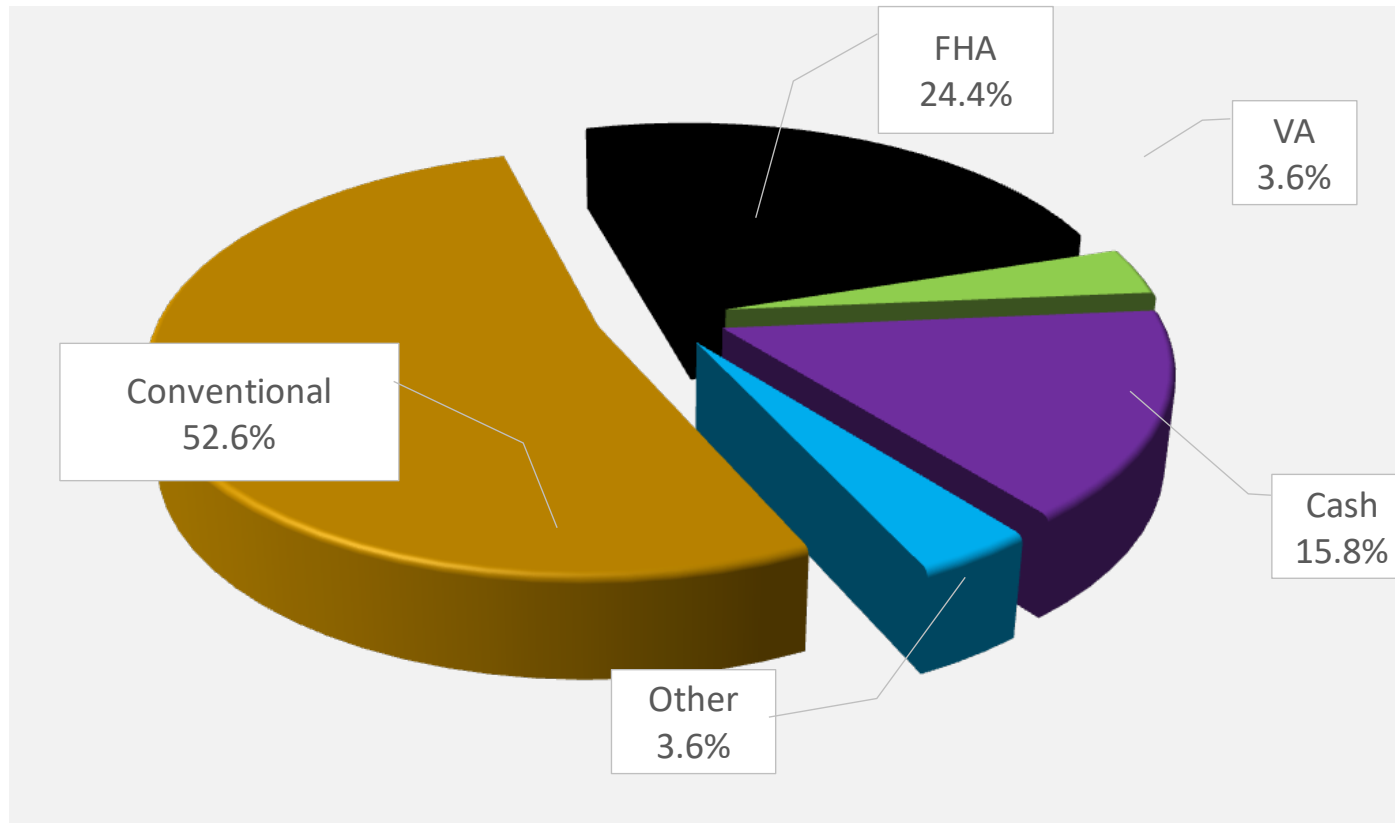


Pending Homes

116

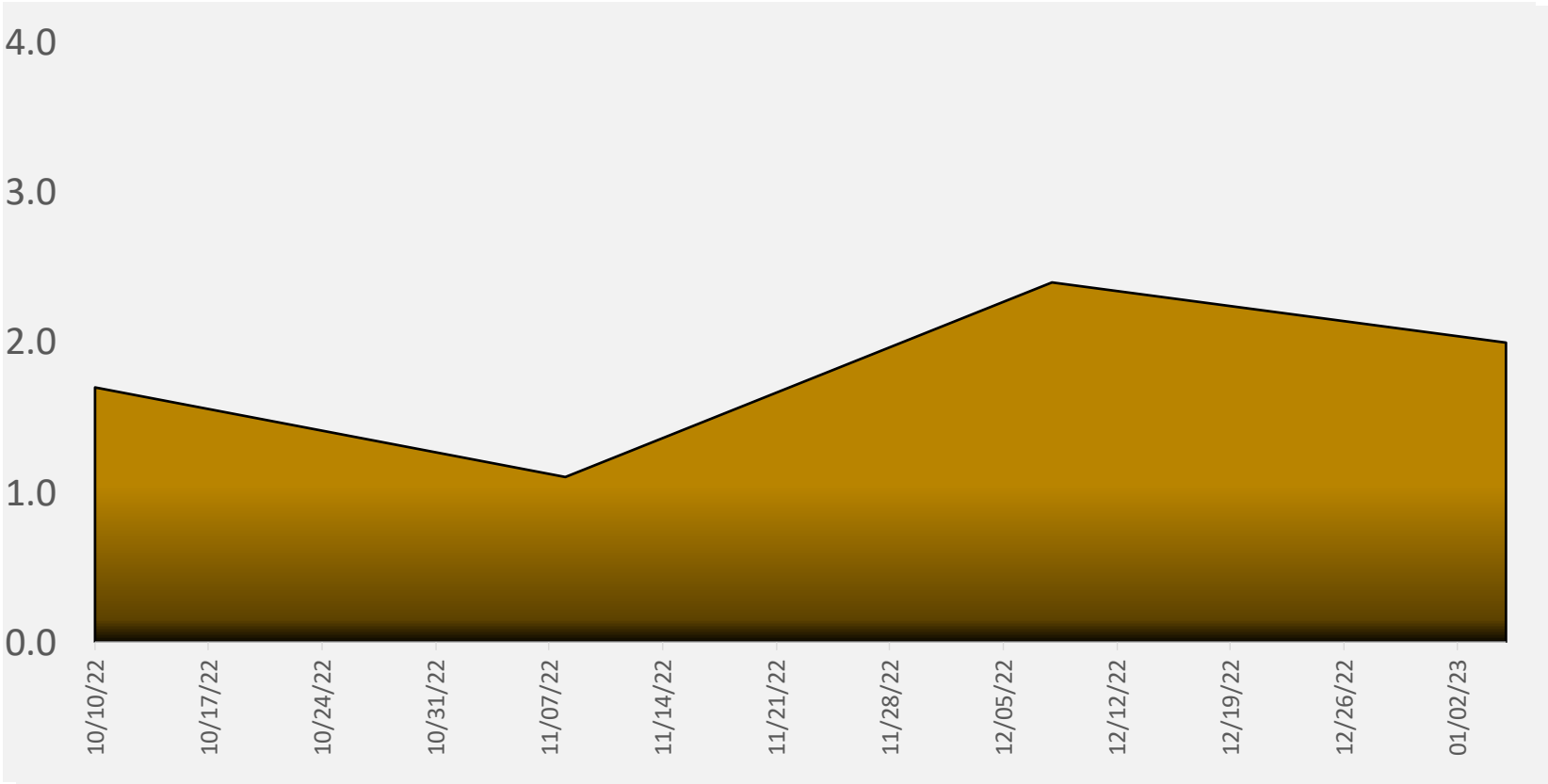


New Financing Type





Months of Remaining Inventory



State of the Market

MARKET TIMING:

36.5 Average days on market for homes in escrow.

2.0 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:
29.61%

43.35%

Available homes have had price reductions since being listed

0

Available homes are short sales.

0

Available homes are bank owned (REO).

69

Available homes are vacant (Includes REO)

PENDING HOME STATISTICS:

Short Sale Percentage:
0.00%

REO percentage:
2.59%

41.38%

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

0

Pending homes are short sales.

3

Pending homes are bank owned (REO).

233

HOMES FOR SALE

116

HOMES IN ESCROW

MARKET STATISTICS:

142

Homes sold in the past 30 days.

1014

Homes sold in the past 6 months.

285

Homes sold in the past 60 days.

Average price per square foot in the past 30 days.

\$284.62

Average selling price in the past 6 months.

\$452,034

1651

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

21.1%

Homes sold above original listed price in past 30 days.

96.8%

Average Asked to Sold Ratio in the past 30 days.

96.5%

Median Asked to Sold Ratio in the past 30 days.

6

Sold homes that were bank owned.

1

Sold homes that were short sales.

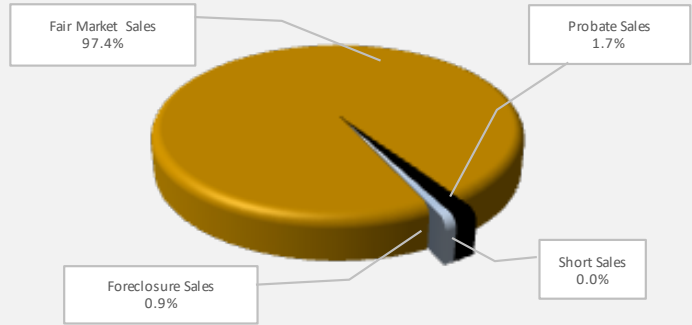
MODESTO REAL ESTATE SALES SUMMARY

Prepared: 01/05/23

233 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	227	97.4%
Probate Sales	4	1.7%
Short Sales	0	0.0%
Foreclosure Sales	2	0.9%
		100.0%

Low	\$	190,000
Average	\$	550,835
High	\$	2,850,000
Average DOM:		69.5



Occupancy	Homes	Percentage
Occupied	164	70.4%
Vacant	69	29.6%

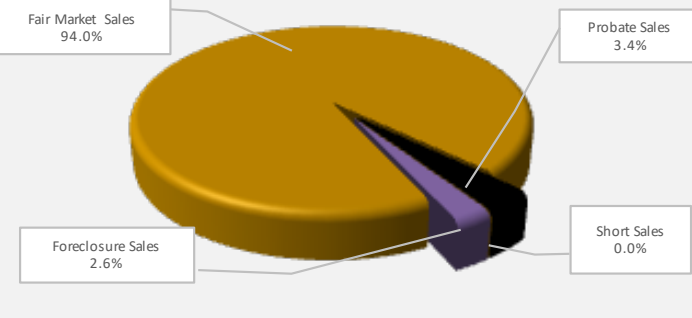
66 Listed in the past 30 days.

123 Listed in the past 60 days.

116 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	109	94.0%
Probate Sales	4	3.4%
Short Sales	0	0.0%
Foreclosure Sales	3	2.6%
		100.0%

Low	\$	220,000
Average	\$	415,617
High	\$	1,499,000
Average DOM:		36.5

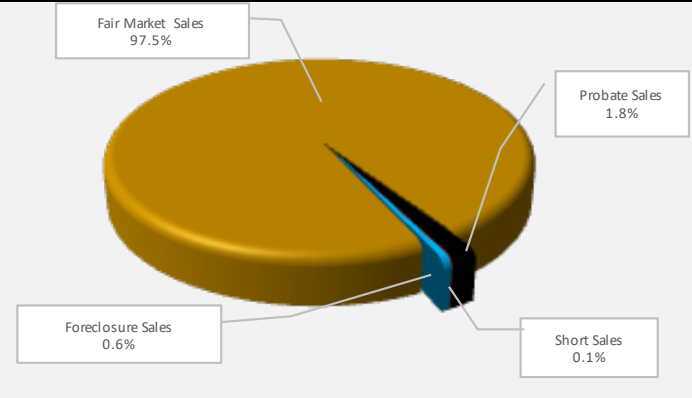


Sold Homes Summary

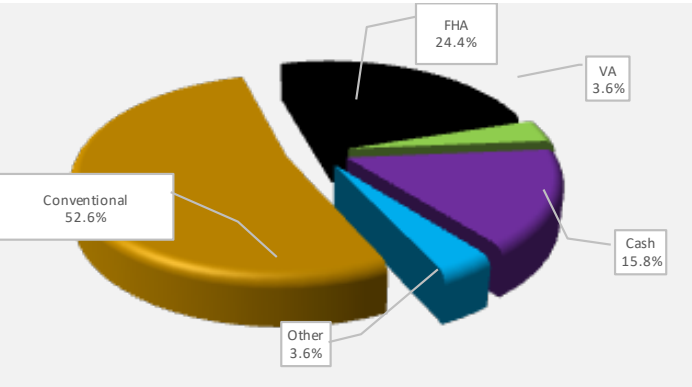
142 Sold in the past 30 days
 285 Sold in the past 60 days
 1014 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	989	97.5%
Probate Sales	18	1.8%
Short Sales	1	0.1%
Foreclosure Sales	6	0.6%
		100.0%

Low	\$	119,000
Average	\$	458,507
High	\$	2,700,000
Average DOM:		30.3



New Financing Type	Homes	Percentage
Conventional	533	52.6%
FHA	247	24.4%
VA	37	3.6%
Cash	160	15.8%
Other	37	3.6%
		100.0%



MODESTO REAL ESTATE SALES SUMMARY

Prepared: 01/05/23						
PRICE RANGE			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to	\$224,999	2	1	1	50.00%
\$225,000	to	\$249,999	6	4	2	33.33%
\$250,000	to	\$274,999	9	5	4	44.44%
\$275,000	to	\$299,999	15	7	8	53.33%
\$300,000	to	\$324,999	14	6	8	57.14%
\$325,000	to	\$349,999	34	21	13	38.24%
\$350,000	to	\$374,999	16	9	7	43.75%
\$375,000	to	\$399,999	50	29	21	42.00%
\$400,000	to	\$424,999	25	17	8	32.00%
\$425,000	to	\$449,999	21	13	8	38.10%
\$450,000	to	\$474,999	12	7	5	41.67%
\$475,000	to	\$499,999	26	16	10	38.46%
\$500,000	to	\$524,999	14	12	2	14.29%
\$525,000	to	\$549,999	16	12	4	25.00%
\$550,000	to	\$574,999	5	3	2	40.00%
\$575,000	to	\$599,999	8	5	3	37.50%
\$600,000	to	\$624,999	7	7	0	0.00%
\$625,000	to	\$649,999	6	5	1	16.67%
\$650,000	to	\$674,999	5	5	0	0.00%
\$675,000	to	\$699,999	9	6	3	33.33%
\$700,000	to	\$724,999	4	4	0	0.00%
\$725,000	to	\$749,999	6	5	1	16.67%
\$750,000	to	\$774,999	2	2	0	0.00%
\$775,000	to	\$799,999	6	4	2	33.33%
\$800,000	to	\$824,999	0	0	0	
\$825,000	and up		31	28	3	9.68%
TOTAL			349	233	116	33.24%

MARKET TIMING:

36.5 Average days on market for homes in escrow.

2.0 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%

69 Available homes are vacant (includes REO).

Vacancy rate: 29.61%

43.35% Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

0 Pending homes are short sales.

Short Sale Percentage: 0.00%

3 Pending homes are bank owned (REO).

REO percentage: 2.59%

41.38% Of homes are pending for less than the original asking price.

MARKET STATISTICS:

142 Homes sold in the past 30 days.

\$452,034 Average selling price in the past 6 months.

\$284.62 Average price per square foot in the past 30 days.

1651 Average square footage for home sold in the past 30 days.

21.1% Homes sold above original listed price in past 30 days.

96.8% Average Asked to Sold Ratio in the past 30 days.

96.5% Median Asked to Sold Ratio in the past 30 days.

285 Homes sold in the past 60 days.

1014 Homes sold in the past 6 months.

1 Sold homes that were short sales.

Short Sale Percentage: 0.10%

6 Sold homes that were bank owned.

REO percentage: 97.53%