SCAN CODE
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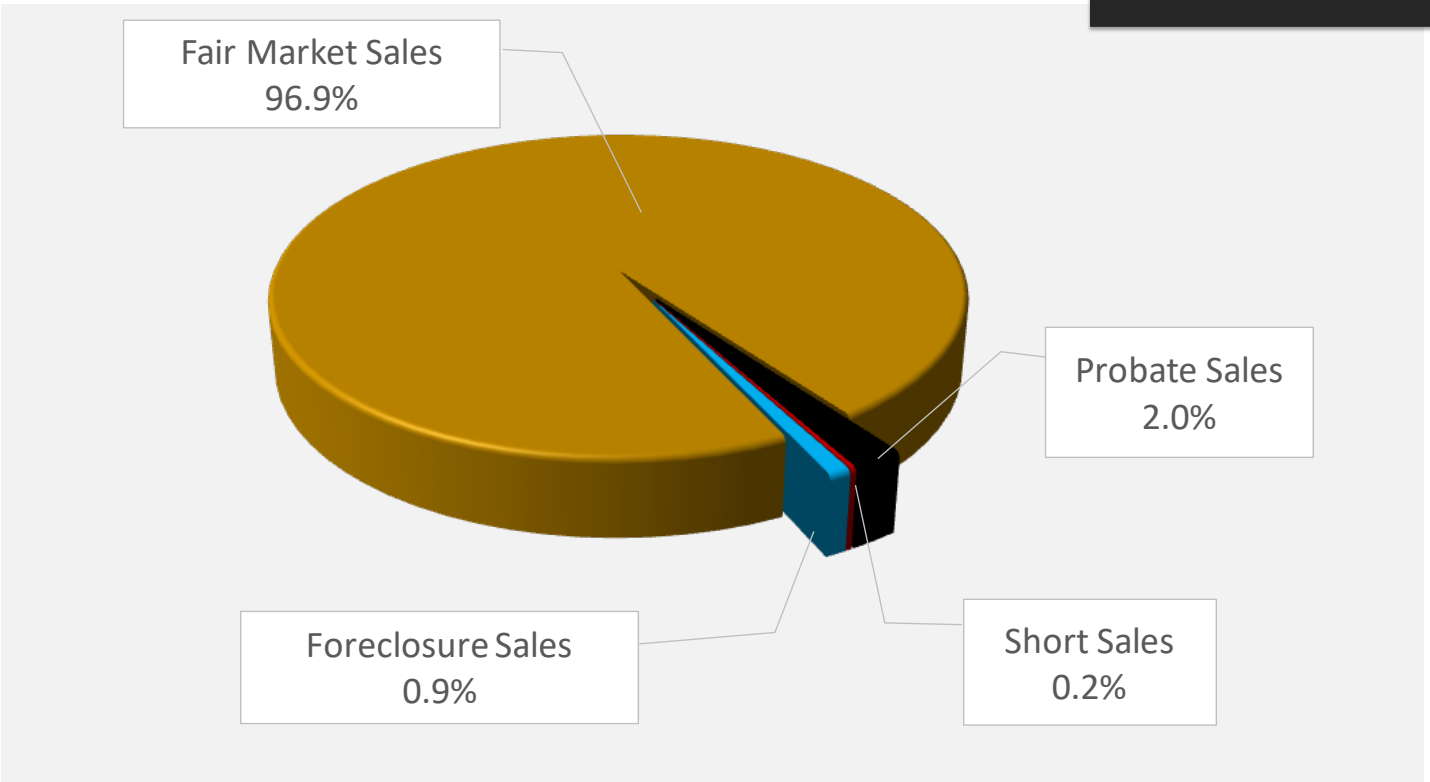
SALES REPORT
GOLDEN LION
REAL ESTATE, INC.
FEBRUARY 2023
MODESTO REAL ESTATE SALES REPORT

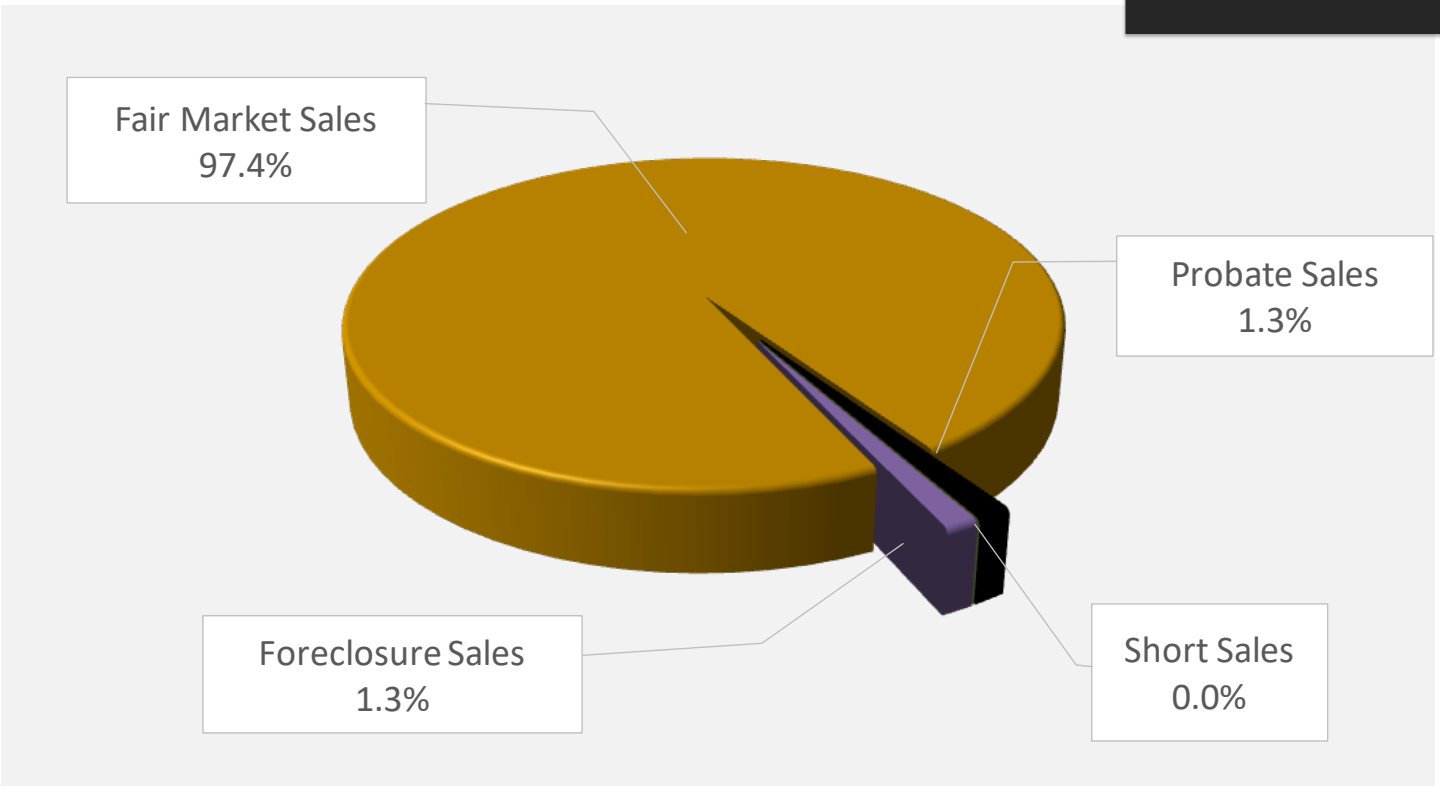
Sold Homes Summary

83



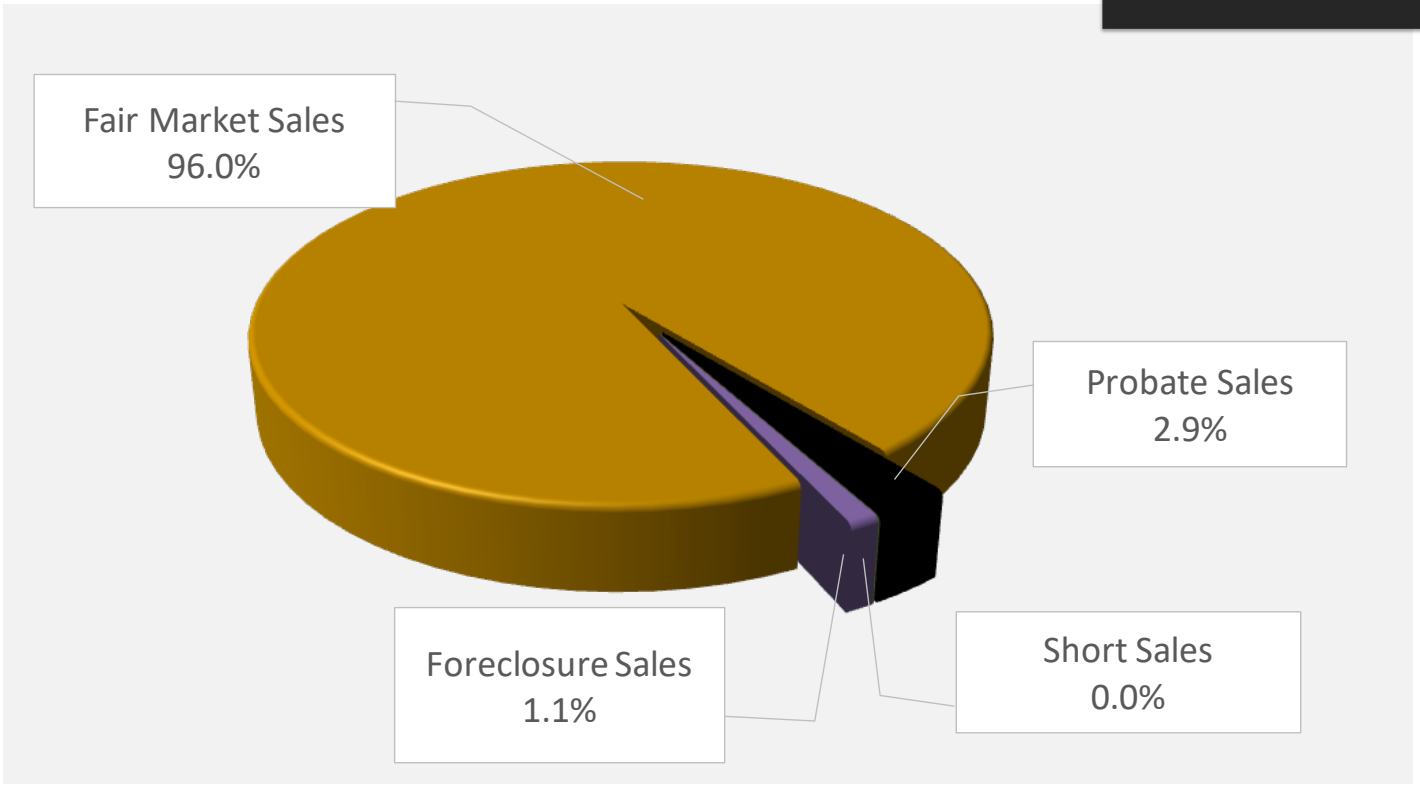
Available Homes

154

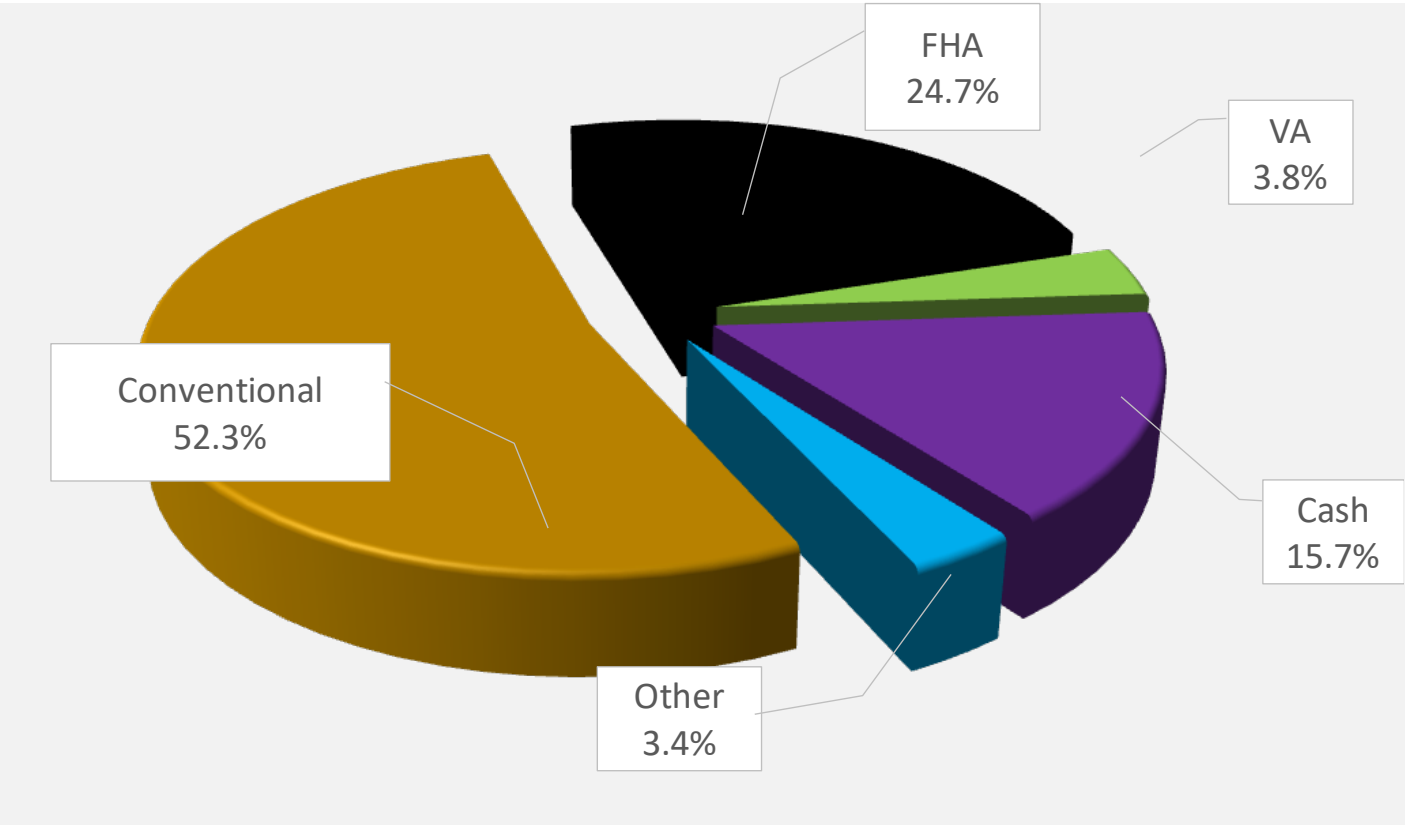


Pending Homes

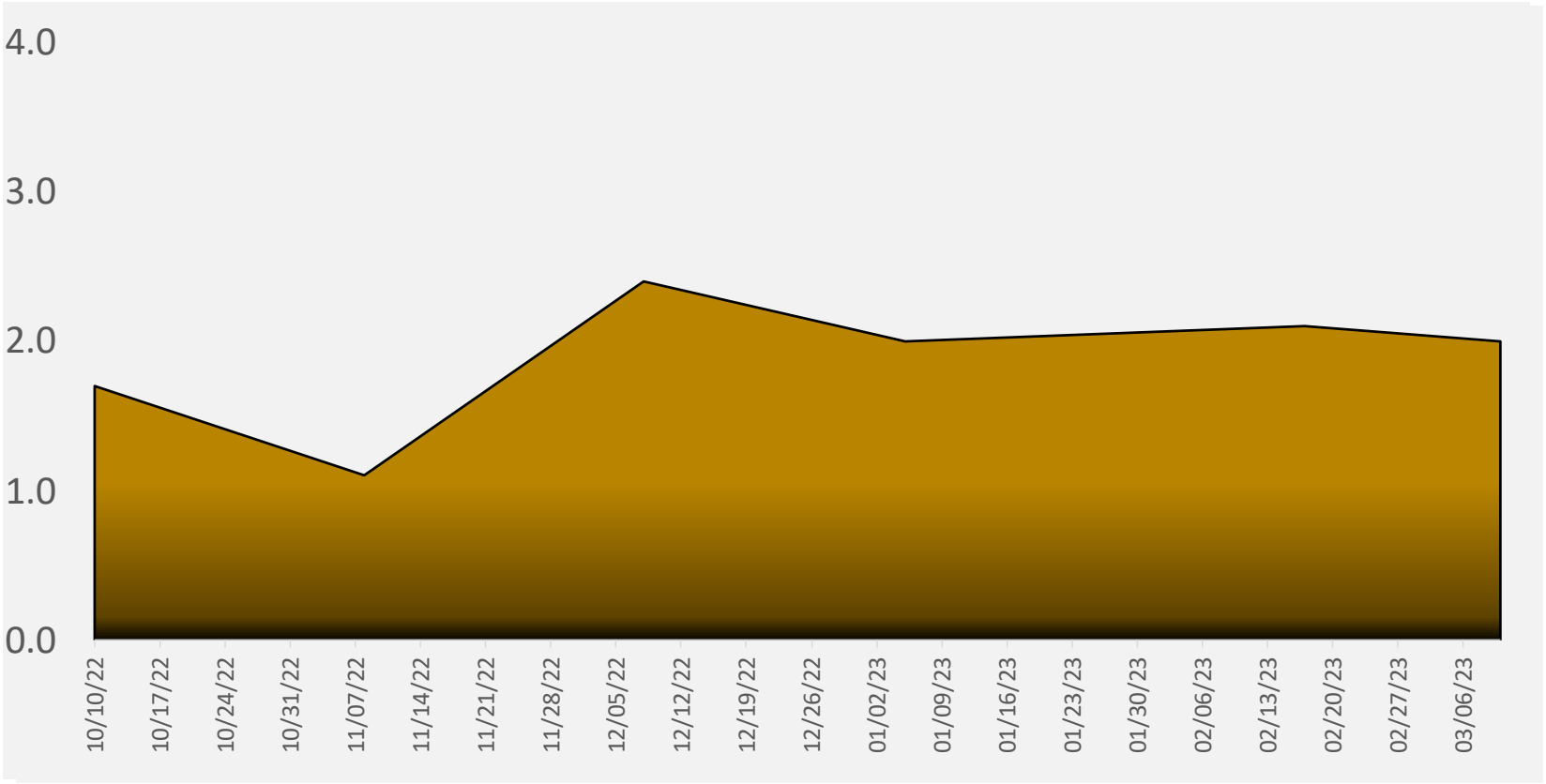
175



New Financing Type



Months of Remaining Inventory



MODESTO REAL ESTATE SALES SUMMARY

State of the Market

MARKET TIMING:

38.2 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:	REO percentage:	Vacancy rate:
0.00%	0.00%	21.43%

0 Available homes are short sales.

0 Available homes are bank owned (REO).

33 Available homes are vacant (Includes REO)

31.17% Available homes have had price reductions since being listed

PENDING HOME STATISTICS:

Short Sale Percentage:	REO percentage:
0.00%	1.14%

0 Pending homes are short sales.

2 Pending homes are bank owned (REO).

31.43% Of homes are pending for less than the original asking price.

154 HOMES FOR SALE

175 HOMES IN ESCROW

MARKET STATISTICS:

83 Homes sold in the past 30 days.

889 Homes sold in the past 6 months.

193 Homes sold in the past 60 days.

Average price per square foot in the past 30 days.	Average selling price in the past 6 months.
$281.66	$441,106

1631 Average square footage for home sold in the past 30 days.

21.7% Homes sold above original listed price in past 30 days.

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

97.4% Median Asked to Sold Ratio in the past 30 days.

8 Sold homes that were bank owned.

2 Sold homes that were short sales.

Prepared By: Golden Lion Real Estate
www.goldenlionhomes.com

MODESTO REAL ESTATE SALES SUMMARY

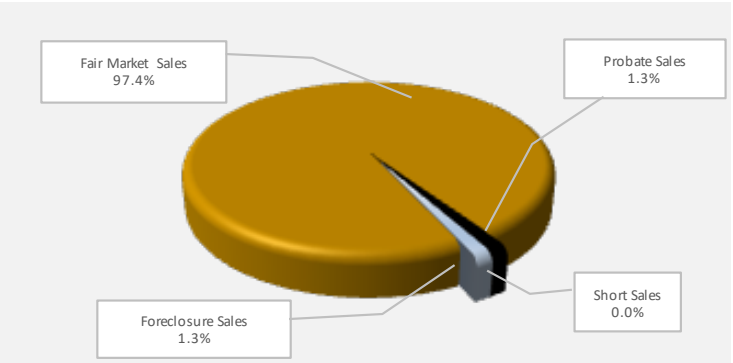
Prepared: 03/13/23

154 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	150	97.4%
Probate Sales	2	1.3%
Short Sales	0	0.0%
Foreclosure Sales	2	1.3%
		100.0%

Low	$ 169,950
Average	$ 558,703
High	$ 2,500,000
Average DOM:	67.6

Occupancy	Homes	Percentage
Occupied	121	78.6%
Vacant	33	21.4%

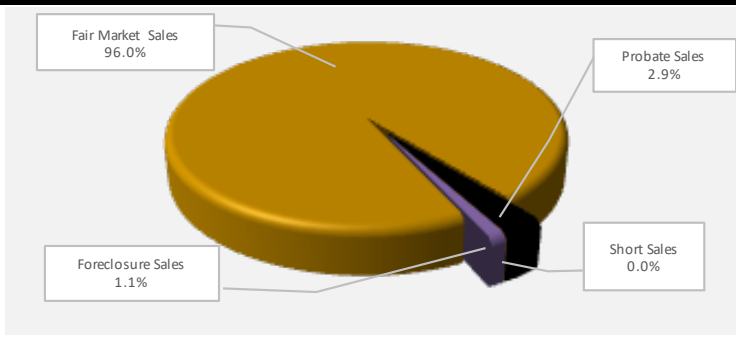


51 Listed in the past 30 days.
82 Listed in the past 60 days.

175 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	168	96.0%
Probate Sales	5	2.9%
Short Sales	0	0.0%
Foreclosure Sales	2	1.1%
		100.0%

Low	$ 123,000
Average	$ 438,965
High	$ 1,645,000
Average DOM:	38.2

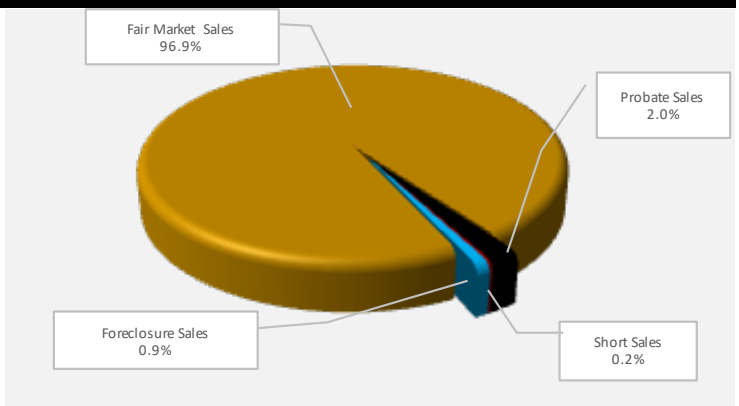


Sold Homes Summary

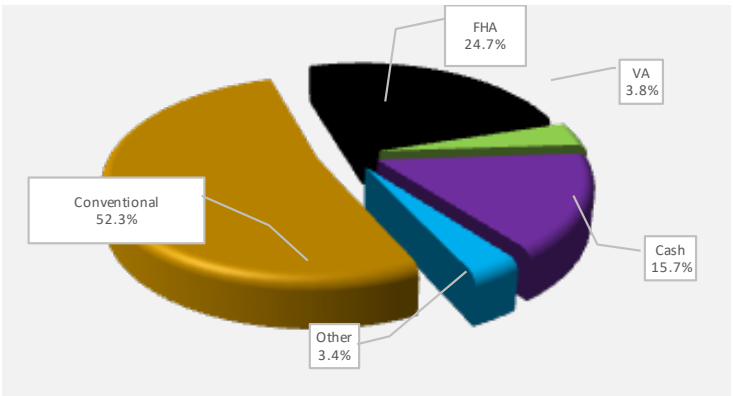
83	Sold in the past 30 days
193	Sold in the past 60 days
889	Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	861	96.9%
Probate Sales	18	2.0%
Short Sales	2	0.2%
Foreclosure Sales	8	0.9%
		100.0%

Low	$ 135,000
Average	$ 449,722
High	$ 2,700,000
Average DOM:	36.7



New Financing Type	Homes	Percentage
Conventional	465	52.3%
FHA	220	24.7%
VA	34	3.8%
Cash	140	15.7%
Other	30	3.4%
		100.0%



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MODESTO REAL ESTATE SALES SUMMARY

Prepared: 03/13/23

PRICE RANGE			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
$0	to	$224,999	11	4	7	63.64%
$225,000	to	$249,999	5	2	3	60.00%
$250,000	to	$274,999	10	3	7	70.00%
$275,000	to	$299,999	16	7	9	56.25%
$300,000	to	$324,999	13	10	3	23.08%
$325,000	to	$349,999	22	11	11	50.00%
$350,000	to	$374,999	19	7	12	63.16%
$375,000	to	$399,999	39	15	24	61.54%
$400,000	to	$424,999	25	6	19	76.00%
$425,000	to	$449,999	17	4	13	76.47%
$450,000	to	$474,999	15	5	10	66.67%
$475,000	to	$499,999	26	14	12	46.15%
$500,000	to	$524,999	18	9	9	50.00%
$525,000	to	$549,999	17	8	9	52.94%
$550,000	to	$574,999	11	7	4	36.36%
$575,000	to	$599,999	6	3	3	50.00%
$600,000	to	$624,999	3	2	1	33.33%
$625,000	to	$649,999	4	1	3	75.00%
$650,000	to	$674,999	5	2	3	60.00%
$675,000	to	$699,999	5	2	3	60.00%
$700,000	to	$724,999	3	2	1	33.33%
$725,000	to	$749,999	4	4	0	0.00%
$750,000	to	$774,999	3	2	1	33.33%
$775,000	to	$799,999	5	4	1	20.00%
$800,000	to	$824,999	0	0	0	
$825,000		and up	27	20	7	25.93%
TOTAL			329	154	175	53.19%

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2 Sold homes that were short sales. Short Sale Percentage: 0.22%
8 Sold homes that were bank owned. REO percentage: 96.85%