



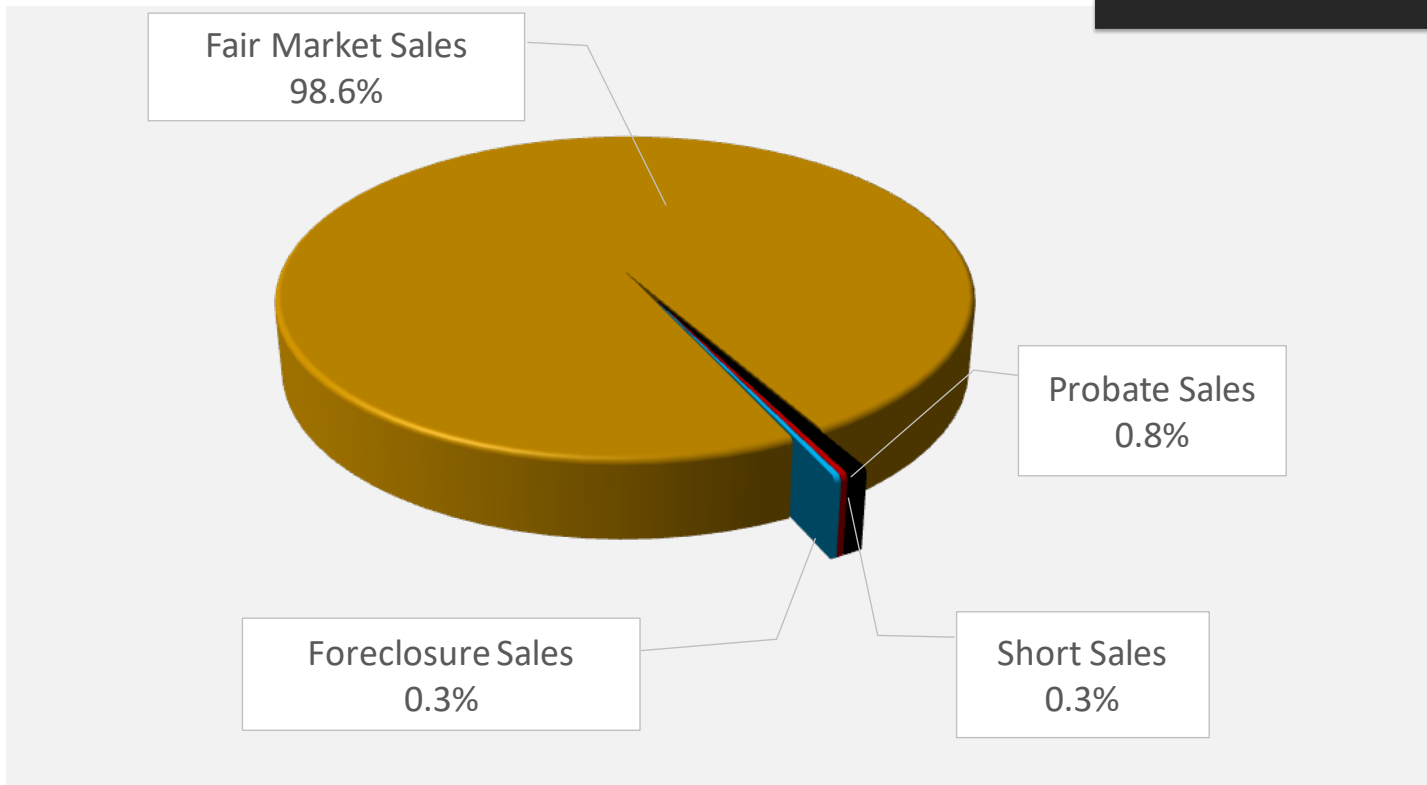
**GOLDEN LION**  
REAL ESTATE, INC.

# DECEMBER 2022

TRACY REAL ESTATE SALES REPORT

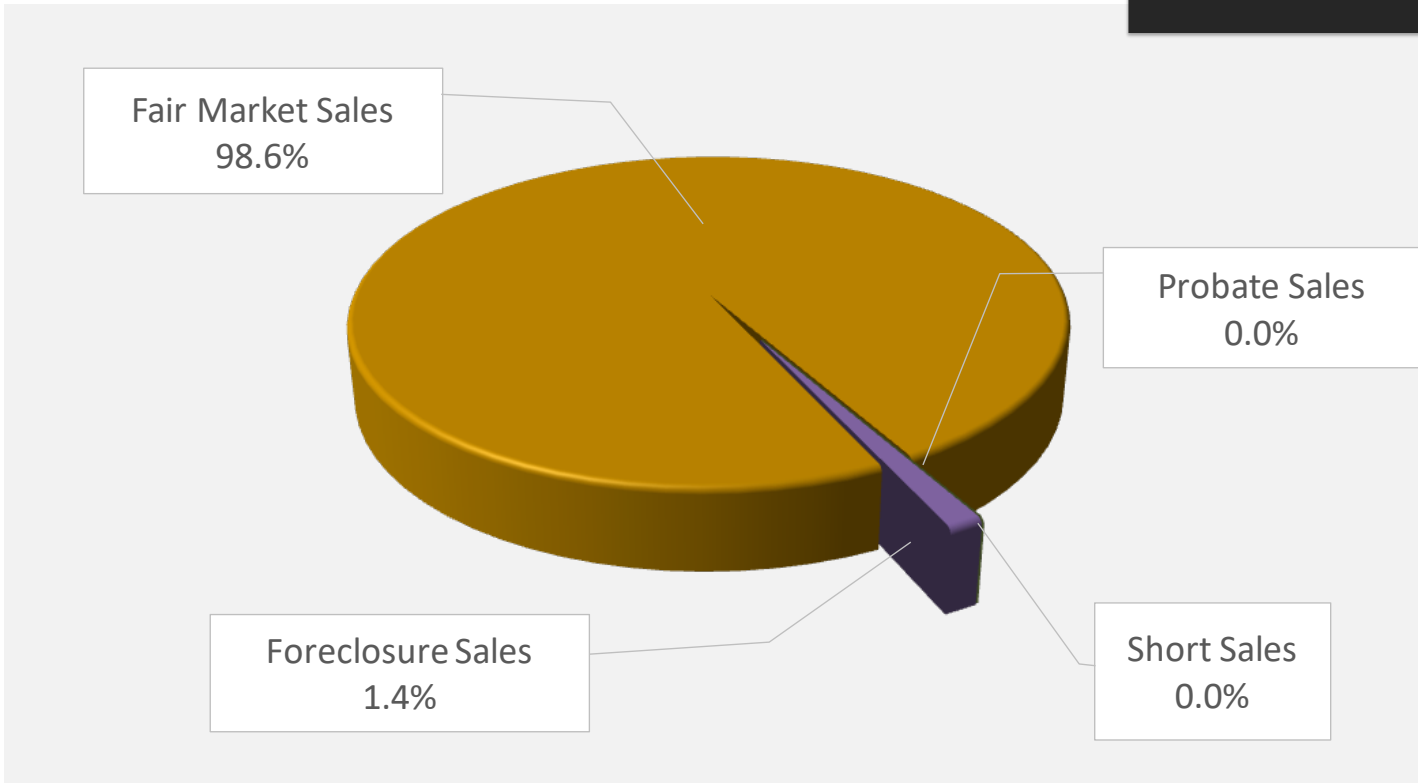
# Sold Homes Summary

50



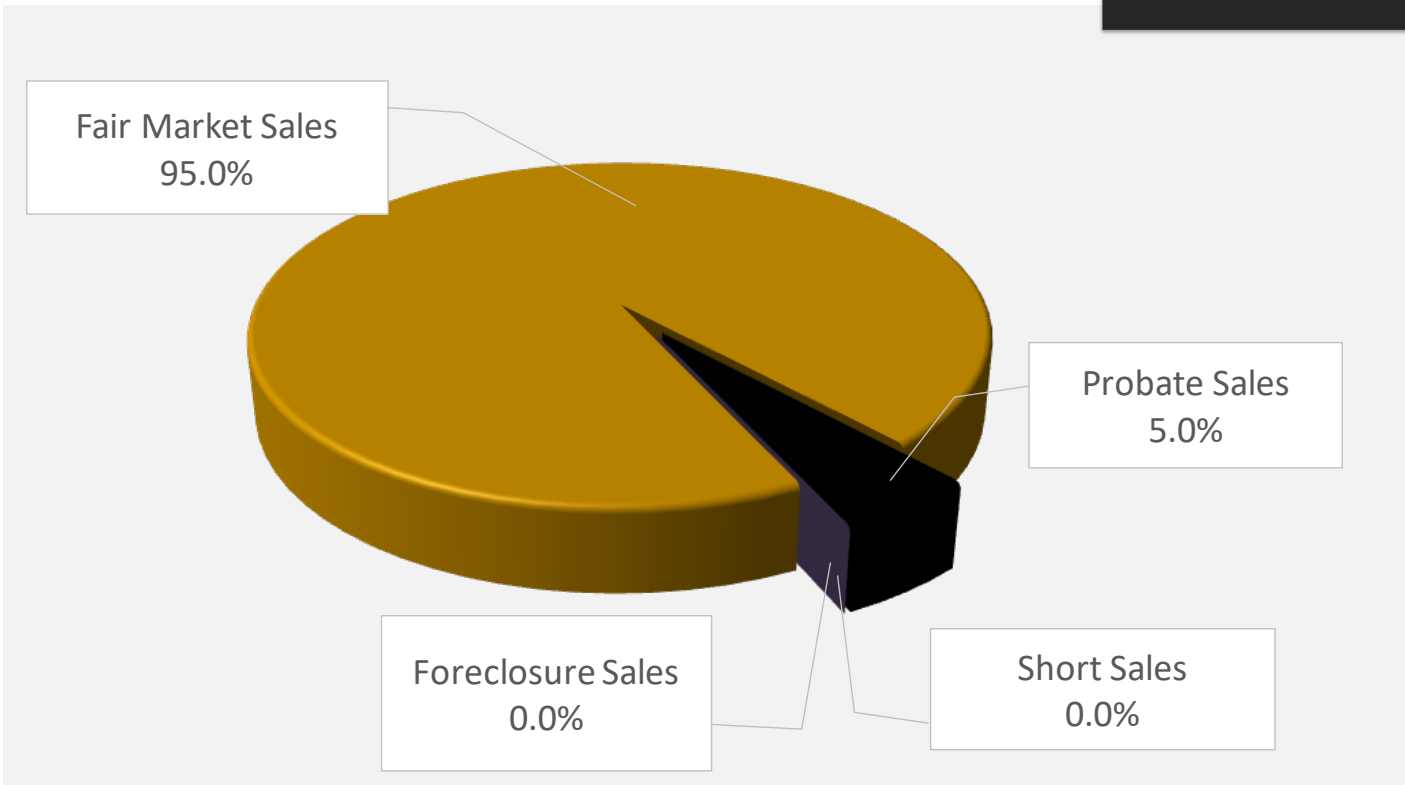
# Available Homes

74

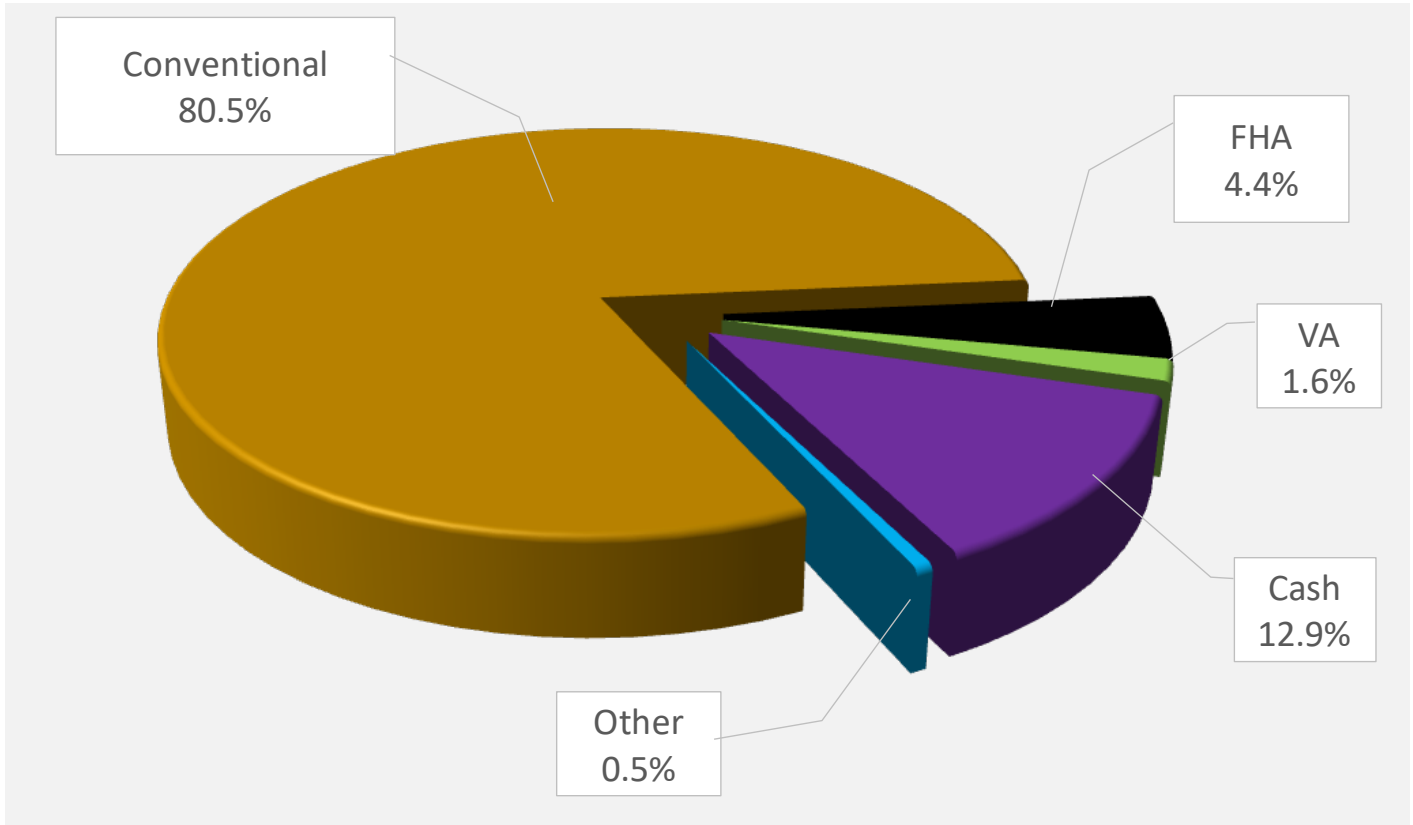


# Pending Homes

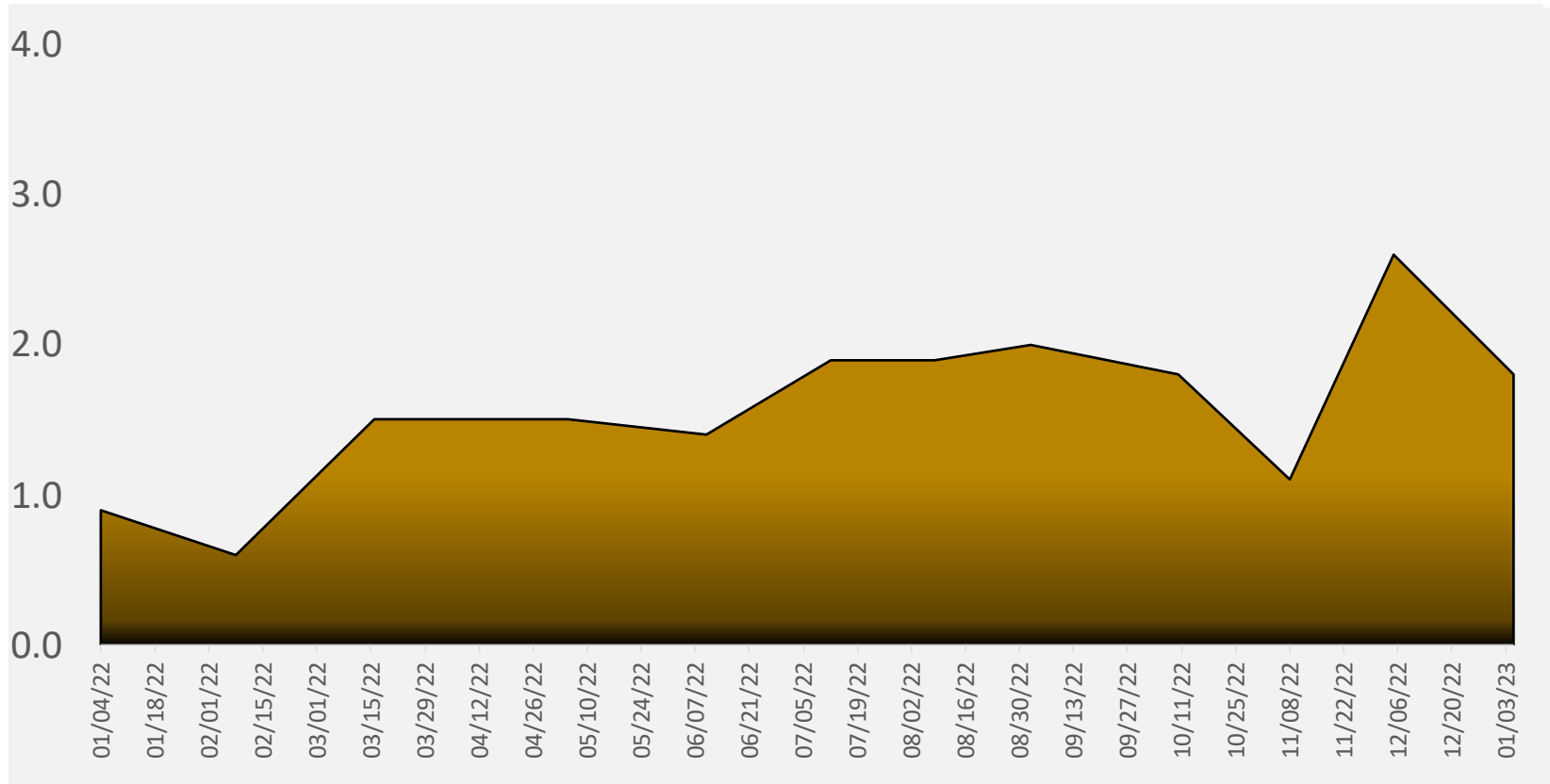
40



# New Financing Type



# Months of Remaining Inventory





# State of the Market

## MARKET TIMING:

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

**1.8** 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:  
**24.32%**

**44.59%**

**0**  
Available homes are short sales.

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

**18**  
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%**

**62.50%**

**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:

**50**  
Homes sold in the past 30 days.

**364**  
Homes sold in the past 6 months.

**96**  
Homes sold in the past 60 days.

Average price per square foot in the past 30 days.  
**\$352.07**

Average selling price in the past 6 months.  
**\$722,026**

**2157**  
Average square footage for home sold in the past 30 days.

**12.0%** Homes sold above original listed price in past 30 days.

**94.0%** Average Asked to Sold Ratio in the past 30 days.

**96.7%** Median Asked to Sold Ratio in the past 30 days.

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

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

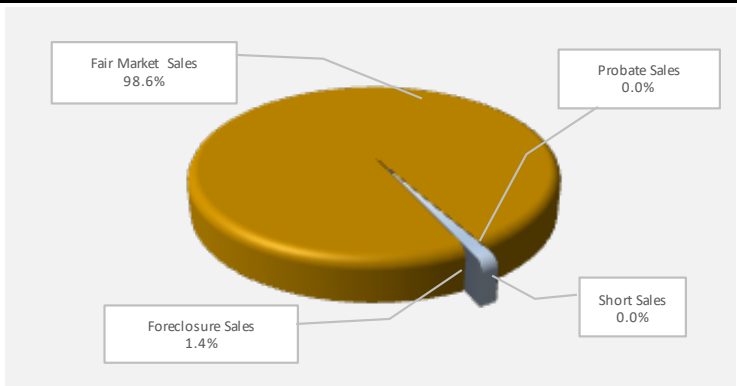
# TRACY REAL ESTATE SALES SUMMARY

Prepared: 01/05/23

## 74 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	73	98.6%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	1	1.4%
		<b>100.0%</b>

Low	\$	350,000
Average	\$	792,341
High	\$	1,920,000
Average DOM:		71.5



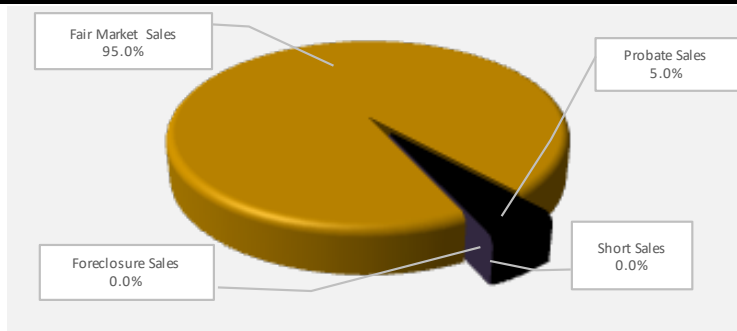
Occupancy	Homes	Percentage
Occupied	56	75.7%
Vacant	18	24.3%

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

## 40 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	38	95.0%
Probate Sales	2	5.0%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		<b>100.0%</b>

Low	\$	365,000
Average	\$	693,716
High	\$	1,098,888
Average DOM:		64.2

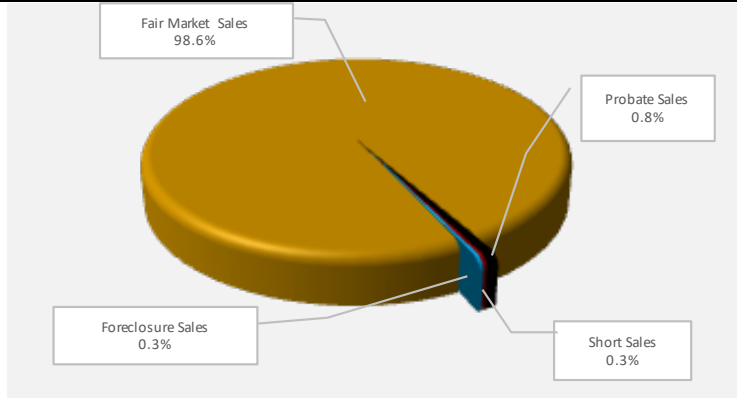


## Sold Homes Summary

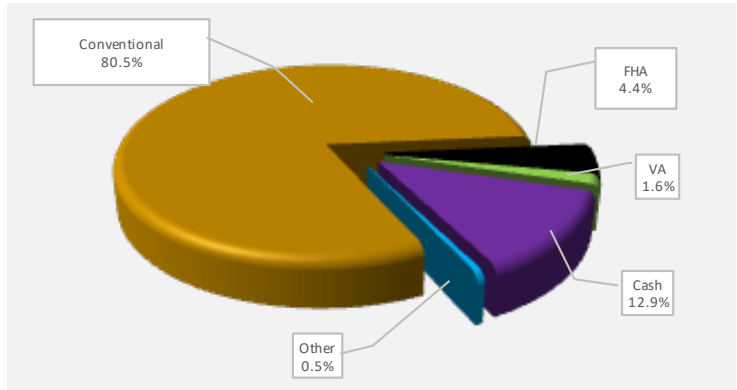
50 Sold in the past 30 days  
 96 Sold in the past 60 days  
 364 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	359	98.6%
Probate Sales	3	0.8%
Short Sales	1	0.3%
Foreclosure Sales	1	0.3%
		<b>100.0%</b>

Low	\$	325,000
Average	\$	735,074
High	\$	1,355,000
Average DOM:		34.5



New Financing Type	Homes	Percentage
Conventional	293	80.5%
FHA	16	4.4%
VA	6	1.6%
Cash	47	12.9%
Other	2	0.5%
		<b>100.0%</b>





## TRACY REAL ESTATE SALES SUMMARY

Prepared: 01/05/23		TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to \$424,999	7	3	4	57.14%
\$425,000	to \$449,999	3	1	2	66.67%
\$450,000	to \$474,999	1	0	1	100.00%
\$475,000	to \$499,999	0	0	0	
\$500,000	to \$524,999	3	1	2	66.67%
\$525,000	to \$549,999	2	1	1	50.00%
\$550,000	to \$574,999	3	2	1	33.33%
\$575,000	to \$599,999	5	4	1	20.00%
\$600,000	to \$624,999	3	1	2	66.67%
\$625,000	to \$649,999	5	3	2	40.00%
\$650,000	to \$674,999	7	6	1	14.29%
\$675,000	to \$699,999	10	9	1	10.00%
\$700,000	to \$724,999	5	3	2	40.00%
\$725,000	to \$749,999	5	3	2	40.00%
\$750,000	to \$774,999	1	0	1	100.00%
\$775,000	to \$799,999	11	9	2	18.18%
\$800,000	to \$824,999	2	1	1	50.00%
\$825,000	to \$849,999	8	4	4	50.00%
\$850,000	to \$874,999	3	2	1	33.33%
\$875,000	to \$899,999	5	5	0	0.00%
\$900,000	to \$924,999	1	0	1	100.00%
\$925,000	and up	24	16	8	33.33%
<b>TOTAL</b>		<b>114</b>	<b>74</b>	<b>40</b>	<b>35.09%</b>

### MARKET TIMING:

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

**1.8** 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%  
**18** Available homes are vacant (includes REO). Vacancy rate: 24.32%

**44.59%** 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%

**62.50%** Of homes are pending for less than the original asking price.

### MARKET STATISTICS:

**50** Homes sold in the past 30 days.  
**\$722,026** Average selling price in the past 6 months.  
**\$352.07** Average price per square foot in the past 30 days.  
**2157** Average square footage for home sold in the past 30 days.  
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**96** Homes sold in the past 60 days.  
**364** Homes sold in the past 6 months.  
**1** Sold homes that were short sales. Short Sale Percentage: 0.27%  
**1** Sold homes that were bank owned. REO percentage: 98.63%