



JANUARY 2023

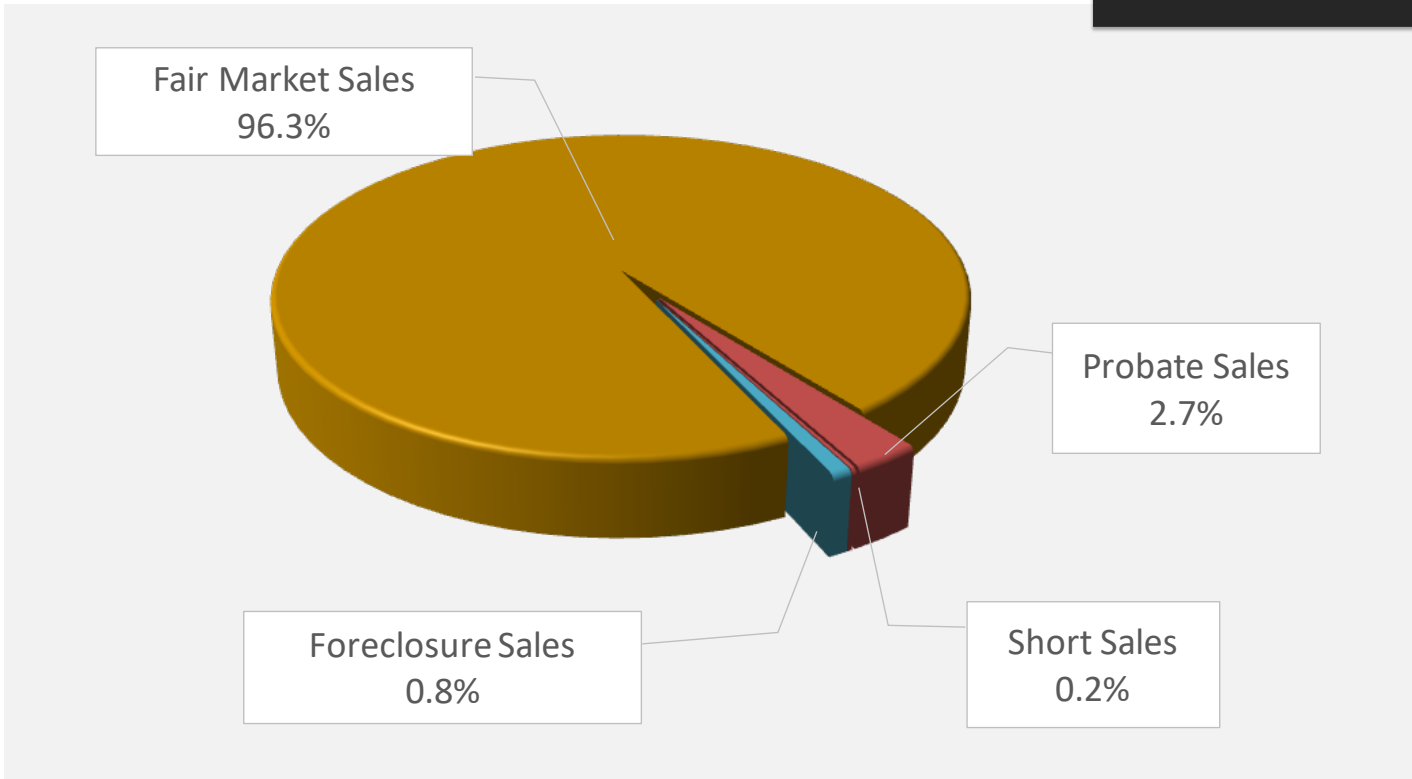
STOCKTON REAL ESTATE SALES REPORT





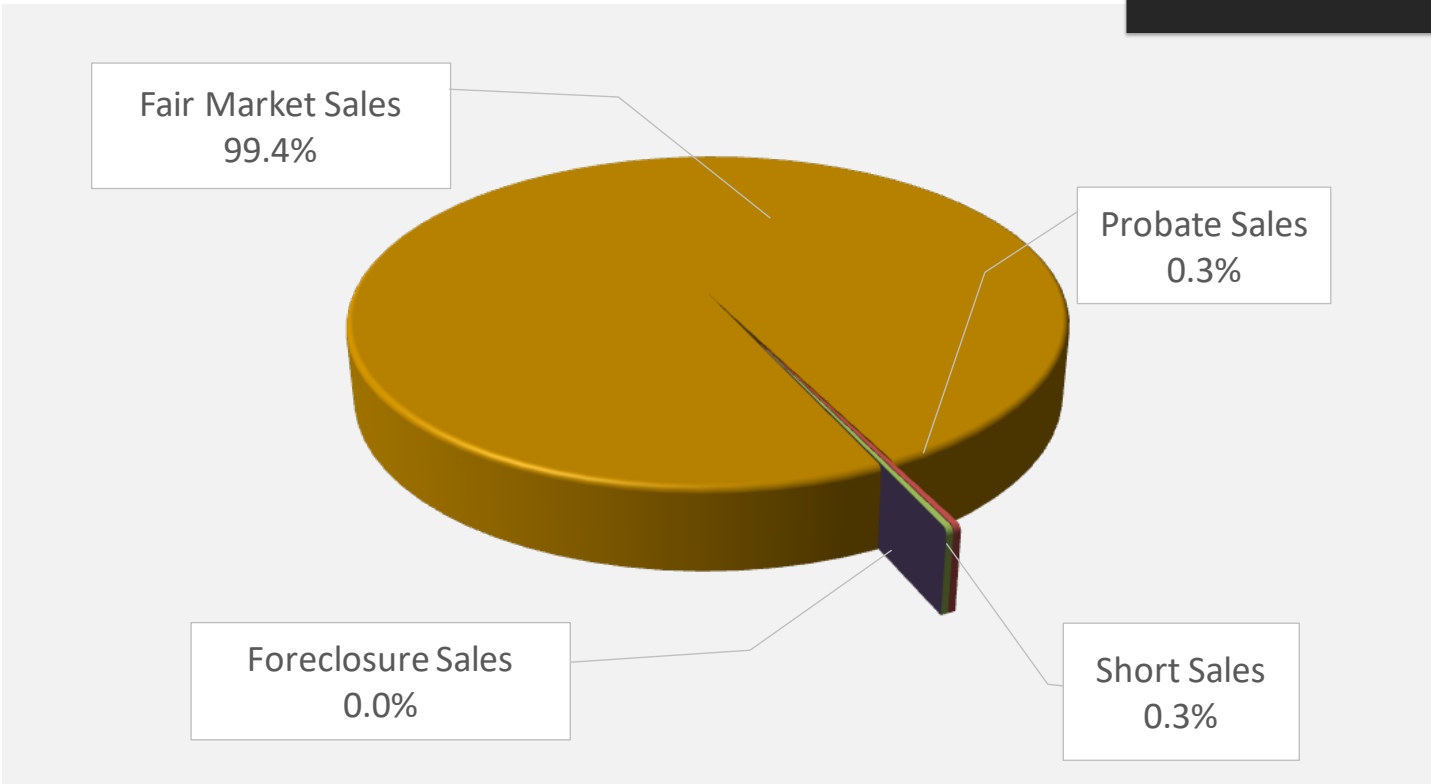
Sold Homes Summary

142



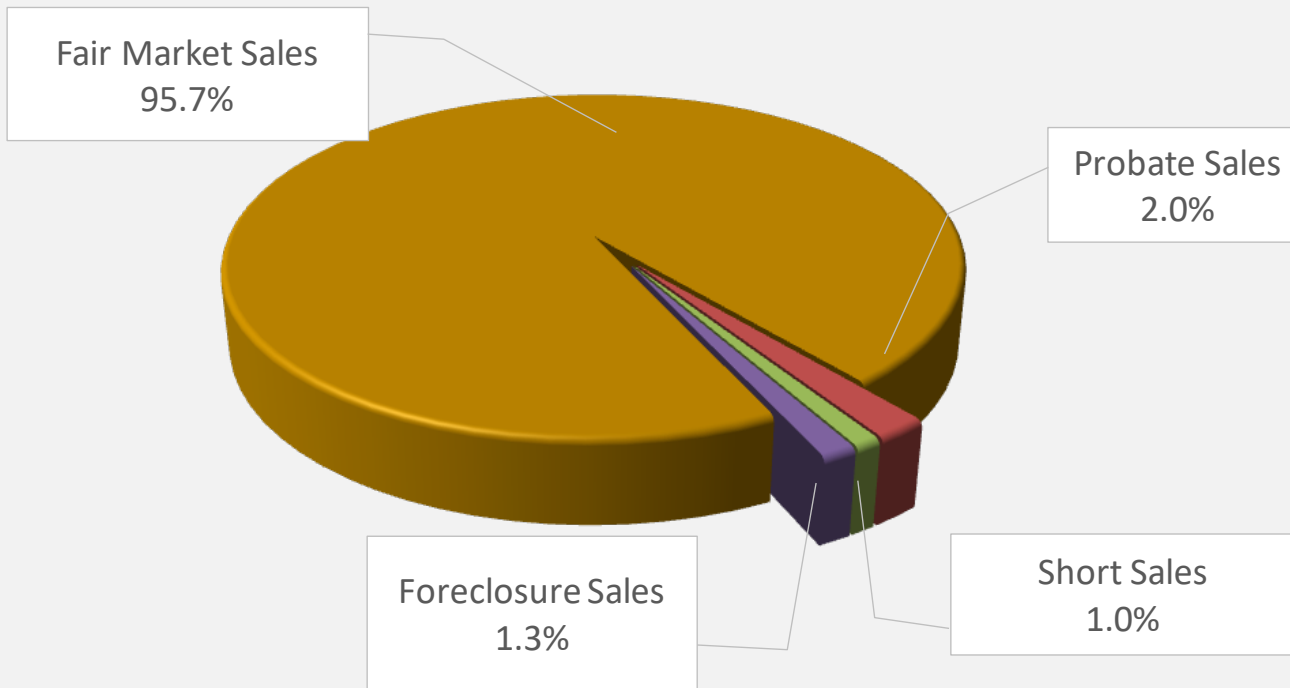
Available Homes

357

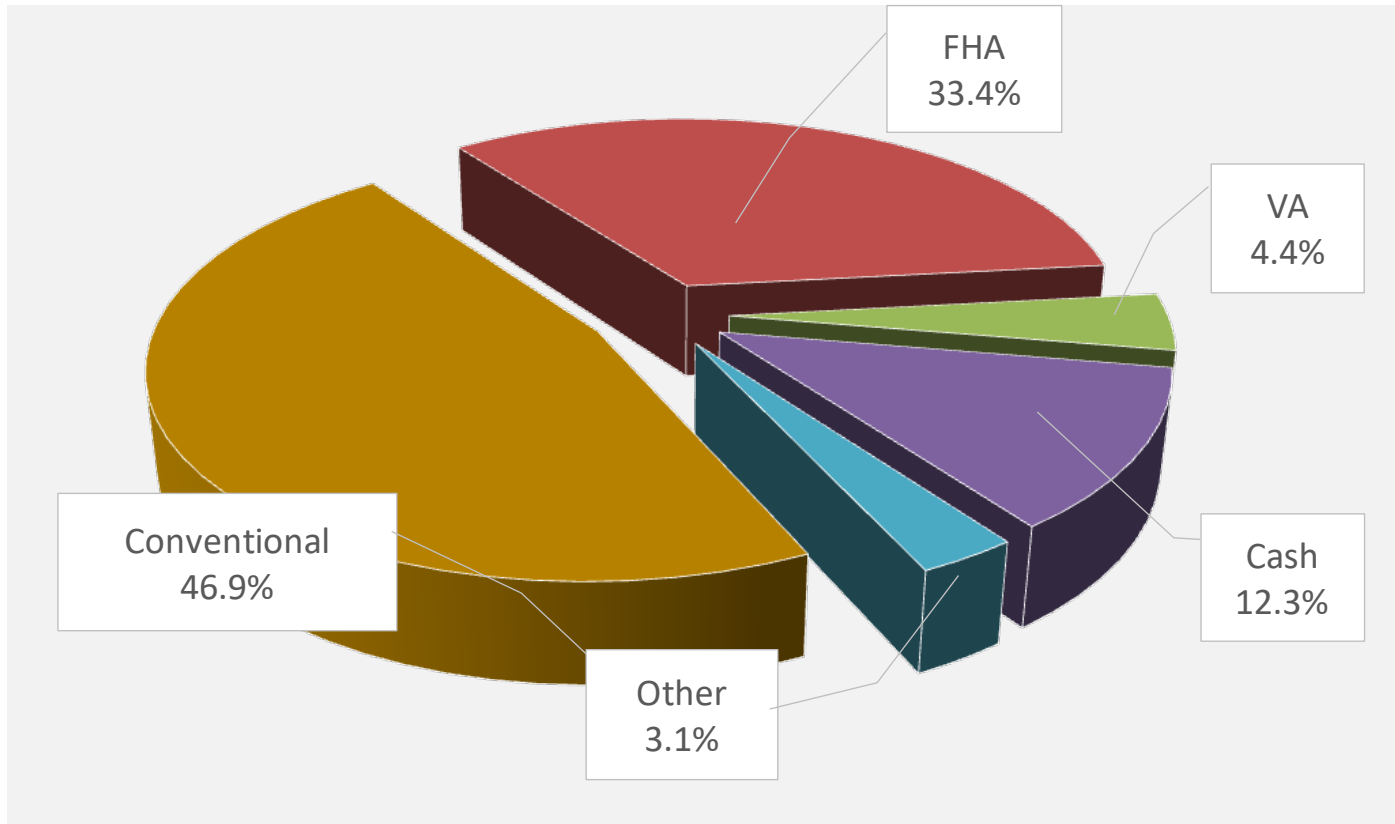


Pending Homes

305

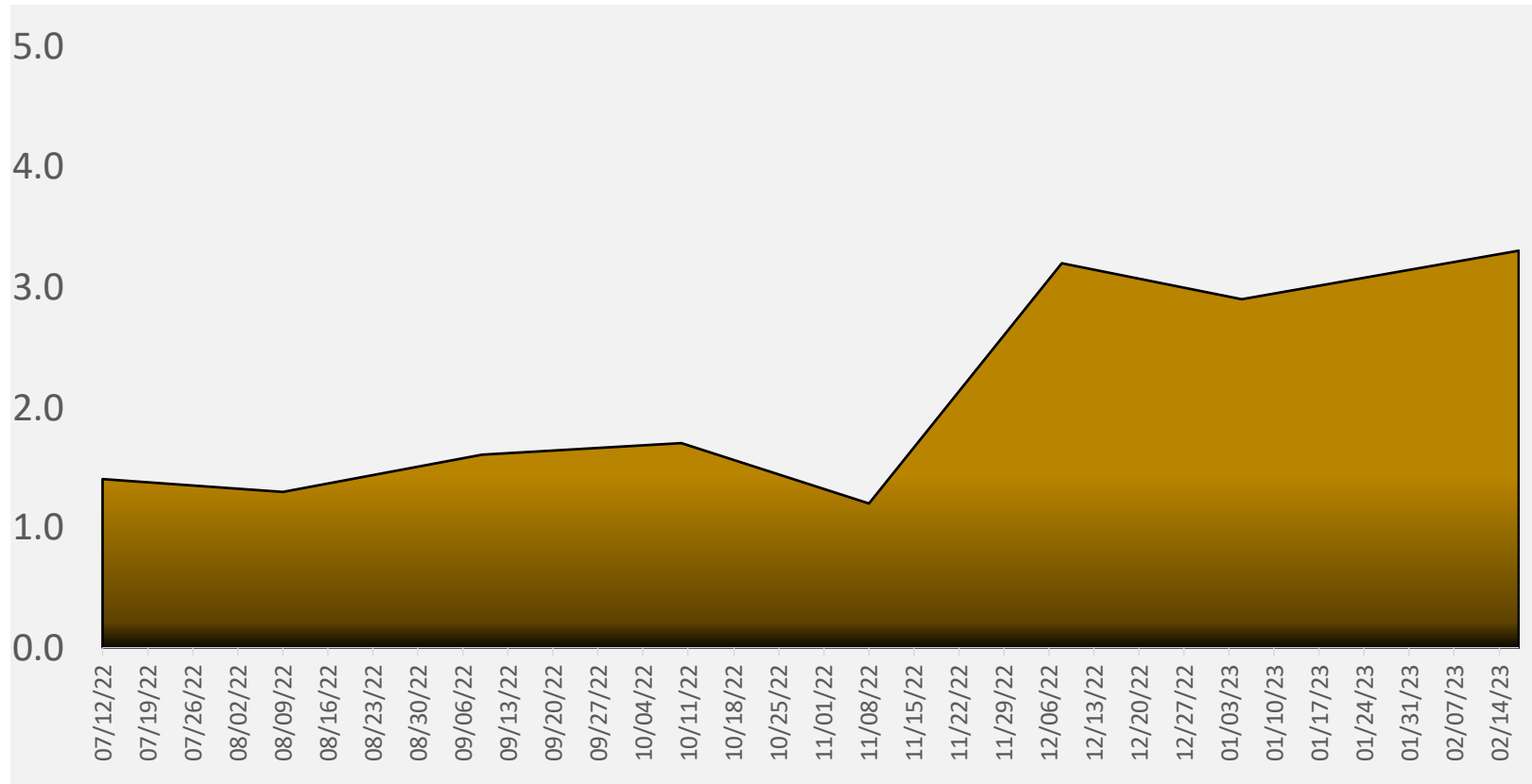


New Financing Type





Months of Remaining Inventory





State of the Market

MARKET TIMING:

50.3

Average days on market for homes in escrow.

3.3

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:

27.45%

35.57%

0

Available homes are short sales.

0

Available homes are bank owned (REO).

98

Available homes are vacant (Includes REO)

Available homes have had price reductions since being listed

PENDING HOME STATISTICS:

Short Sale Percentage:

0.98%

REO percentage:

1.31%

40.33%

3

Pending homes are short sales.

4

Pending homes are bank owned (REO).

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



MARKET STATISTICS:

142

Homes sold in the past 30 days.

1,097

Homes sold in the past 6 months.

284

Homes sold in the past 60 days.

Average price per square foot in the past 30 days.

\$276.06

Average selling price in the past 6 months.

\$434,901

1,632

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

19.7%

Homes sold above original listed price in past 30 days.

94.7%

Average Asked to Sold Ratio in the past 30 days.

96.2%

Median Asked to Sold Ratio in the past 30 days.

9

Sold homes that were bank owned.

2

Sold homes that were short sales.

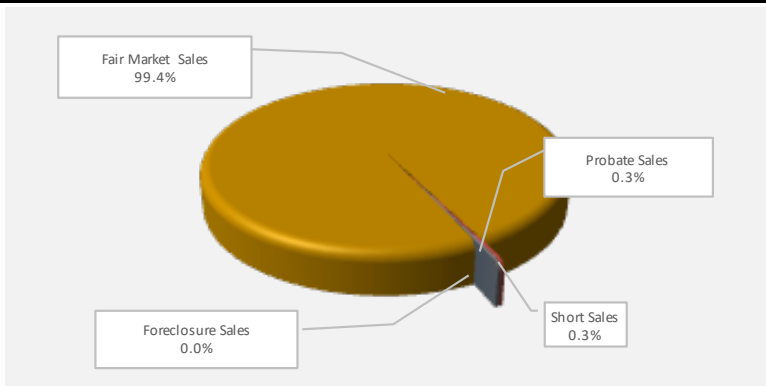
STOCKTON REAL ESTATE SALES SUMMARY

Prepared: 02/17/23

357 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	355	99.4%
Probate Sales	1	0.3%
Short Sales	1	0.3%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$	138,000
Average	\$	513,275
High	\$	3,675,000
Average DOM:		62.9



Occupancy	Homes	Percentage
Occupied	259	72.5%
Vacant	98	27.5%

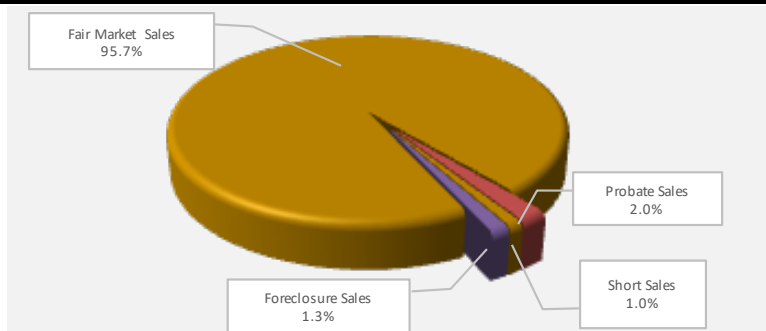
152 Listed in the past 30 days.

199 Listed in the past 60 days.

305 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	292	95.7%
Probate Sales	6	2.0%
Short Sales	3	1.0%
Foreclosure Sales	4	1.3%
		100.0%

Low	\$	119,900
Average	\$	437,889
High	\$	1,350,000
Average DOM:		50.3



Sold Homes Summary

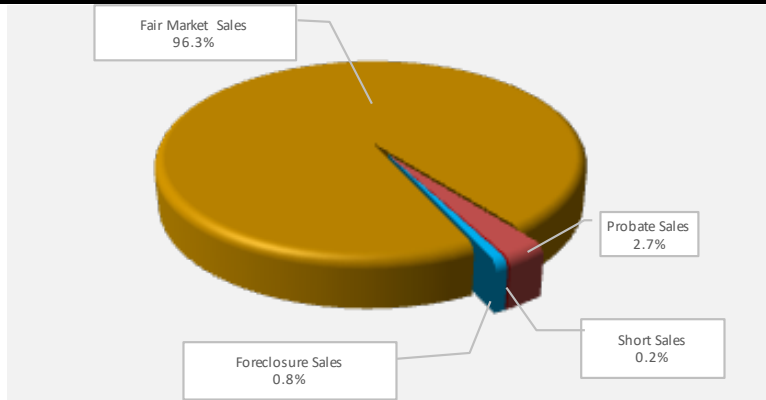
142 Sold in the past 30 days

284 Sold in the past 60 days

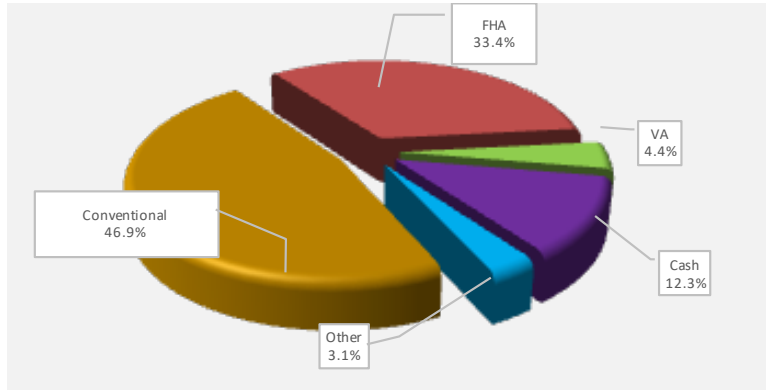
1,097 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	1,056	96.3%
Probate Sales	30	2.7%
Short Sales	2	0.2%
Foreclosure Sales	9	0.8%
		100.0%

Low	\$	99,999
Average	\$	442,029
High	\$	3,399,000
Average DOM:		40.0



New Financing Type	Homes	Percentage
Conventional	514	46.9%
FHA	366	33.4%
VA	48	4.4%
Cash	135	12.3%
Other	34	3.1%
		100.0%



STOCKTON REAL ESTATE SALES SUMMARY

Prepared: 02/17/23		TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to \$149,999	5	3	2	40.00%
\$150,000	to \$174,999	12	3	9	75.00%
\$175,000	to \$199,999	7	4	3	42.86%
\$200,000	to \$224,999	9	6	3	33.33%
\$225,000	to \$249,999	15	9	6	40.00%
\$250,000	to \$274,999	16	7	9	56.25%
\$275,000	to \$299,999	38	16	22	57.89%
\$300,000	to \$324,999	16	8	8	50.00%
\$325,000	to \$349,999	37	19	18	48.65%
\$350,000	to \$374,999	21	11	10	47.62%
\$375,000	to \$399,999	51	30	21	41.18%
\$400,000	to \$424,999	35	20	15	42.86%
\$425,000	to \$449,999	44	19	25	56.82%
\$450,000	to \$474,999	36	16	20	55.56%
\$475,000	to \$499,999	57	30	27	47.37%
\$500,000	to \$524,999	52	26	26	50.00%
\$525,000	to \$549,999	50	28	22	44.00%
\$550,000	to \$574,999	26	13	13	50.00%
\$575,000	to \$599,999	34	19	15	44.12%
\$600,000	to \$624,999	16	10	6	37.50%
\$625,000	to \$649,999	14	7	7	50.00%
\$650,000	to \$674,999	8	6	2	25.00%
\$675,000	to \$699,999	17	12	5	29.41%
\$700,000	to \$724,999	4	3	1	25.00%
\$725,000	to \$749,999	5	4	1	20.00%
\$750,000	to \$774,999	2	0	2	100.00%
\$775,000	and up	35	28	7	20.00%
TOTAL		662	357	305	46.07%

MARKET TIMING:

50.3 Average days on market for homes in escrow.

3.3 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%

98 Available homes are vacant (includes REO). Vacancy rate: 27.45%

35.57% Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

3 Pending homes are short sales. Short Sale Percentage: 0.98%

4 Pending homes are bank owned (REO). REO percentage: 1.31%

40.33% Of homes are pending for less than the original asking price.

MARKET STATISTICS:

142 Homes sold in the past 30 days.

\$434,901 Average selling price in the past 6 months.

\$276.06 Average price per square foot in the past 30 days.

1,632 Average square footage for home sold in the past 30 days.

19.7% Homes sold above original listed price in past 30 days.

94.7% Average Asked to Sold Ratio in the past 30 days.

96.2% Median Asked to Sold Ratio in the past 30 days.

284 Homes sold in the past 60 days.

1,097 Homes sold in the past 6 months.

2 Sold homes that were short sales. Short Sale Percentage: 0.18%

9 Sold homes that were bank owned. REO percentage: 96.26%