



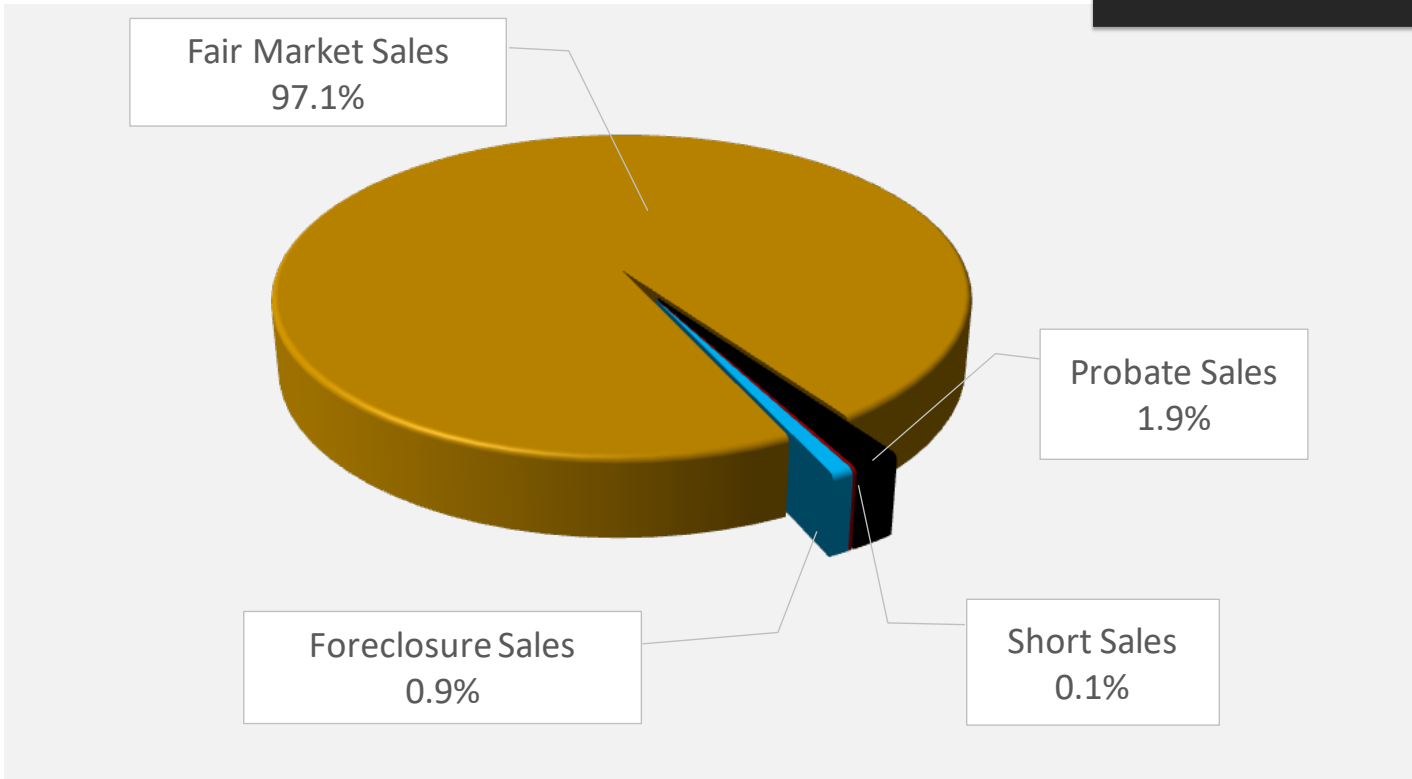
# JANUARY 2023

MODESTO REAL ESTATE SALES REPORT



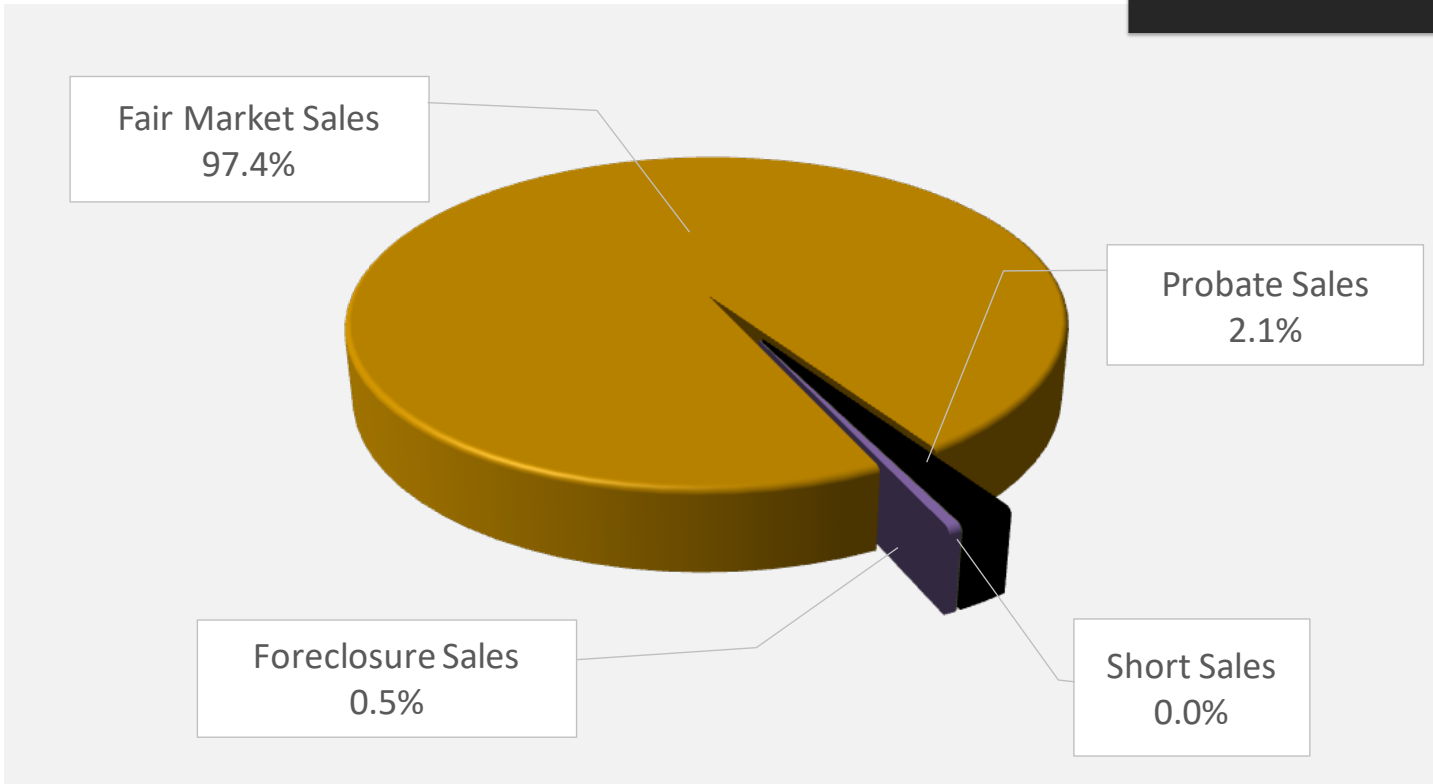
# Sold Homes Summary

110



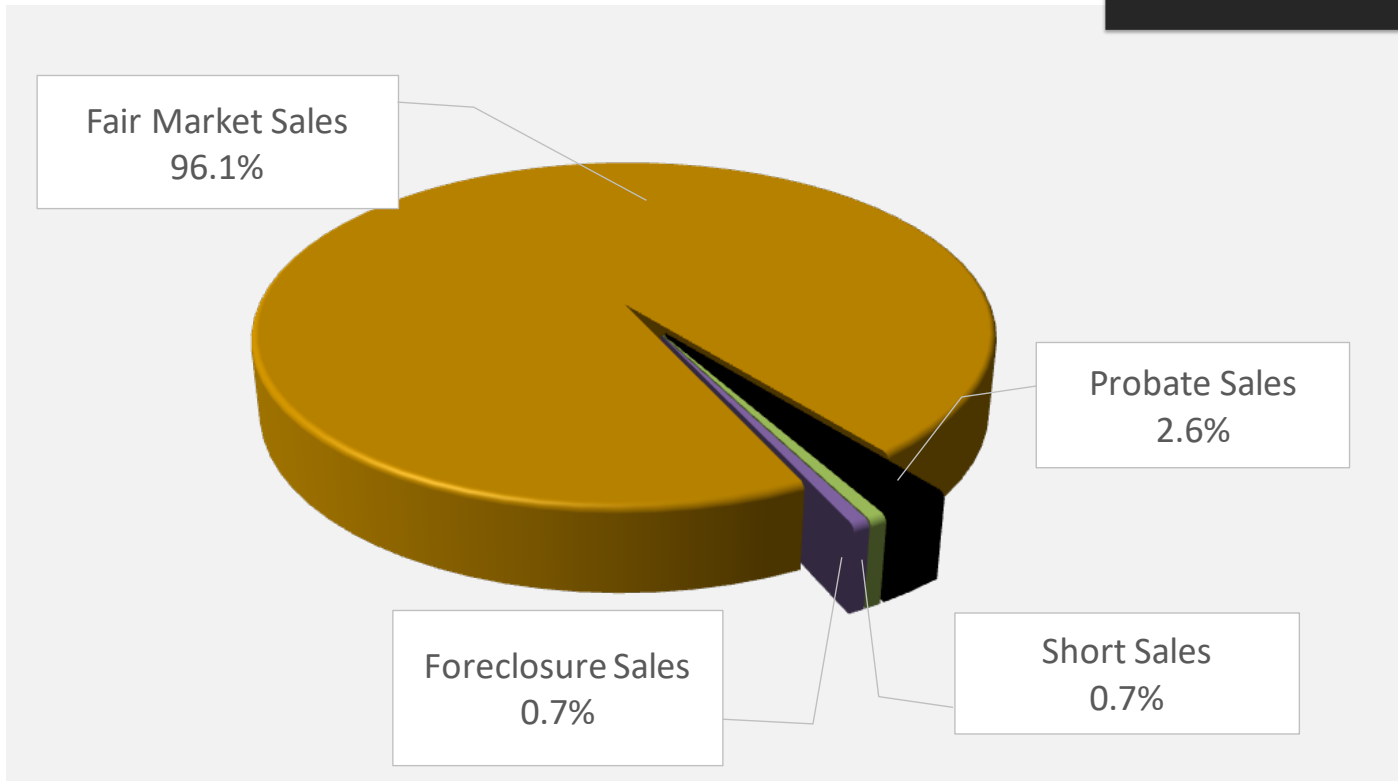
# Available Homes

193

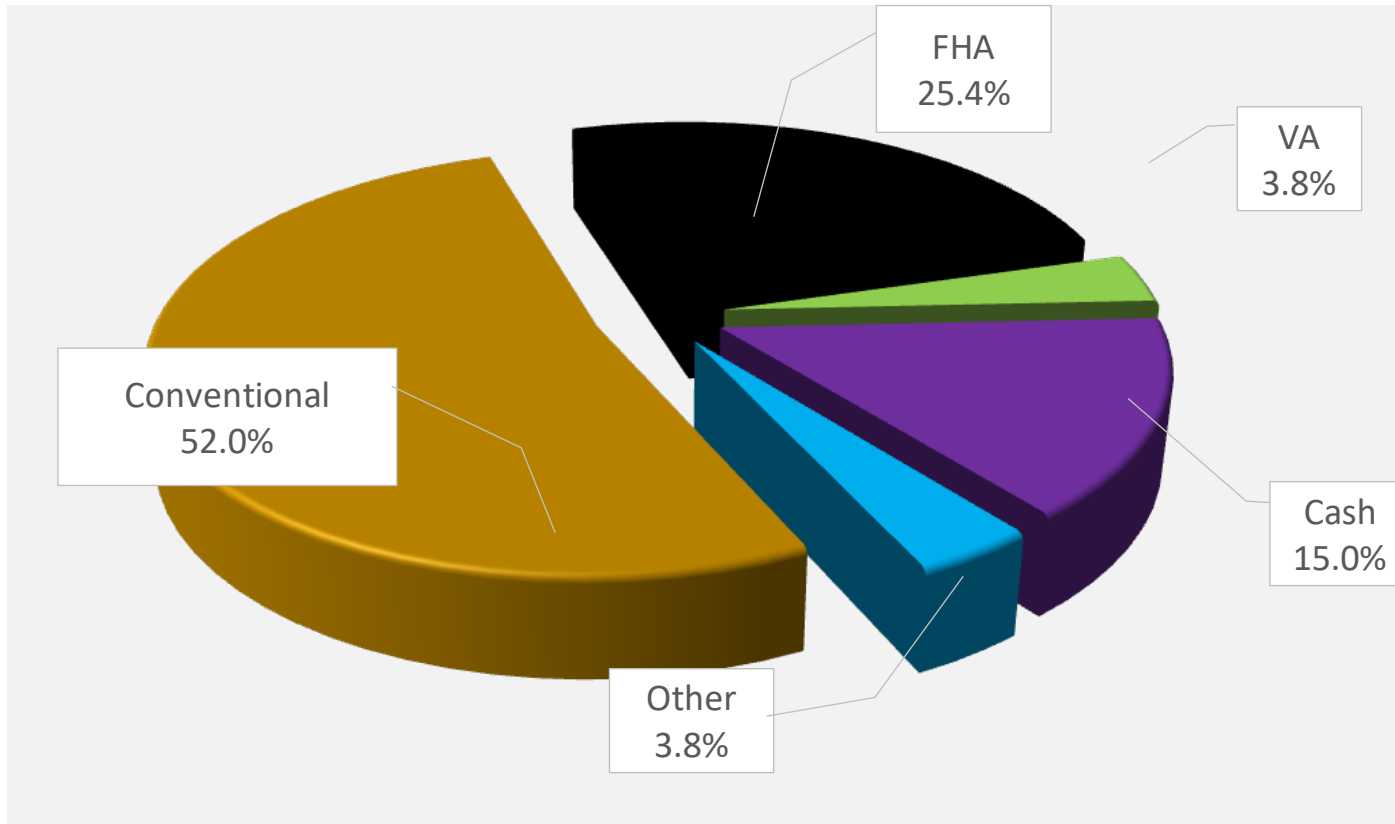


# Pending Homes

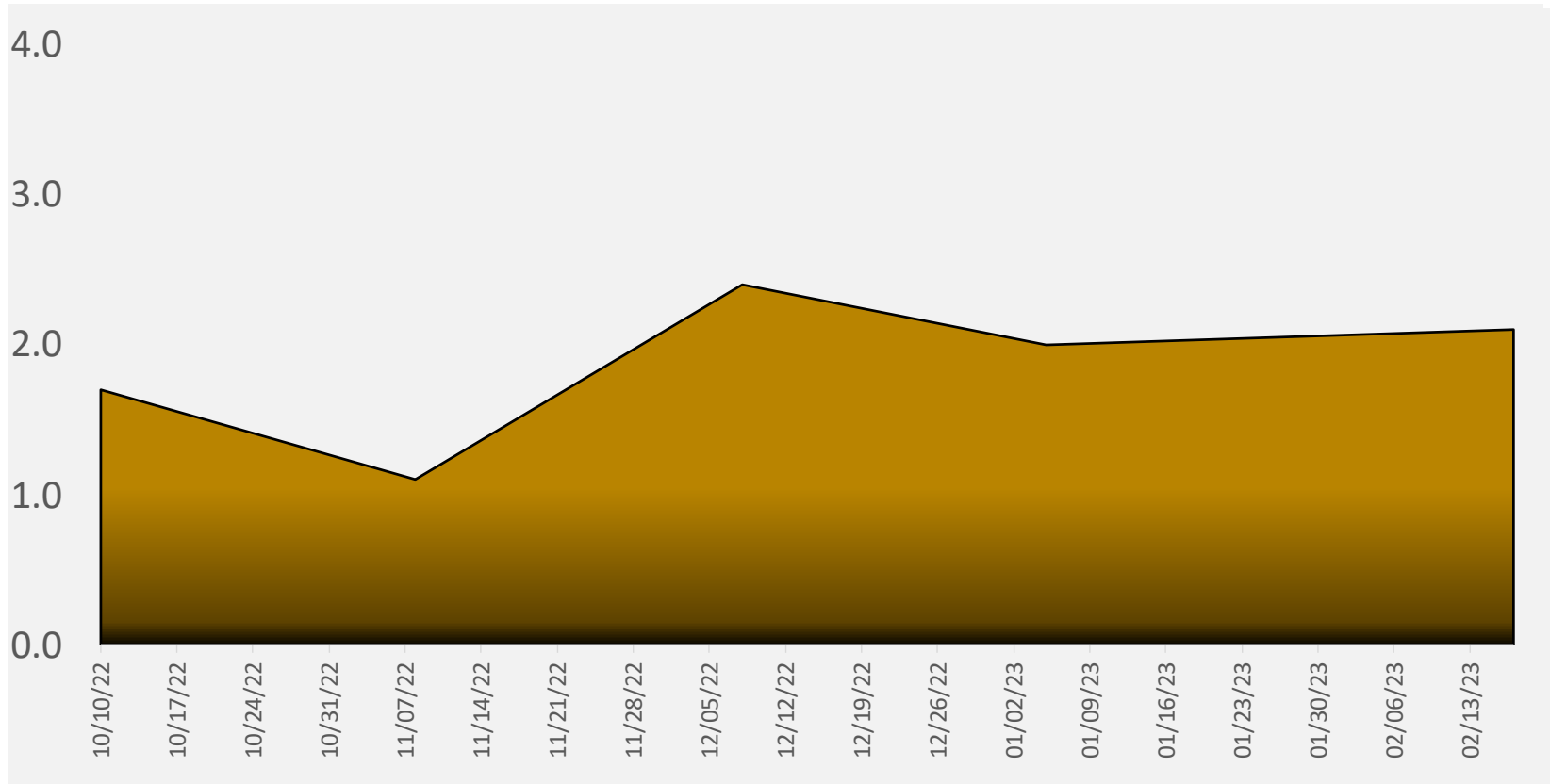
153



## New Financing Type



# Months of Remaining Inventory





# State of the Market

## MARKET TIMING:

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

**2.1** 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:  
**21.24%**

**39.38%**

**0**  
Available homes are short sales.

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

**41**  
Available homes are vacant (Includes REO)

Available homes have had price reductions since being listed

## PENDING HOME STATISTICS:

Short Sale Percentage:  
**0.65%**

REO percentage:  
**0.65%**

**30.07%**

**1**  
Pending homes are short sales.

**1**  
Pending homes are bank owned (REO).

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



## MARKET STATISTICS:

**110**  
Homes sold in the past 30 days.

**905**  
Homes sold in the past 6 months.

**219**  
Homes sold in the past 60 days.

Average price per square foot in the past 30 days.  
**\$281.98**

Average selling price in the past 6 months.  
**\$441,142**

**1630**  
Average square footage for home sold in the past 30 days.

**25.5%** Homes sold above original listed price in past 30 days.

**95.7%** Average Asked to Sold Ratio in the past 30 days.

**97.2%** Median Asked to Sold Ratio in the past 30 days.

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

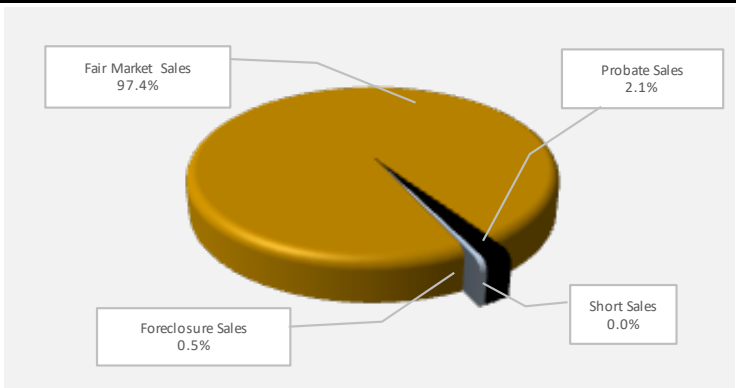
**1** Sold homes that were short sales.

# MODESTO REAL ESTATE SALES SUMMARY

Prepared: 02/17/23

## 193 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	188	97.4%
Probate Sales	4	2.1%
Short Sales	0	0.0%
Foreclosure Sales	1	0.5%
		<b>100.0%</b>
Low	\$ 159,900	
Average	\$ 535,977	
High	\$ 2,500,000	
Average DOM:	64.7	

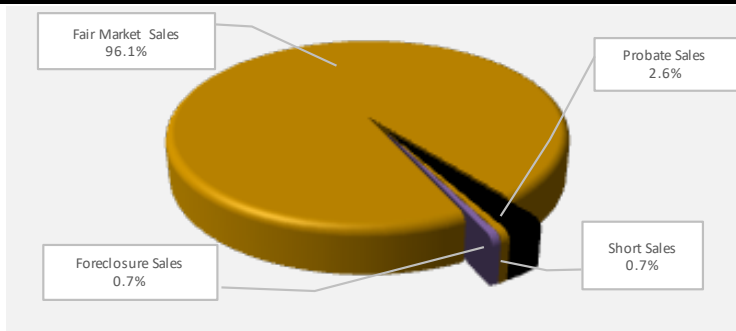


Occupancy	Homes	Percentage
Occupied	152	78.8%
Vacant	41	21.2%

**77** Listed in the past 30 days.  
**112** Listed in the past 60 days.

## 153 Pending Homes

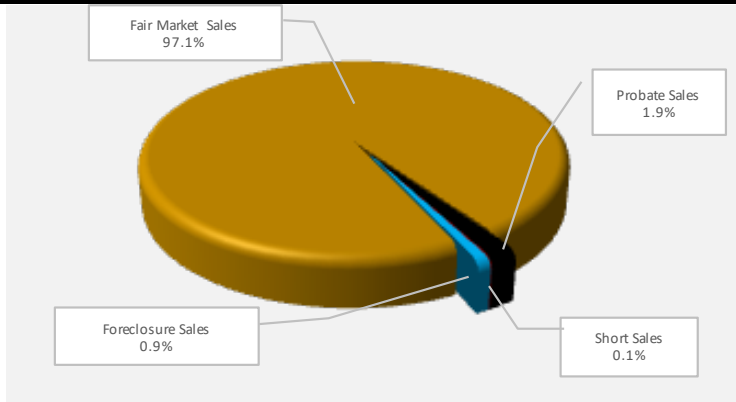
Existing Financing	Homes	Percentage
Fair Market Sales	147	96.1%
Probate Sales	4	2.6%
Short Sales	1	0.7%
Foreclosure Sales	1	0.7%
		<b>100.0%</b>
Low	\$ 179,000	
Average	\$ 440,029	
High	\$ 1,999,999	
Average DOM:	42.8	



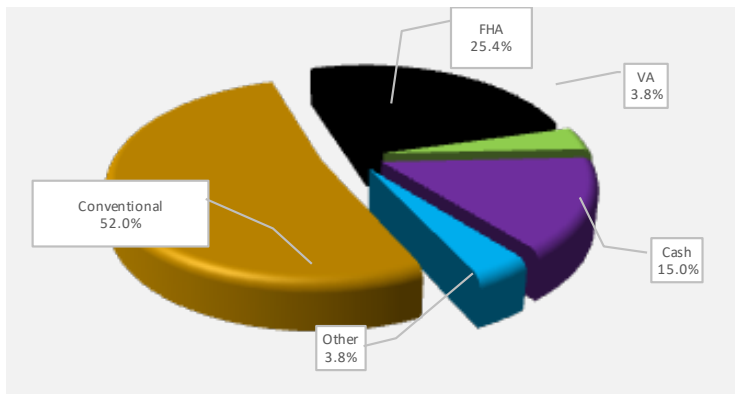
## Sold Homes Summary

110 Sold in the past 30 days  
 219 Sold in the past 60 days  
 905 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	879	97.1%
Probate Sales	17	1.9%
Short Sales	1	0.1%
Foreclosure Sales	8	0.9%
		<b>100.0%</b>
Low	\$ 135,000	
Average	\$ 449,050	
High	\$ 2,700,000	
Average DOM:	35.6	



New Financing Type	Homes	Percentage
Conventional	471	52.0%
FHA	230	25.4%
VA	34	3.8%
Cash	136	15.0%
Other	34	3.8%
		<b>100.0%</b>





## MODESTO REAL ESTATE SALES SUMMARY

Prepared: 02/17/23			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to	\$224,999	10	5	5	50.00%
\$225,000	to	\$249,999	6	3	3	50.00%
\$250,000	to	\$274,999	10	6	4	40.00%
\$275,000	to	\$299,999	20	8	12	60.00%
\$300,000	to	\$324,999	13	8	5	38.46%
\$325,000	to	\$349,999	27	14	13	48.15%
\$350,000	to	\$374,999	20	10	10	50.00%
\$375,000	to	\$399,999	42	19	23	54.76%
\$400,000	to	\$424,999	24	9	15	62.50%
\$425,000	to	\$449,999	19	7	12	63.16%
\$450,000	to	\$474,999	17	11	6	35.29%
\$475,000	to	\$499,999	24	15	9	37.50%
\$500,000	to	\$524,999	16	9	7	43.75%
\$525,000	to	\$549,999	16	11	5	31.25%
\$550,000	to	\$574,999	6	4	2	33.33%
\$575,000	to	\$599,999	10	5	5	50.00%
\$600,000	to	\$624,999	2	2	0	0.00%
\$625,000	to	\$649,999	5	3	2	40.00%
\$650,000	to	\$674,999	7	3	4	57.14%
\$675,000	to	\$699,999	8	6	2	25.00%
\$700,000	to	\$724,999	4	3	1	25.00%
\$725,000	to	\$749,999	3	2	1	33.33%
\$750,000	to	\$774,999	3	3	0	0.00%
\$775,000	to	\$799,999	5	5	0	0.00%
\$800,000	to	\$824,999	1	0	1	100.00%
\$825,000	and up		28	22	6	21.43%
<b>TOTAL</b>			<b>346</b>	<b>193</b>	<b>153</b>	<b>44.22%</b>

### MARKET TIMING:

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- 2.1** 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%
- 41** Available homes are vacant (includes REO). Vacancy rate: 21.24%
- 39.38%** Available homes have had price reductions since being listed.

### PENDING HOME STATISTICS:

- 1** Pending homes are short sales. Short Sale Percentage: 0.65%
- 1** Pending homes are bank owned (REO). REO percentage: 0.65%
- 30.07%** Of homes are pending for less than the original asking price.

### MARKET STATISTICS:

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- \$441,142** Average selling price in the past 6 months.
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- 1630** Average square footage for home sold in the past 30 days.
- 25.5%** Homes sold above original listed price in past 30 days.
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- 219** Homes sold in the past 60 days.
- 905** Homes sold in the past 6 months.
- 1** Sold homes that were short sales. Short Sale Percentage: 0.11%
- 8** Sold homes that were bank owned. REO percentage: 97.13%