



DECEMBER 2022

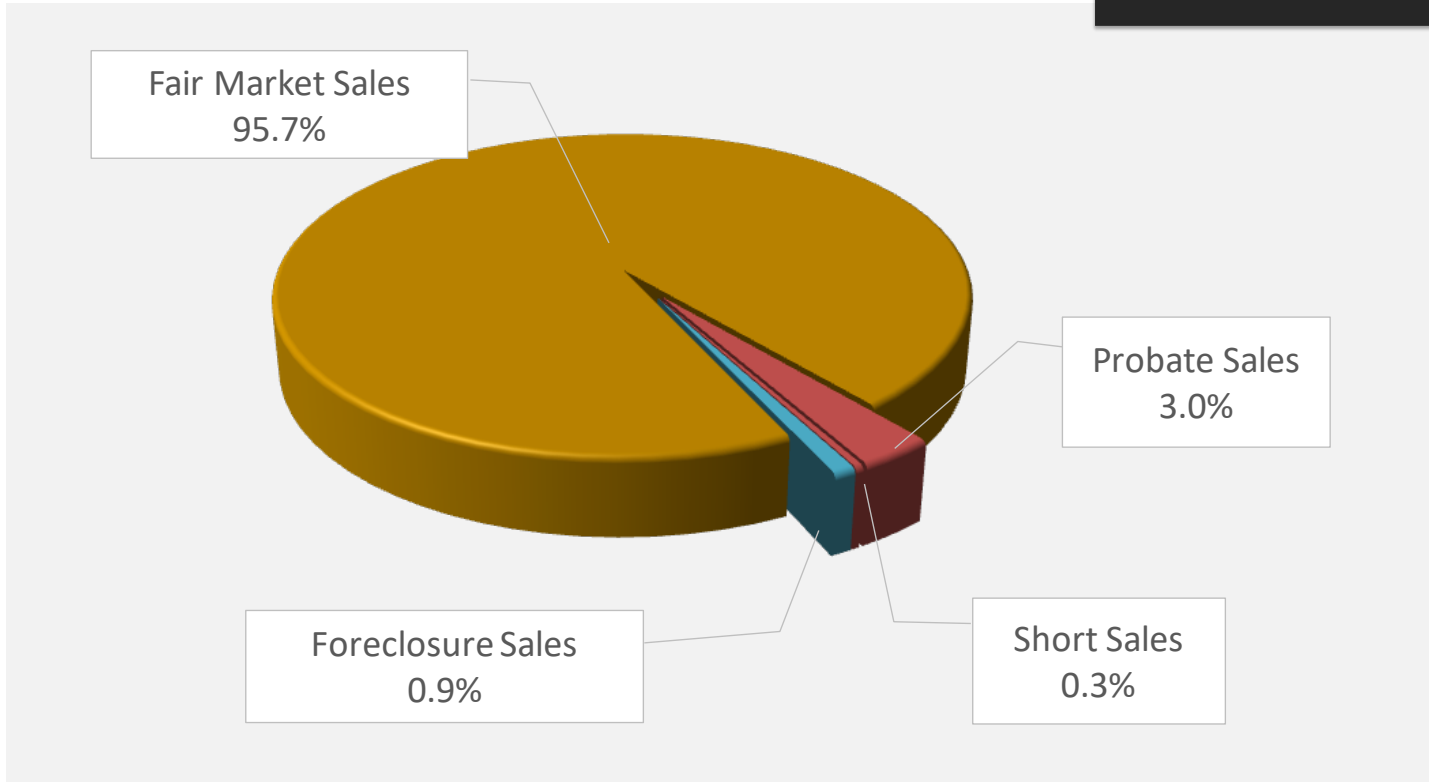
STOCKTON REAL ESTATE SALES REPORT





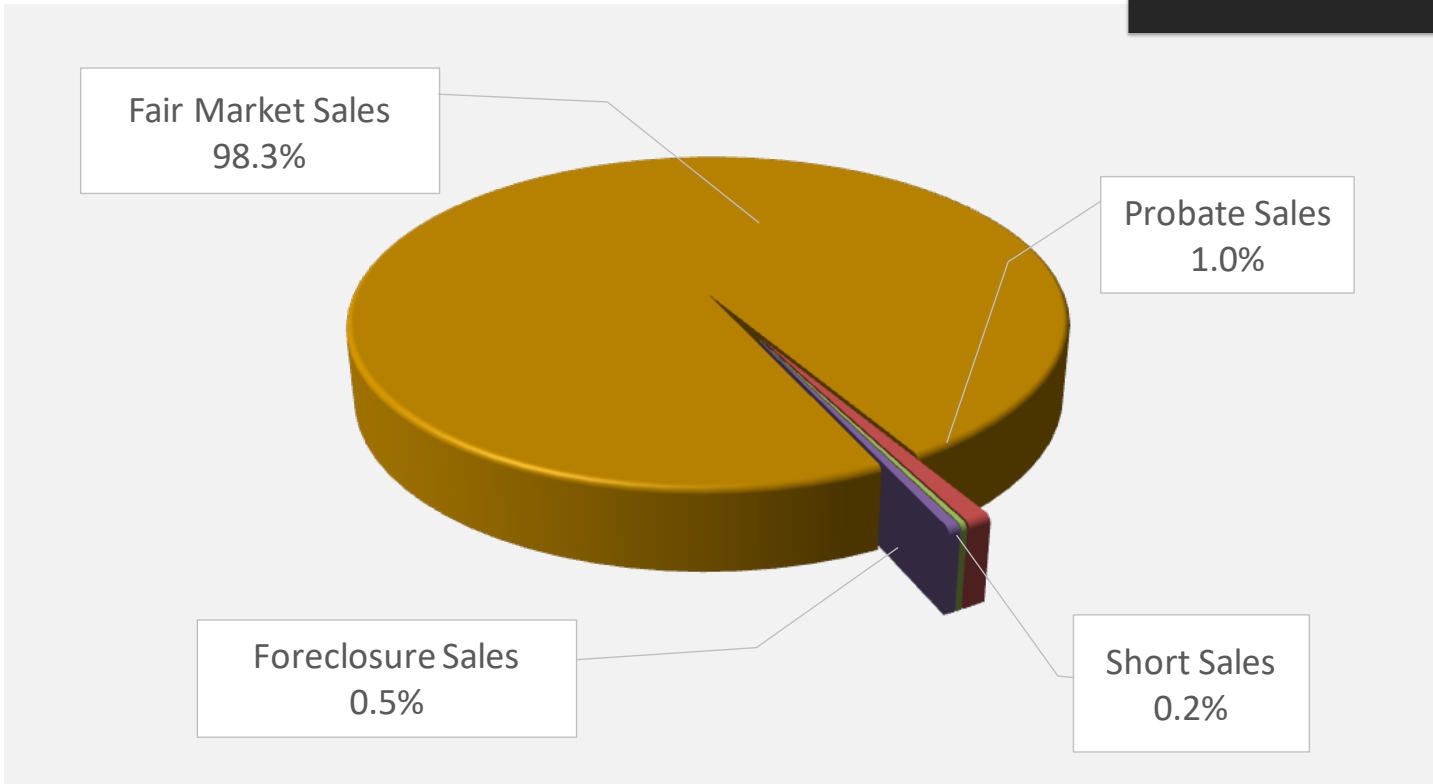
Sold Homes Summary

176



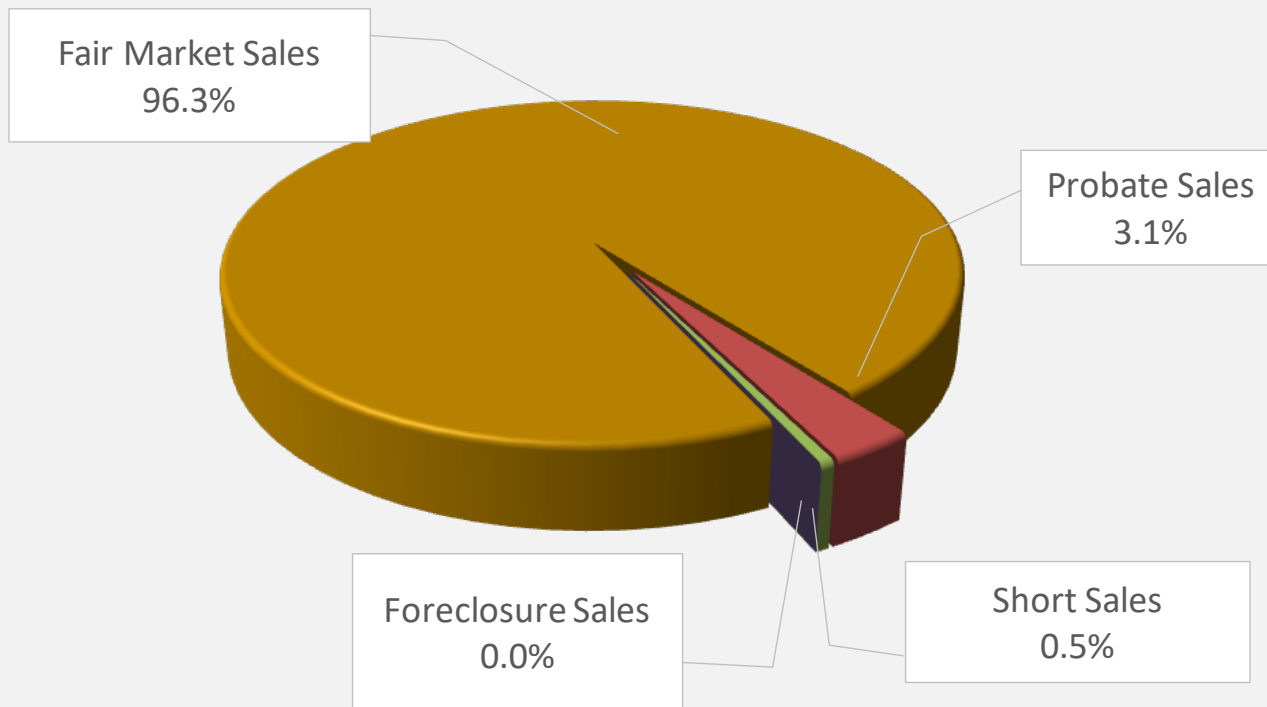
Available Homes

420

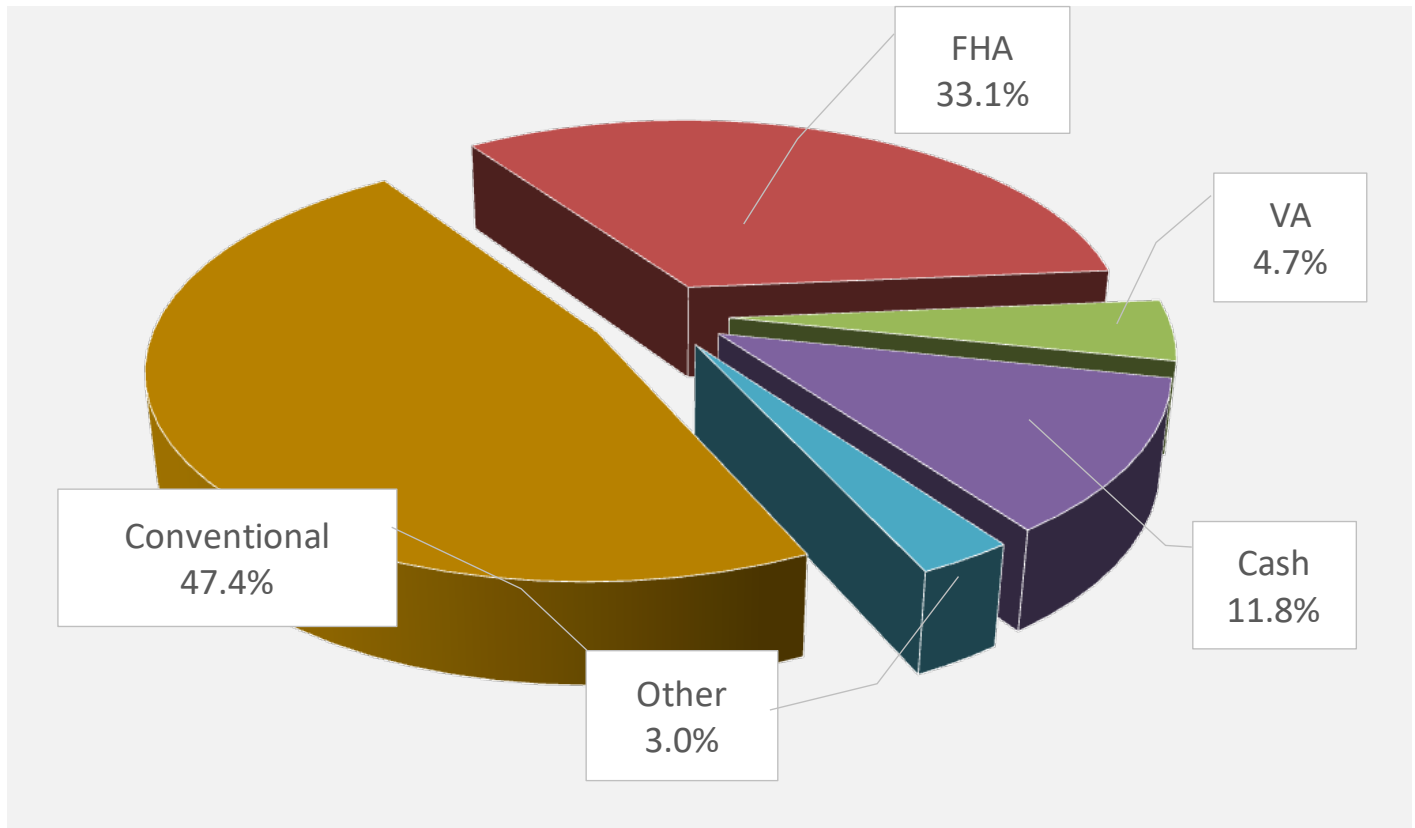


Pending Homes

191

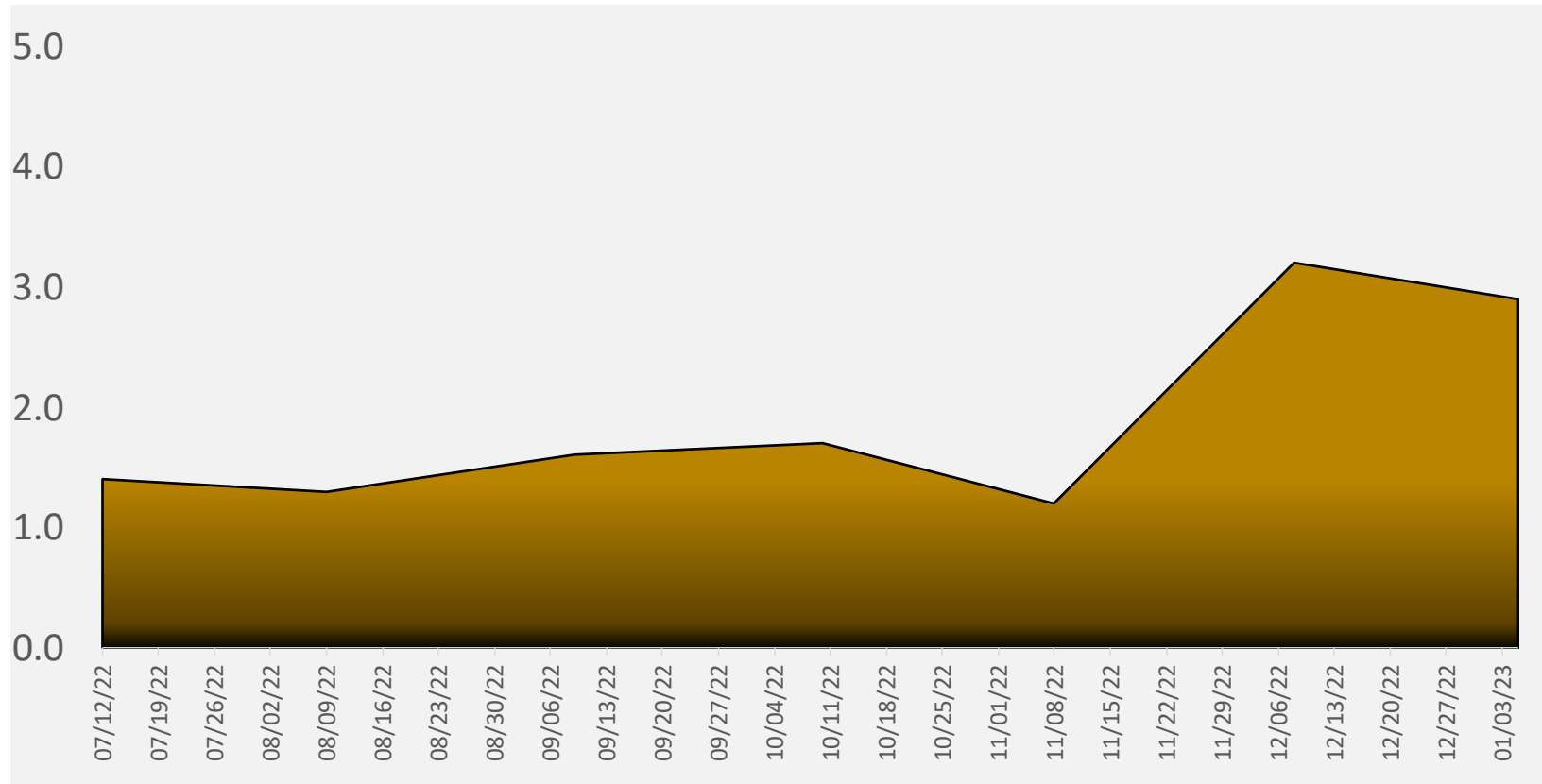


New Financing Type





Months of Remaining Inventory





State of the Market

MARKET TIMING:

54.7 Average days on market for homes in escrow.

2.9 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:
29.52%

42.38%

0

Available homes are short sales.

0

Available homes are bank owned (REO).

12

Available homes are vacant (Includes REO)

Available homes have had price reductions since being listed

PENDING HOME STATISTICS:

Short Sale Percentage:
0.52%

REO percentage:
0.00%

53.40%

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

1

Pending homes are short sales.

0

Pending homes are bank owned (REO).



MARKET STATISTICS:

176

Homes sold in the past 30 days.

1,218

Homes sold in the past 6 months.

333

Homes sold in the past 60 days.

Average price per square foot in the past 30 days.

\$282.71

Average selling price in the past 6 months.

\$441,810

1,625

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

19.3% Homes sold above original listed price in past 30 days.

93.4% Average Asked to Sold Ratio in the past 30 days.

95.0% Median Asked to Sold Ratio in the past 30 days.

1

Sold homes that were bank owned.

4

Sold homes that were short sales.

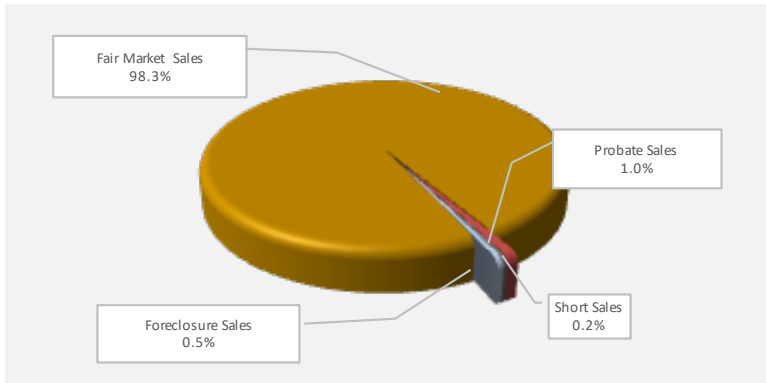
STOCKTON REAL ESTATE SALES SUMMARY

Prepared: 01/05/23

420 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	413	98.3%
Probate Sales	4	1.0%
Short Sales	1	0.2%
Foreclosure Sales	2	0.5%
		100.0%

Low	\$	129,900
Average	\$	487,235
High	\$	3,500,000
Average DOM:		70.5



121 Listed in the past 30 days.

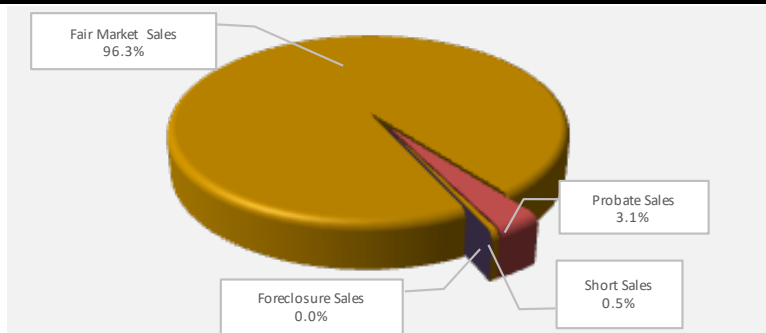
196 Listed in the past 60 days.

Occupancy	Homes	Percentage
Occupied	296	70.5%
Vacant	124	29.5%

191 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	184	96.3%
Probate Sales	6	3.1%
Short Sales	1	0.5%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$	140,000
Average	\$	429,158
High	\$	2,050,000
Average DOM:		54.7



Sold Homes Summary

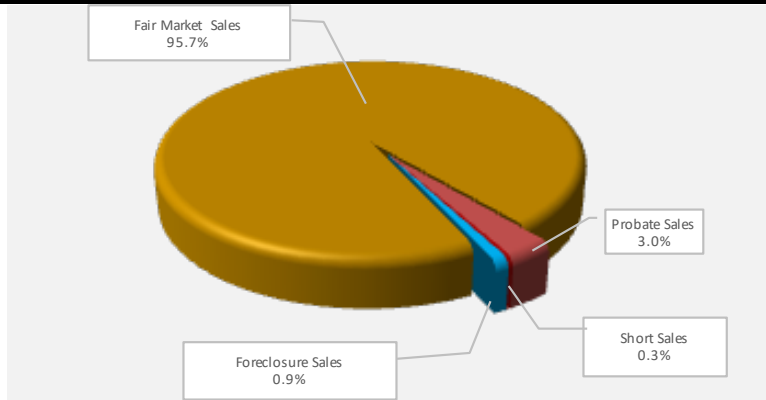
176 Sold in the past 30 days

333 Sold in the past 60 days

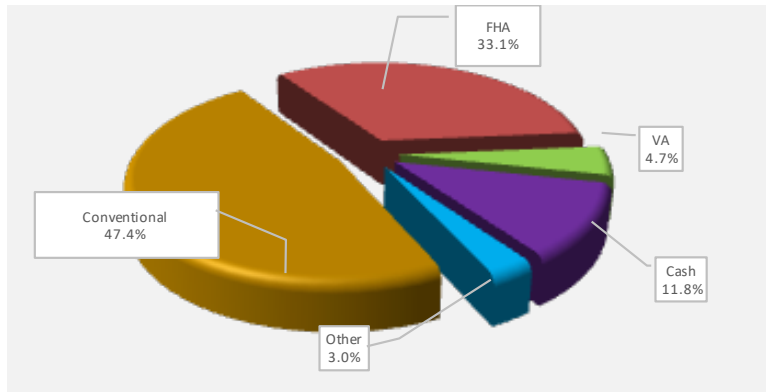
1,218 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	1,166	95.7%
Probate Sales	37	3.0%
Short Sales	4	0.3%
Foreclosure Sales	11	0.9%
		100.0%

Low	\$	69,950
Average	\$	447,262
High	\$	3,399,000
Average DOM:		33.0



New Financing Type	Homes	Percentage
Conventional	578	47.5%
FHA	404	33.2%
VA	57	4.7%
Cash	144	11.8%
Other	36	3.0%
		100.1%



STOCKTON REAL ESTATE SALES SUMMARY

Prepared: 01/05/23		TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to \$149,999	4	2	2	50.00%
\$150,000	to \$174,999	6	4	2	33.33%
\$175,000	to \$199,999	4	4	0	0.00%
\$200,000	to \$224,999	8	5	3	37.50%
\$225,000	to \$249,999	10	4	6	60.00%
\$250,000	to \$274,999	13	9	4	30.77%
\$275,000	to \$299,999	35	27	8	22.86%
\$300,000	to \$324,999	22	15	7	31.82%
\$325,000	to \$349,999	41	24	17	41.46%
\$350,000	to \$374,999	27	13	14	51.85%
\$375,000	to \$399,999	54	30	24	44.44%
\$400,000	to \$424,999	30	20	10	33.33%
\$425,000	to \$449,999	29	21	8	27.59%
\$450,000	to \$474,999	44	30	14	31.82%
\$475,000	to \$499,999	54	43	11	20.37%
\$500,000	to \$524,999	32	27	5	15.63%
\$525,000	to \$549,999	52	31	21	40.38%
\$550,000	to \$574,999	16	11	5	31.25%
\$575,000	to \$599,999	37	25	12	32.43%
\$600,000	to \$624,999	15	12	3	20.00%
\$625,000	to \$649,999	18	13	5	27.78%
\$650,000	to \$674,999	7	6	1	14.29%
\$675,000	to \$699,999	19	17	2	10.53%
\$700,000	to \$724,999	2	2	0	0.00%
\$725,000	to \$749,999	3	3	0	0.00%
\$750,000	to \$774,999	2	1	1	50.00%
\$775,000	and up	27	21	6	22.22%
TOTAL		611	420	191	31.26%

MARKET TIMING:

- 54.7** Average days on market for homes in escrow.
- 2.9** 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%
- 124** Available homes are vacant (includes REO). Vacancy rate: 29.52%
- 42.38%** Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

- 1** Pending homes are short sales. Short Sale Percentage: 0.52%
- 0** Pending homes are bank owned (REO). REO percentage: 0.00%
- 53.40%** Of homes are pending for less than the original asking price.

MARKET STATISTICS:

- 176** Homes sold in the past 30 days.
- \$441,810** Average selling price in the past 6 months.
- \$282.71** Average price per square foot in the past 30 days.
- 1,625** Average square footage for home sold in the past 30 days.
- 19.3%** Homes sold above original listed price in past 30 days.
- 93.4%** Average Asked to Sold Ratio in the past 30 days.
- 95.0%** Median Asked to Sold Ratio in the past 30 days.
- 333** Homes sold in the past 60 days.
- 1,218** Homes sold in the past 6 months.
- 4** Sold homes that were short sales. Short Sale Percentage: 0.33%
- 11** Sold homes that were bank owned. REO percentage: 95.73%