



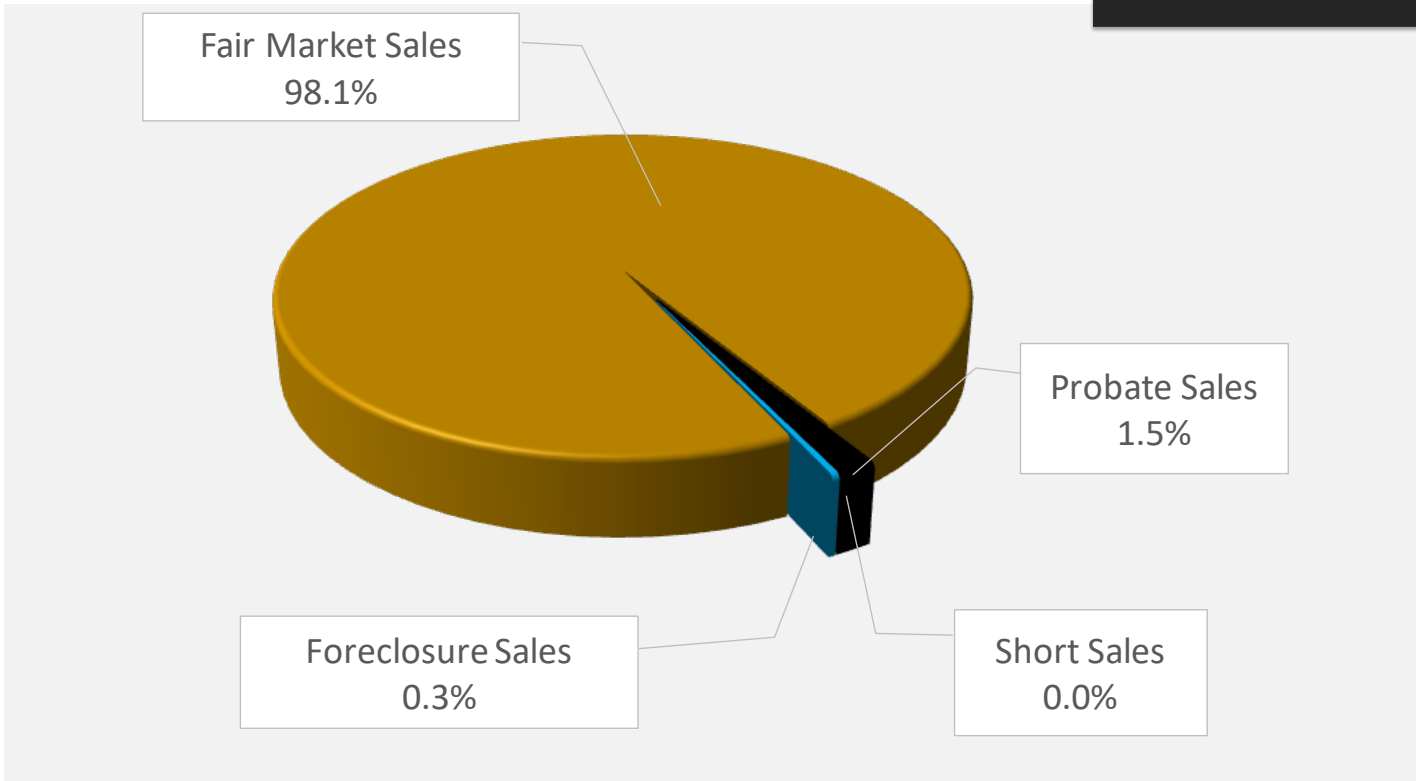
**GOLDEN LION**  
REAL ESTATE, INC.

**JANUARY 2023**

TRACY REAL ESTATE SALES REPORT

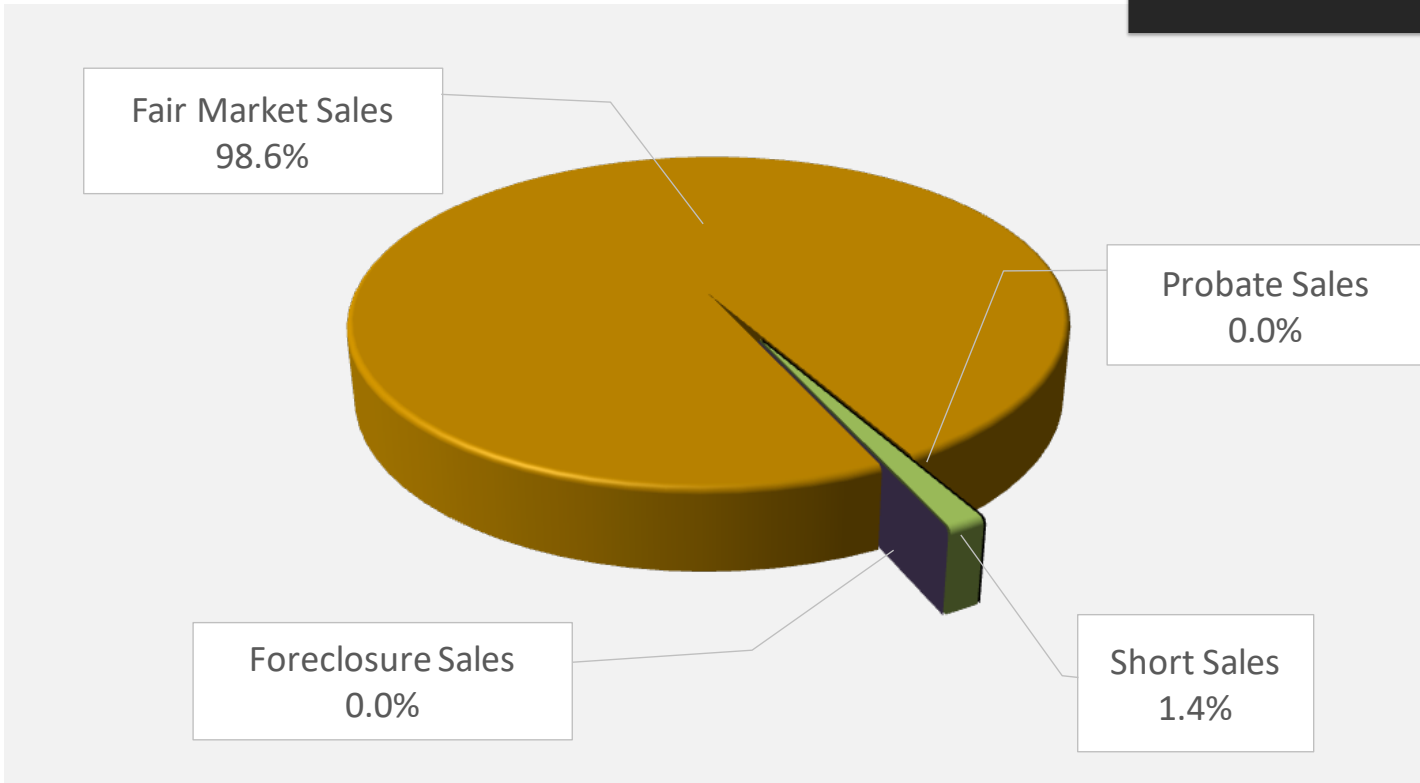
# Sold Homes Summary

26



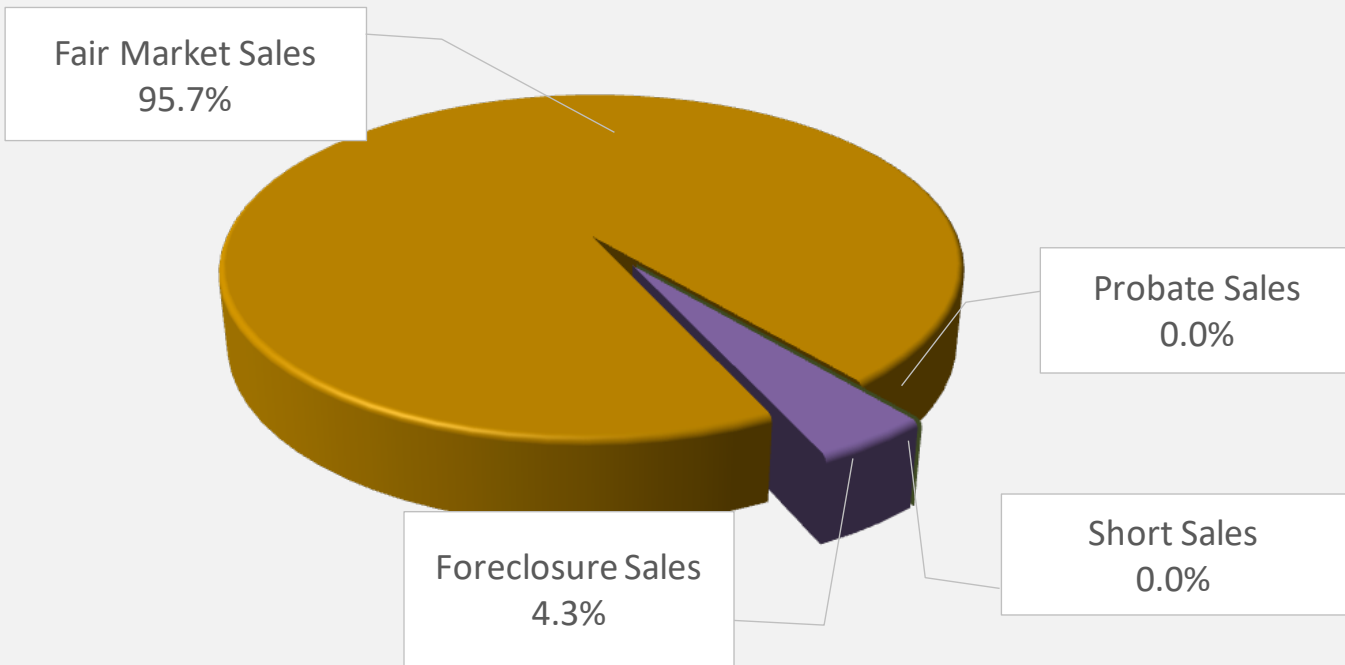
# Available Homes

70

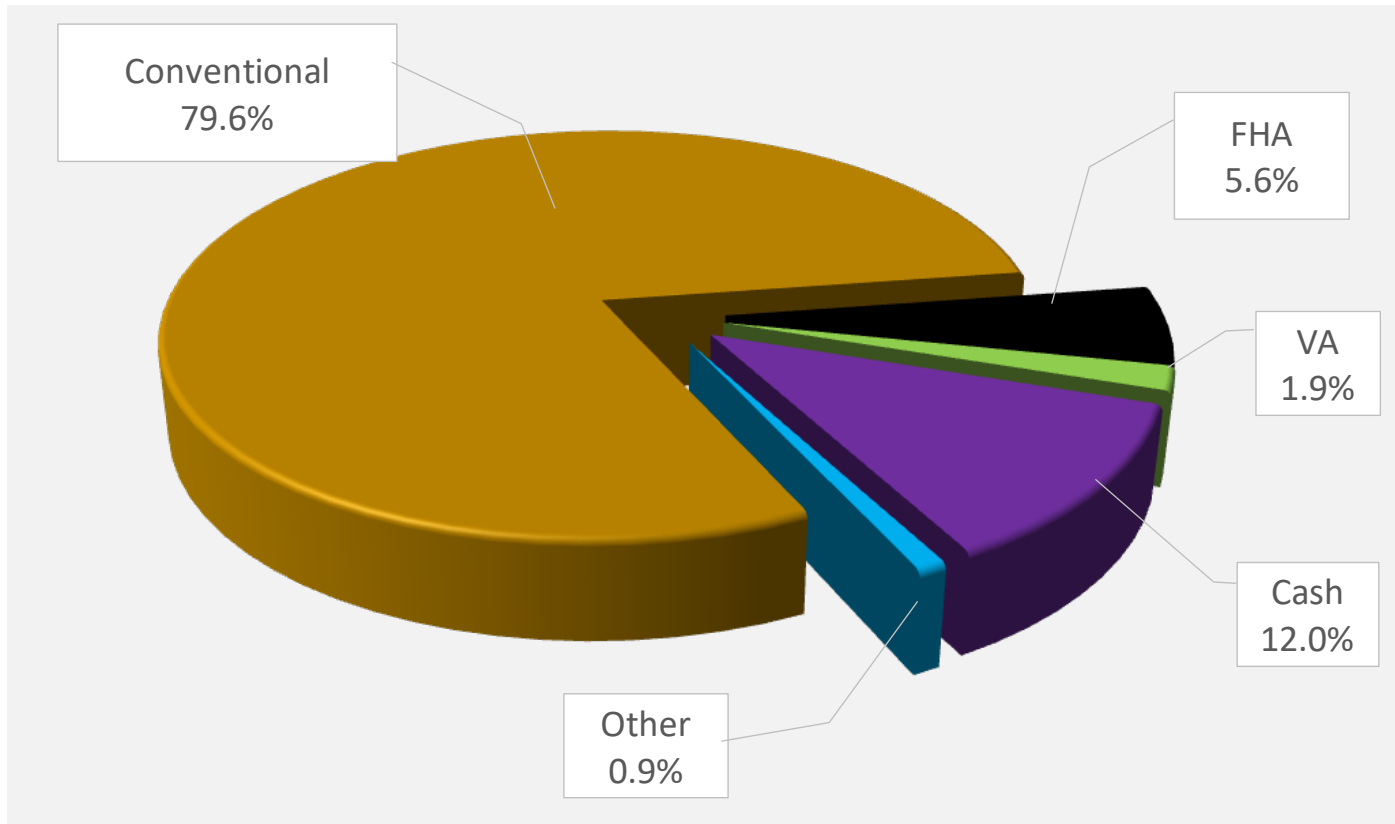


# Pending Homes

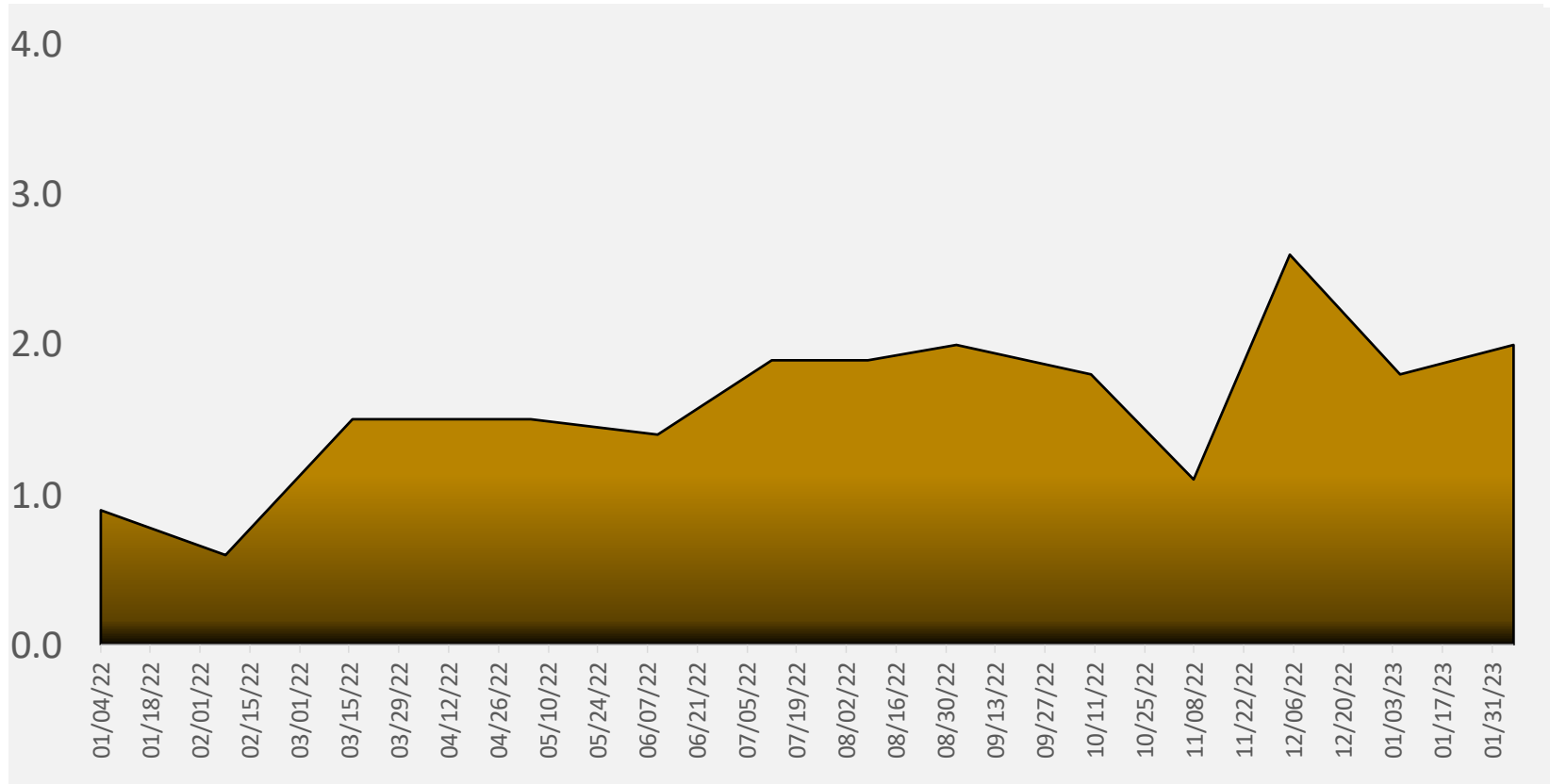
47



## New Financing Type



# Months of Remaining Inventory





# State of the Market

## MARKET TIMING:

**56.0** 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:  
**12.86%**

**35.71%**

**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:  
**4.26%**

**44.68%**

**0**  
Pending homes are short sales.

**2**  
Pending homes are bank owned (REO).

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



## MARKET STATISTICS:

**26**  
Homes sold in the past 30 days.

**324**  
Homes sold in the past 6 months.

**72**  
Homes sold in the past 60 days.

Average price per square foot in the past 30 days.  
**\$350.49**

Average selling price in the past 6 months.  
**\$703,849**

**2130**  
Average square footage for home sold in the past 30 days.

**15.4%** Homes sold above original listed price in past 30 days.

**94.9%** Average Asked to Sold Ratio in the past 30 days.

**94.5%** Median Asked to Sold Ratio in the past 30 days.

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

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

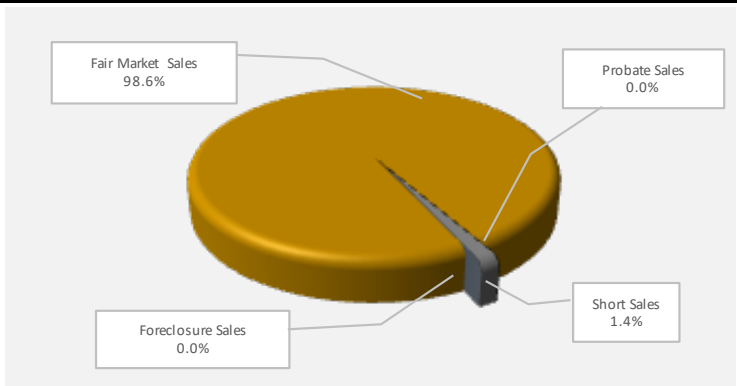
# TRACY REAL ESTATE SALES SUMMARY

Prepared: 02/06/23

## 70 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	69	98.6%
Probate Sales	0	0.0%
Short Sales	1	1.4%
Foreclosure Sales	0	0.0%
		<b>100.0%</b>

Low	\$	359,000
Average	\$	796,418
High	\$	1,920,000
Average DOM:		54.6



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

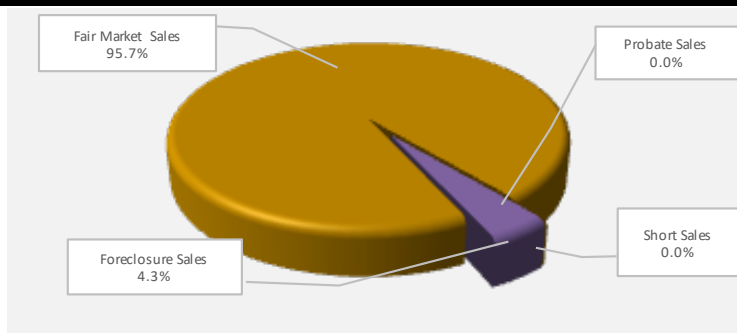
**43** Listed in the past 60 days.

Occupancy	Homes	Percentage
Occupied	61	87.1%
Vacant	9	12.9%

## 47 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	45	95.7%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	2	4.3%
		<b>100.0%</b>

Low	\$	350,000
Average	\$	691,074
High	\$	1,094,857
Average DOM:		56.0

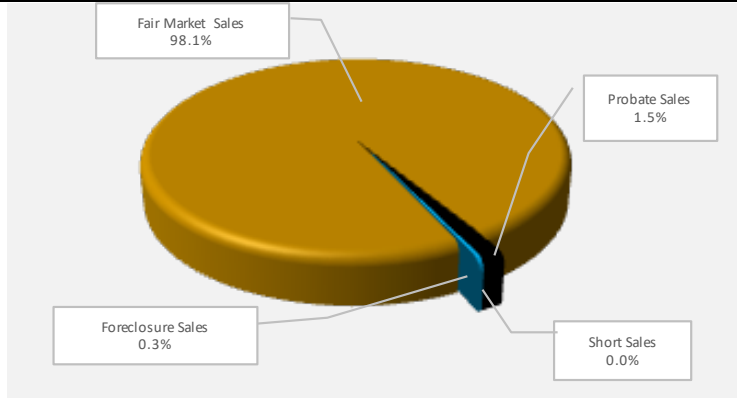


## Sold Homes Summary

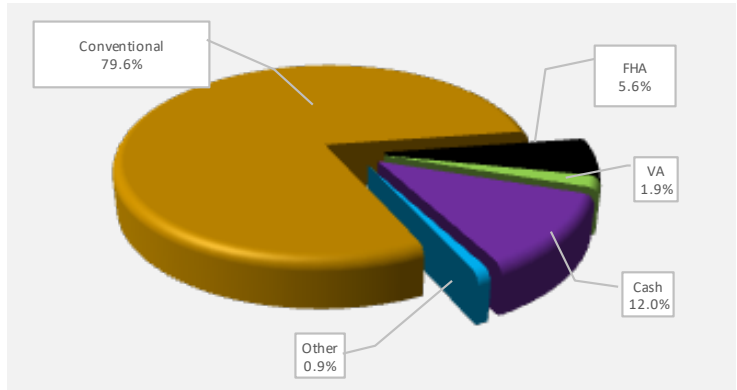
- 26 Sold in the past 30 days
- 72 Sold in the past 60 days
- 324 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	318	98.1%
Probate Sales	5	1.5%
Short Sales	0	0.0%
Foreclosure Sales	1	0.3%
		<b>100.0%</b>

Low	\$	325,000
Average	\$	719,076
High	\$	1,355,000
Average DOM:		39.1



New Financing Type	Homes	Percentage
Conventional	258	79.6%
FHA	18	5.6%
VA	6	1.9%
Cash	39	12.0%
Other	3	0.9%
		<b>100.0%</b>





## TRACY REAL ESTATE SALES SUMMARY

Prepared: 02/06/23		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	1	0	1	100.00%
\$450,000	to \$474,999	1	0	1	100.00%
\$475,000	to \$499,999	0	0	0	
\$500,000	to \$524,999	4	2	2	50.00%
\$525,000	to \$549,999	5	3	2	40.00%
\$550,000	to \$574,999	3	2	1	33.33%
\$575,000	to \$599,999	7	4	3	42.86%
\$600,000	to \$624,999	1	0	1	100.00%
\$625,000	to \$649,999	6	3	3	50.00%
\$650,000	to \$674,999	7	4	3	42.86%
\$675,000	to \$699,999	11	7	4	36.36%
\$700,000	to \$724,999	3	2	1	33.33%
\$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	12	9	3	25.00%
\$800,000	to \$824,999	1	1	0	0.00%
\$825,000	to \$849,999	6	3	3	50.00%
\$850,000	to \$874,999	4	2	2	50.00%
\$875,000	to \$899,999	6	3	3	50.00%
\$900,000	to \$924,999	2	1	1	50.00%
\$925,000	and up	24	18	6	25.00%
<b>TOTAL</b>		<b>117</b>	<b>70</b>	<b>47</b>	<b>40.17%</b>

### MARKET TIMING:

**56.0** 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%  
**9** Available homes are vacant (includes REO). Vacancy rate: 12.86%  
**35.71%** Available homes have had price reductions since being listed.

### PENDING HOME STATISTICS:

**0** Pending homes are short sales. Short Sale Percentage: 0.00%  
**2** Pending homes are bank owned (REO). REO percentage: 4.26%  
**44.68%** Of homes are pending for less than the original asking price.

### MARKET STATISTICS:

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**\$703,849** Average selling price in the past 6 months.  
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**72** Homes sold in the past 60 days.  
**324** Homes sold in the past 6 months.  
**0** Sold homes that were short sales. Short Sale Percentage: 0.00%  
**1** Sold homes that were bank owned. REO percentage: 98.15%