



**SCAN CODE**

To view the video  
SALES REPORT



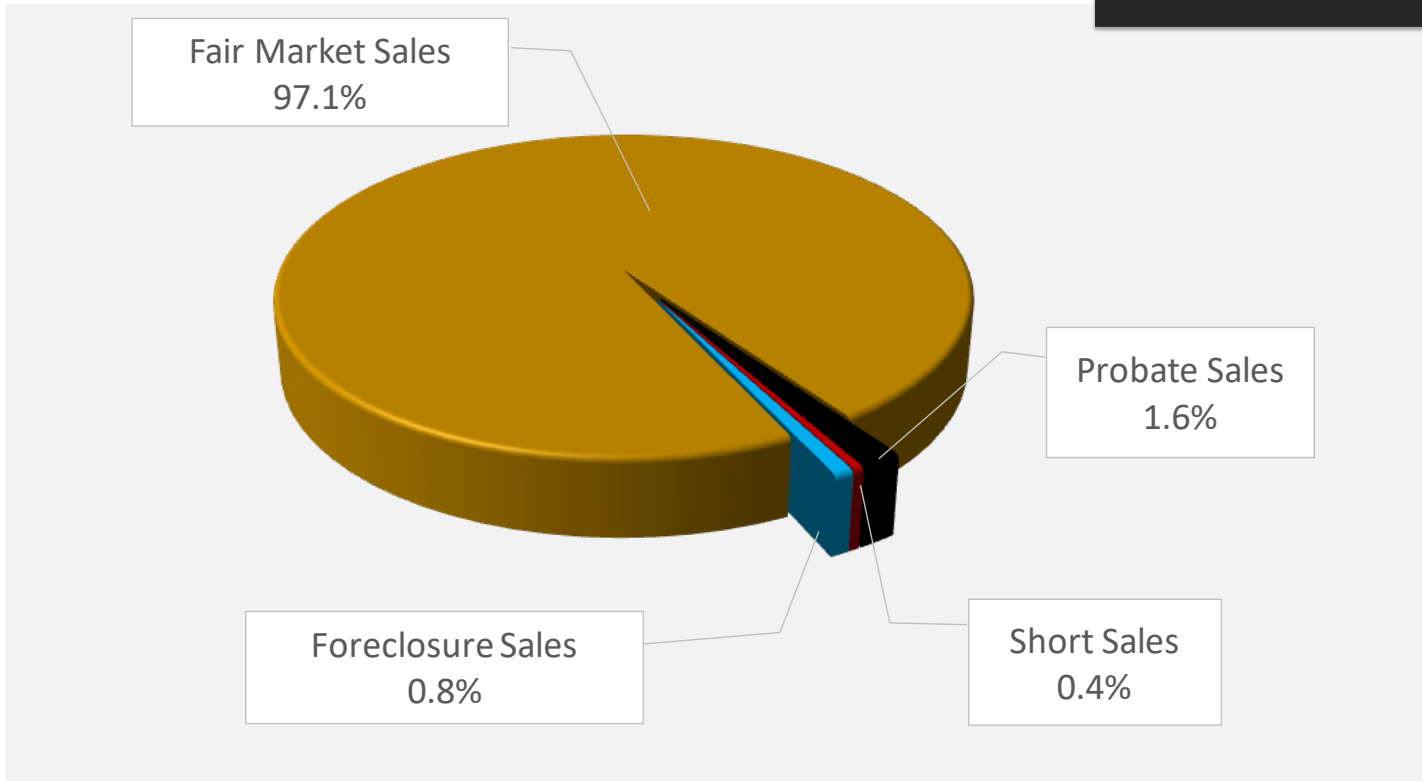
**GOLDEN LION**  
REAL ESTATE, INC.

**FEBRUARY 2023**

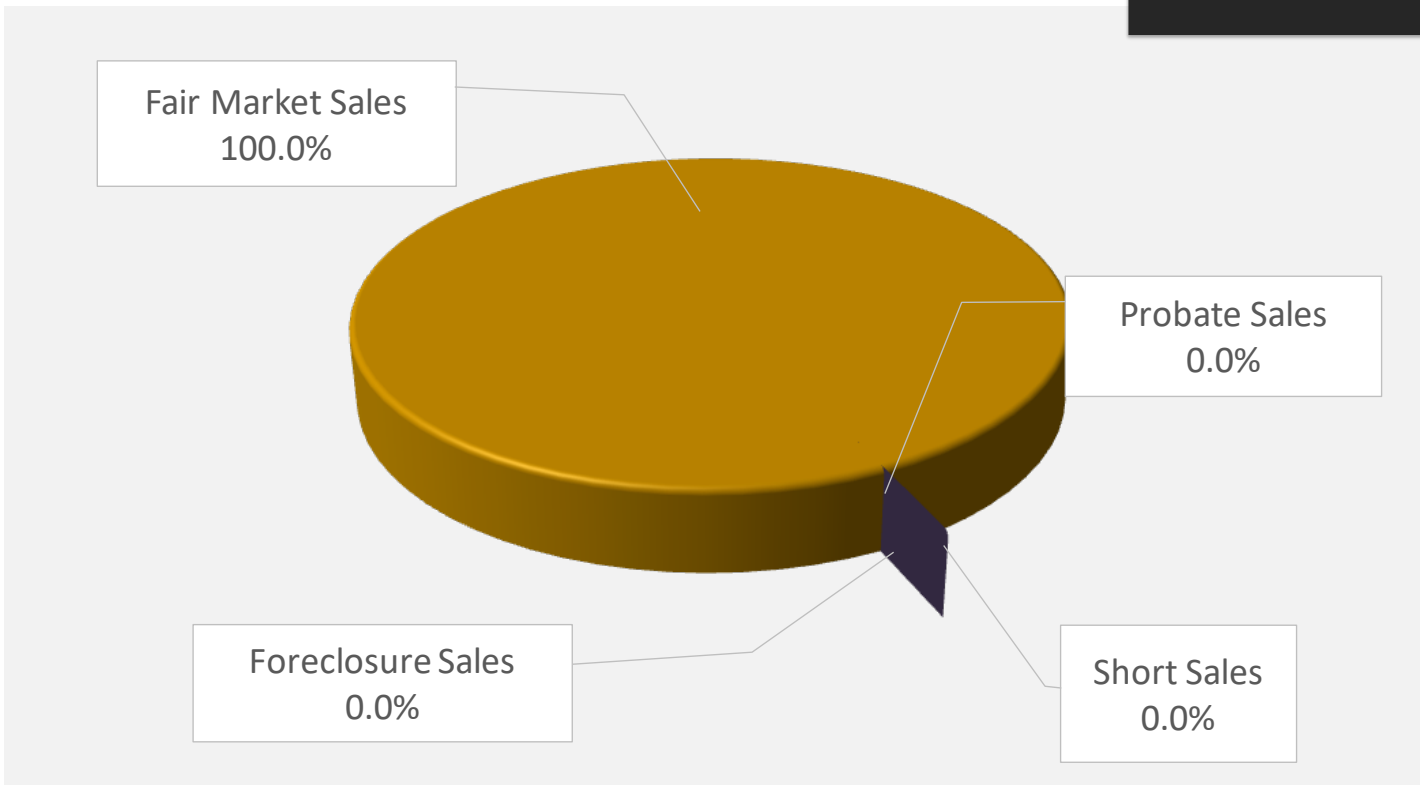
MANTECA REAL ESTATE SALES REPORT

# Sold Homes Summary

35

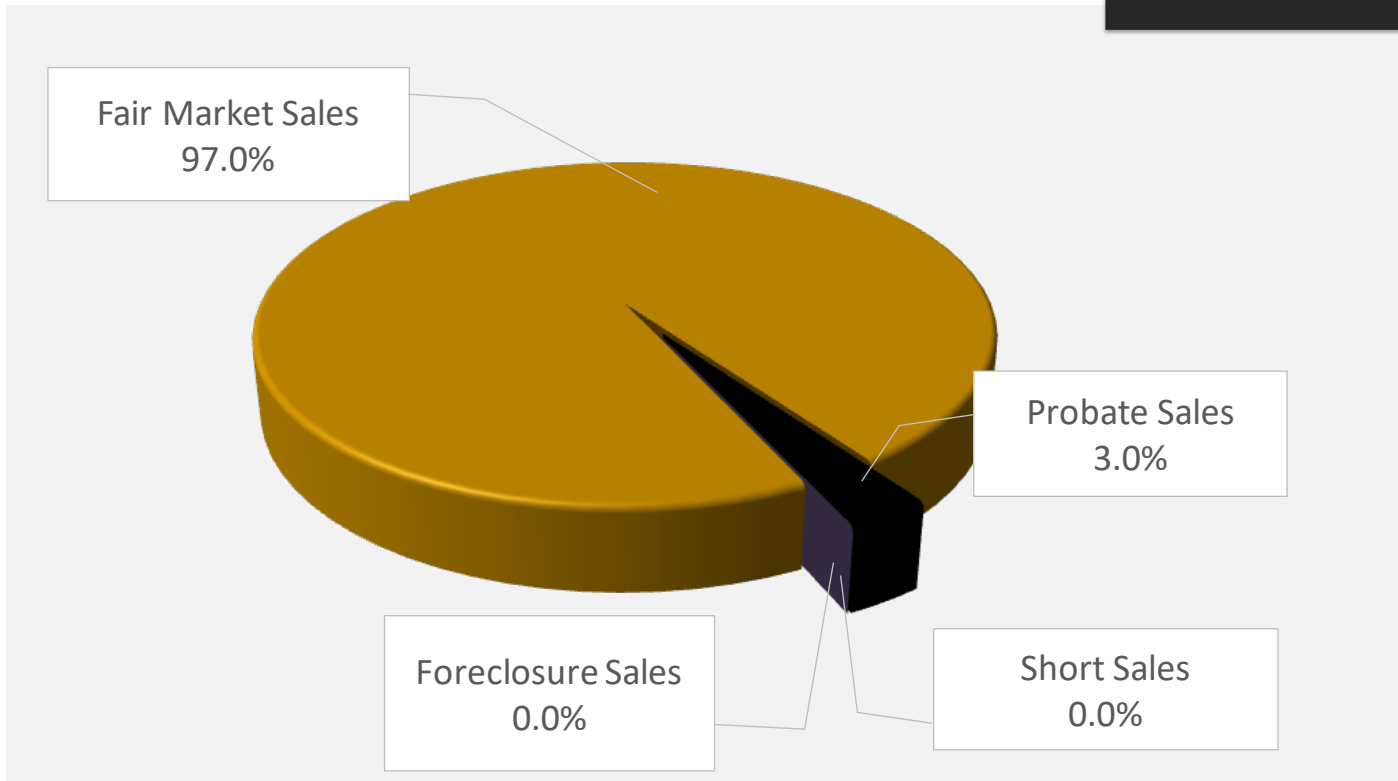


# Available Homes

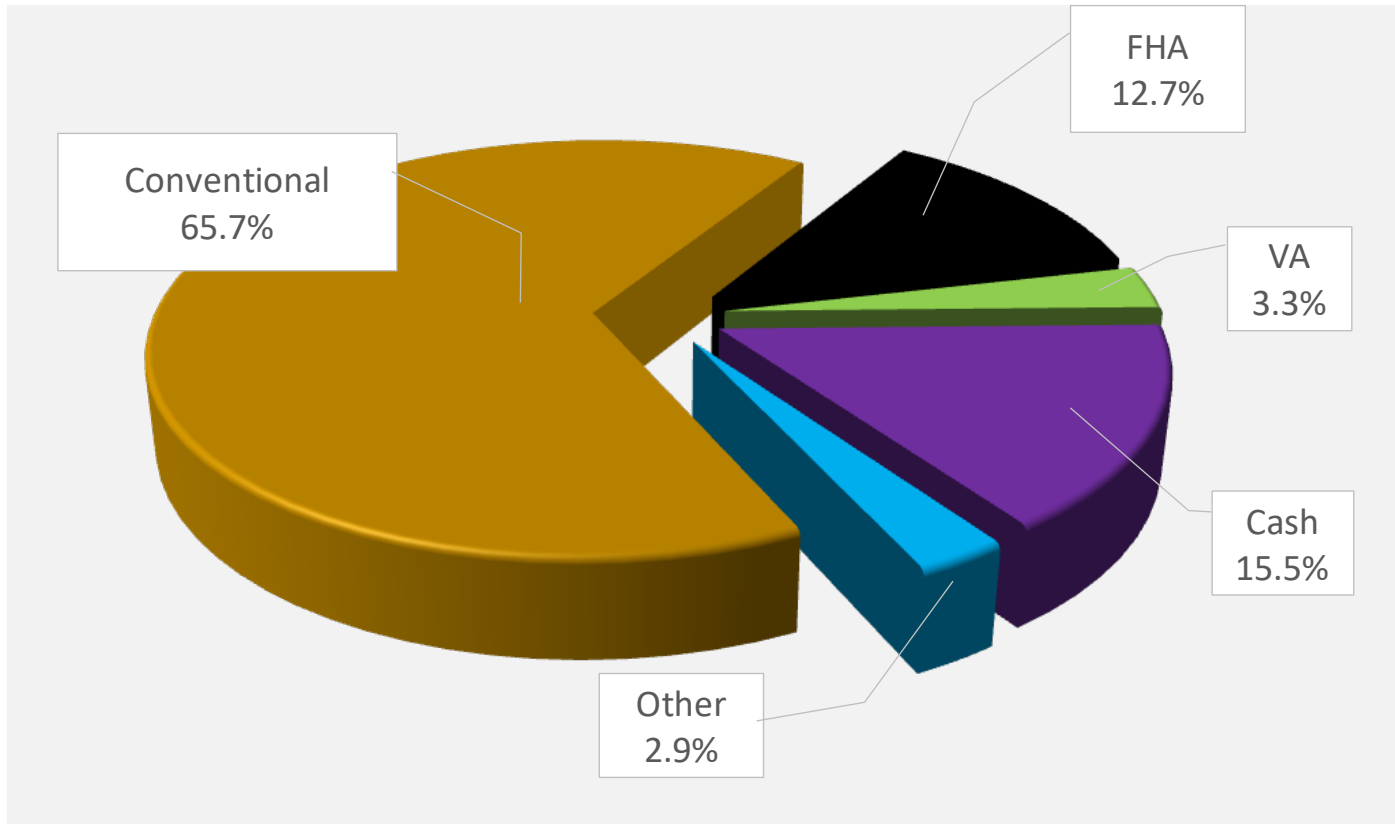


# Pending Homes

67

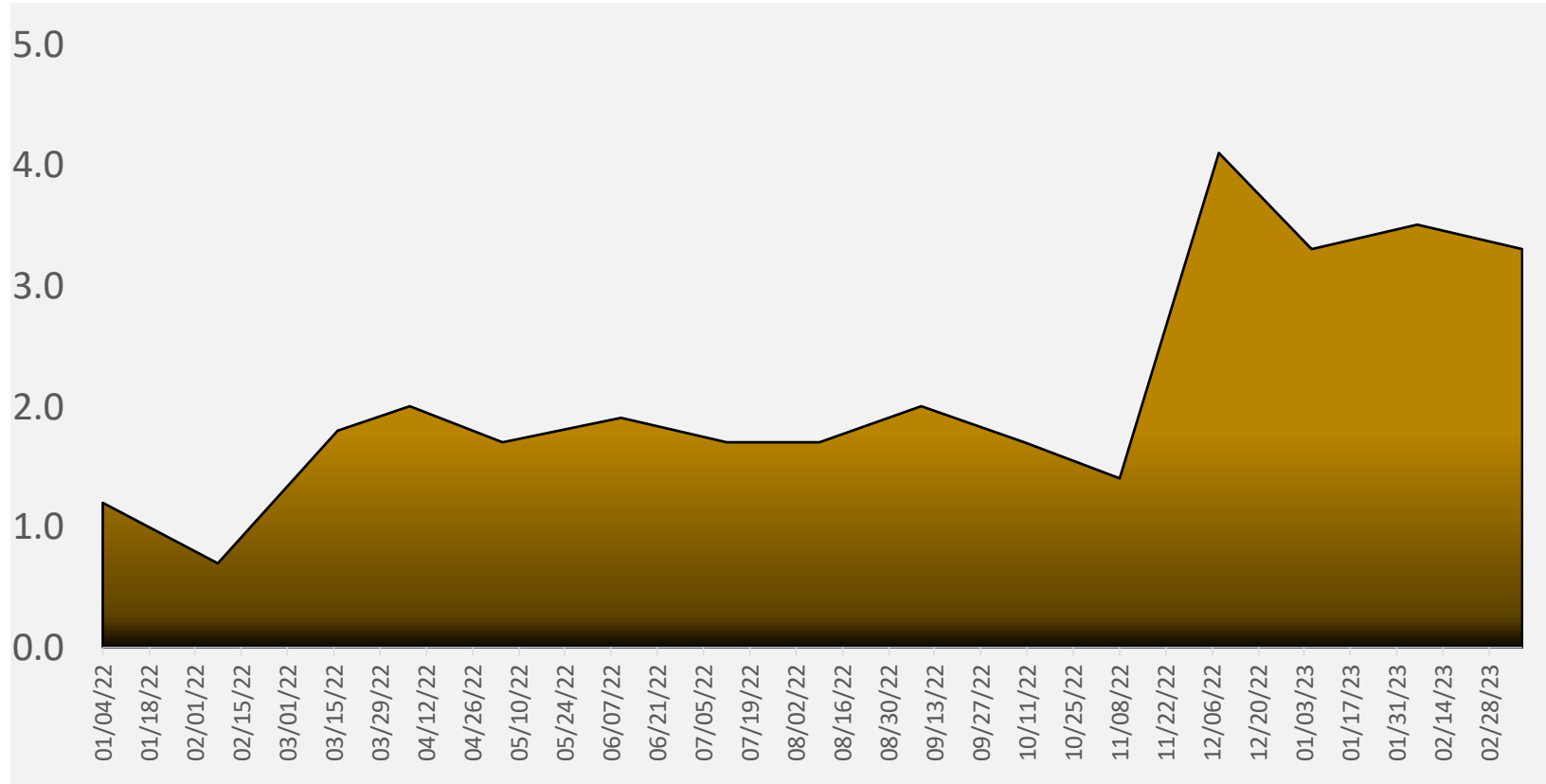


## New Financing Type





# Months of Remaining Inventory





# State of the Market

## MARKET TIMING:

53.6

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:  
14.29%

25.97%

0

Available homes are short sales.

0

Available homes are bank owned (REO).

11

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%

41.79%

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:

35

Homes sold in the past 30 days.

245

Homes sold in the past 6 months.

69

Homes sold in the past 60 days.

Average price per square foot in the past 30 days.

\$310.19

Average selling price in the past 6 months.

\$602,178

2028

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

14.3%

Homes sold above original listed price in past 30 days.

96.0%

Average Asked to Sold Ratio in the past 30 days.

96.7%

Median Asked to Sold Ratio in the past 30 days.

2

Sold homes that were bank owned.

1

Sold homes that were short sales.

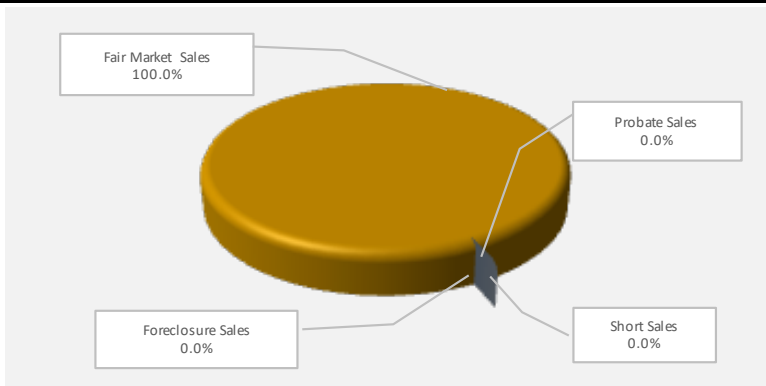
# MANTECA REAL ESTATE SALES SUMMARY

Prepared: 03/13/23

## 77 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	77	100.0%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		<b>100.0%</b>

Low	\$	386,000
Average	\$	749,623
High	\$	3,650,000
Average DOM:		67.0



29 Listed in the past 30 days.

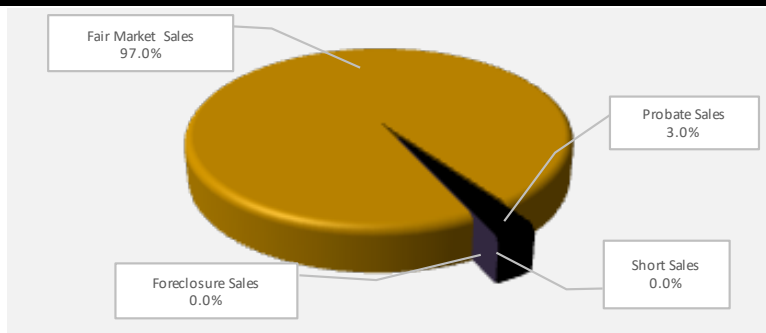
47 Listed in the past 60 days.

Occupancy	Homes	Percentage
Occupied	66	85.7%
Vacant	11	14.3%

## 67 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	65	97.0%
Probate Sales	2	3.0%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		<b>100.0%</b>

Low	\$	329,800
Average	\$	634,920
High	\$	1,175,000
Average DOM:		53.6

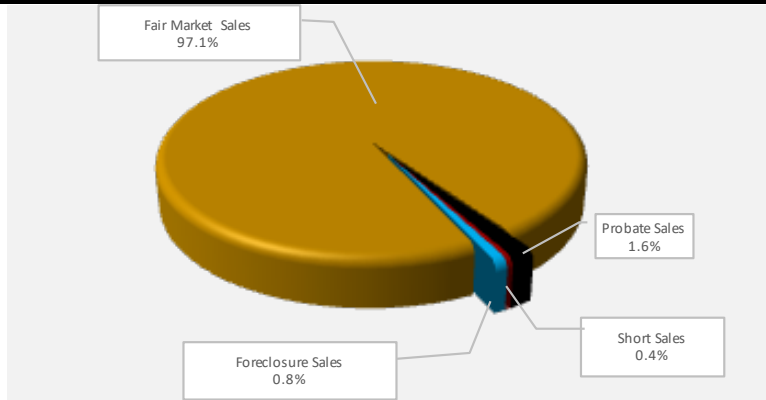


## Sold Homes Summary

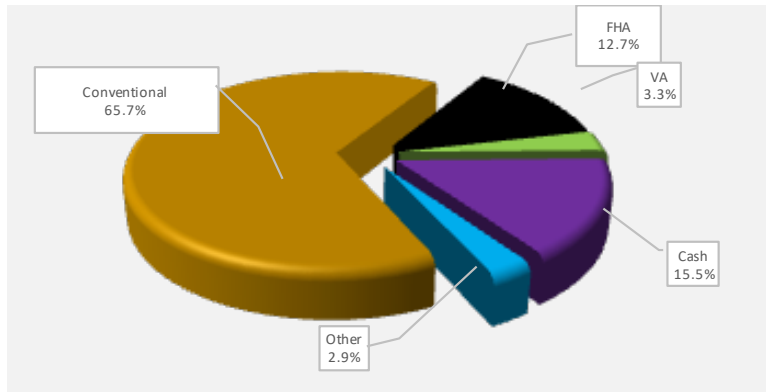
35 Sold in the past 30 days  
 69 Sold in the past 60 days  
 245 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	238	97.1%
Probate Sales	4	1.6%
Short Sales	1	0.4%
Foreclosure Sales	2	0.8%
		<b>100.0%</b>

Low	\$	220,000
Average	\$	619,081
High	\$	1,150,999
Average DOM:		47.2



New Financing Type	Homes	Percentage
Conventional	161	65.7%
FHA	31	12.7%
VA	8	3.3%
Cash	38	15.5%
Other	7	2.9%
		<b>100.0%</b>





## MANTECA REAL ESTATE SALES SUMMARY

Prepared: 03/13/23			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to	\$399,999	5	1	4	80.00%
\$400,000	to	\$424,999	1	1	0	0.00%
\$425,000	to	\$449,999	4	3	1	25.00%
\$450,000	to	\$474,999	2	1	1	50.00%
\$475,000	to	\$499,999	6	0	6	100.00%
\$500,000	to	\$524,999	3	2	1	33.33%
\$525,000	to	\$549,999	9	5	4	44.44%
\$550,000	to	\$574,999	5	4	1	20.00%
\$575,000	to	\$599,999	11	3	8	72.73%
\$600,000	to	\$624,999	10	4	6	60.00%
\$625,000	to	\$649,999	5	3	2	40.00%
\$650,000	to	\$674,999	8	4	4	50.00%
\$675,000	to	\$699,999	10	5	5	50.00%
\$700,000	to	\$724,999	7	3	4	57.14%
\$725,000	to	\$749,999	9	3	6	66.67%
\$750,000	to	\$774,999	10	8	2	20.00%
\$775,000	to	\$799,999	11	6	5	45.45%
\$800,000	to	\$824,999	5	4	1	20.00%
\$825,000	to	\$849,999	5	3	2	40.00%
\$850,000	to	\$874,999	2	2	0	0.00%
\$875,000	to	\$899,999	3	3	0	0.00%
\$900,000	to	\$924,999	1	0	1	100.00%
\$925,000	to	\$949,999	2	2	0	0.00%
\$950,000	to	\$974,999	0	0	0	
\$975,000	to	\$999,999	2	2	0	0.00%
\$1,000,000	and up		8	5	3	37.50%
<b>TOTAL</b>			<b>144</b>	<b>77</b>	<b>67</b>	<b>46.53%</b>

### MARKET TIMING:

**53.6** 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%

**11** Available homes are vacant (includes REO). Vacancy rate: 14.29%

**25.97%** 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%

**41.79%** Of homes are pending for less than the original asking price.

### MARKET STATISTICS:

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

**\$602,178** Average selling price in the past 6 months.

**\$310.19** Average price per square foot in the past 30 days.

**2028** Average square footage for home sold in the past 30 days.

**14.3%** Homes sold above original listed price in past 30 days.

**96.0%** Average Asked to Sold Ratio in the past 30 days.

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

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

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

**1** Sold homes that were short sales. Short Sale Percentage: 0.41%

**2** Sold homes that were bank owned. REO percentage: 97.14%