



SCAN CODE
To view the video
SALES REPORT



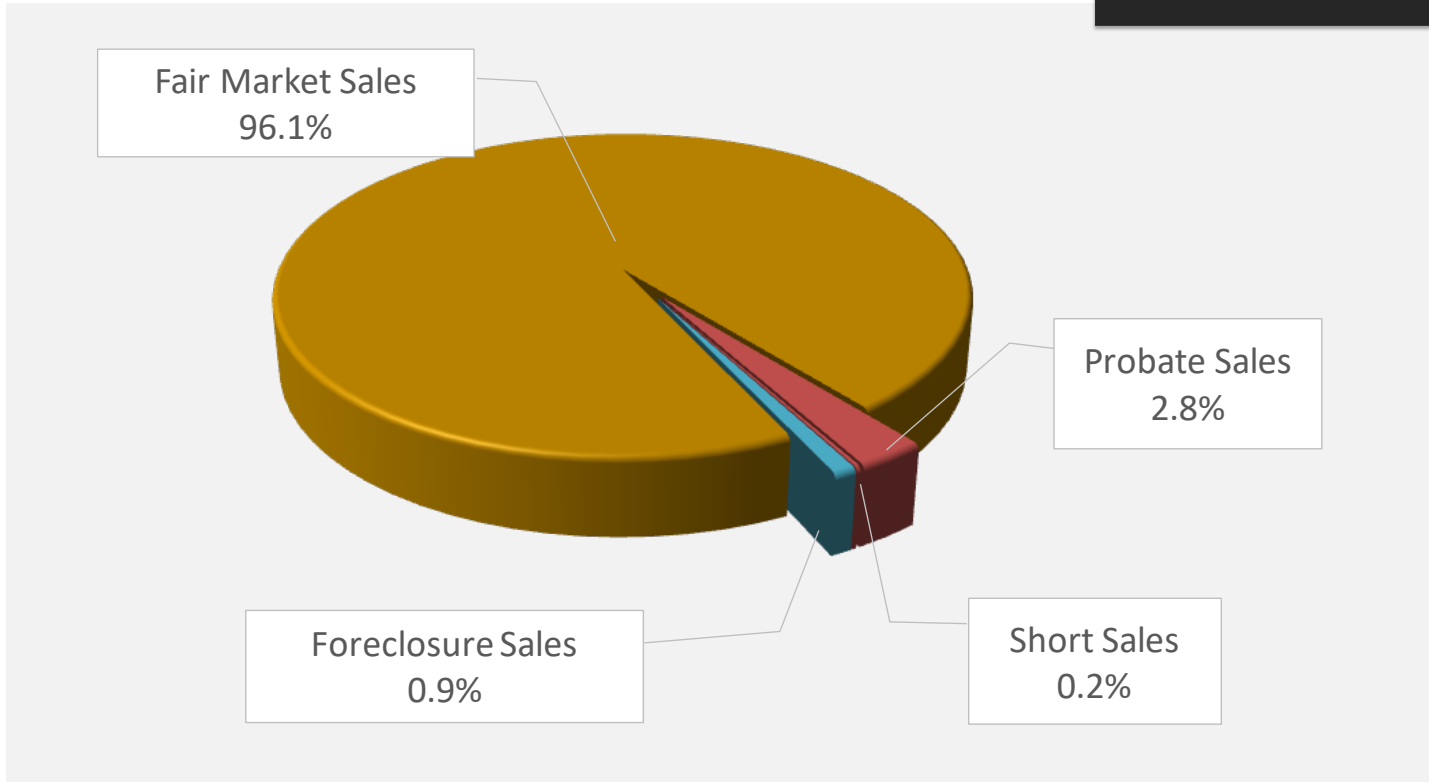
FEBRUARY 2023

STOCKTON REAL ESTATE SALES REPORT



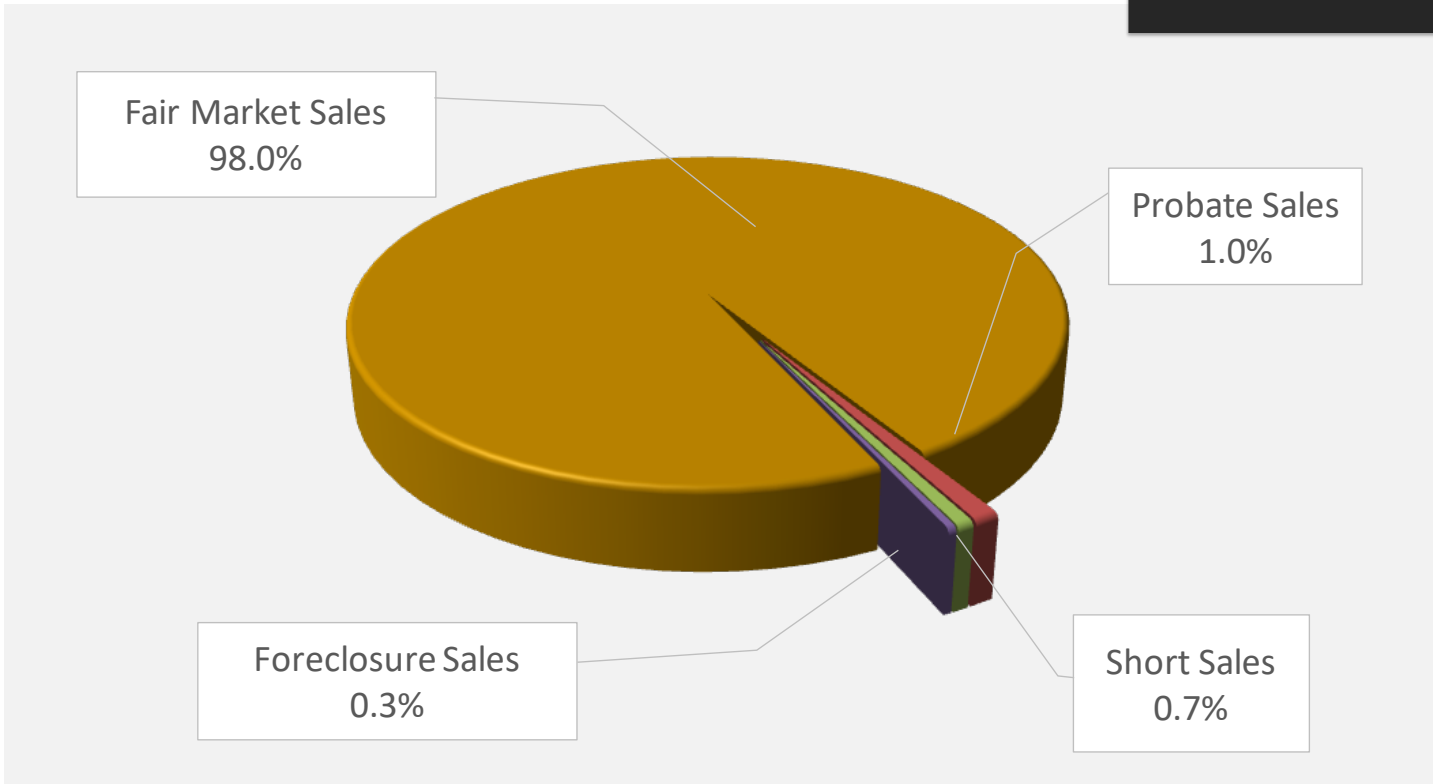
Sold Homes Summary

133



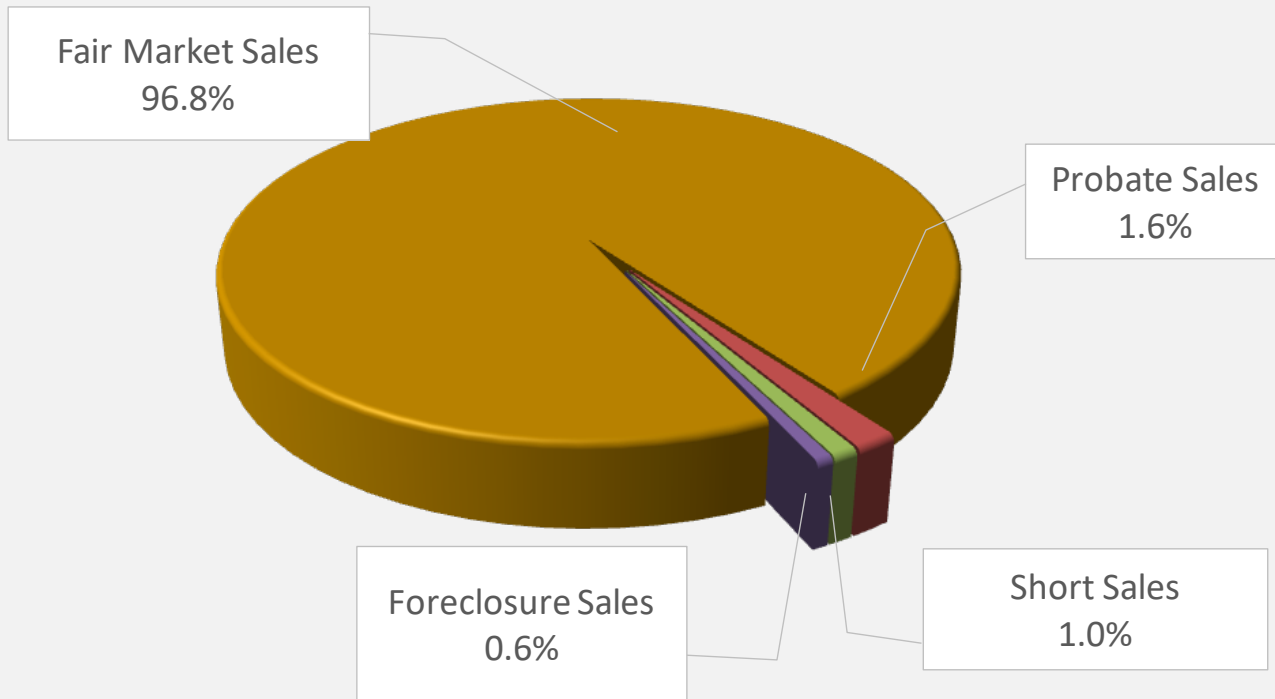
Available Homes

303

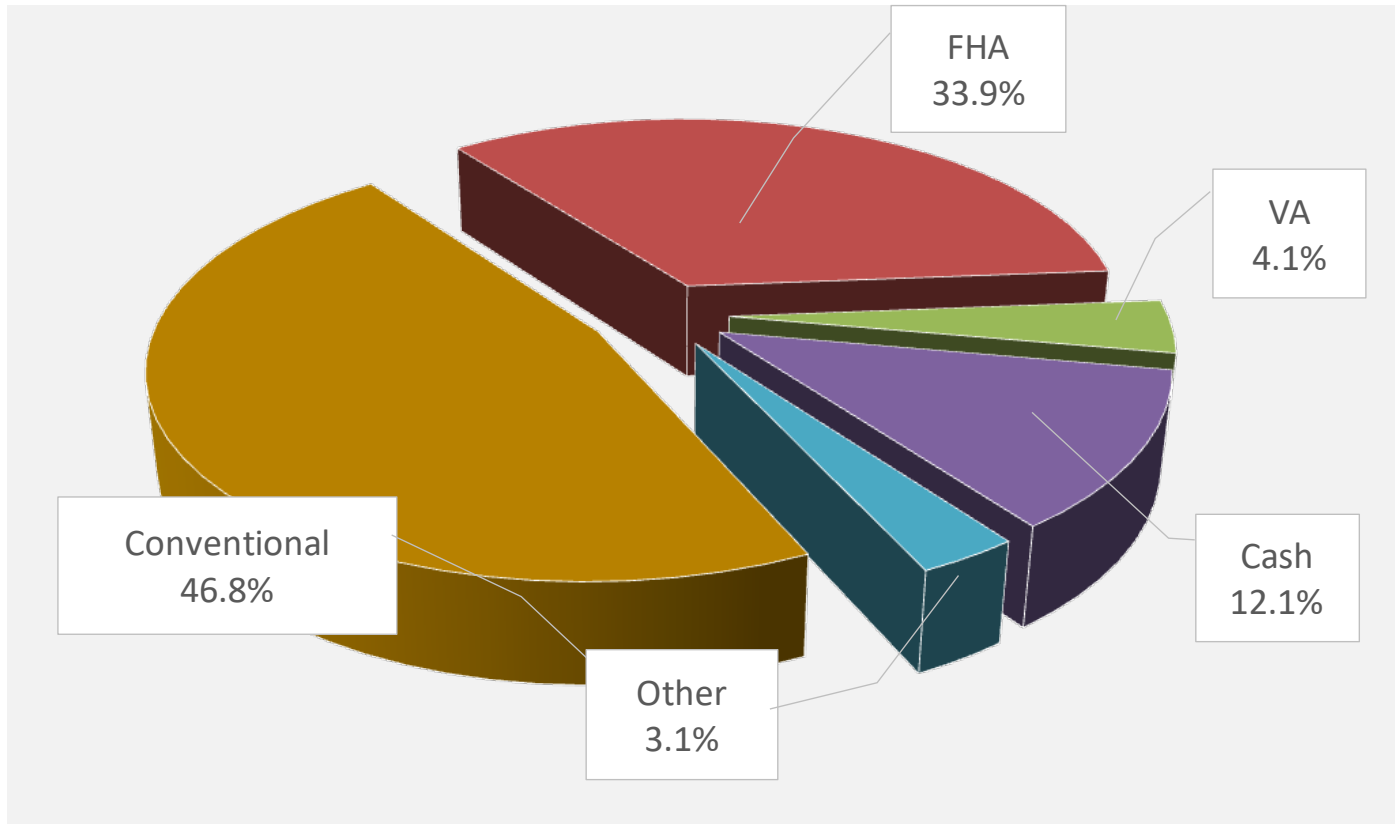


Pending Homes

311

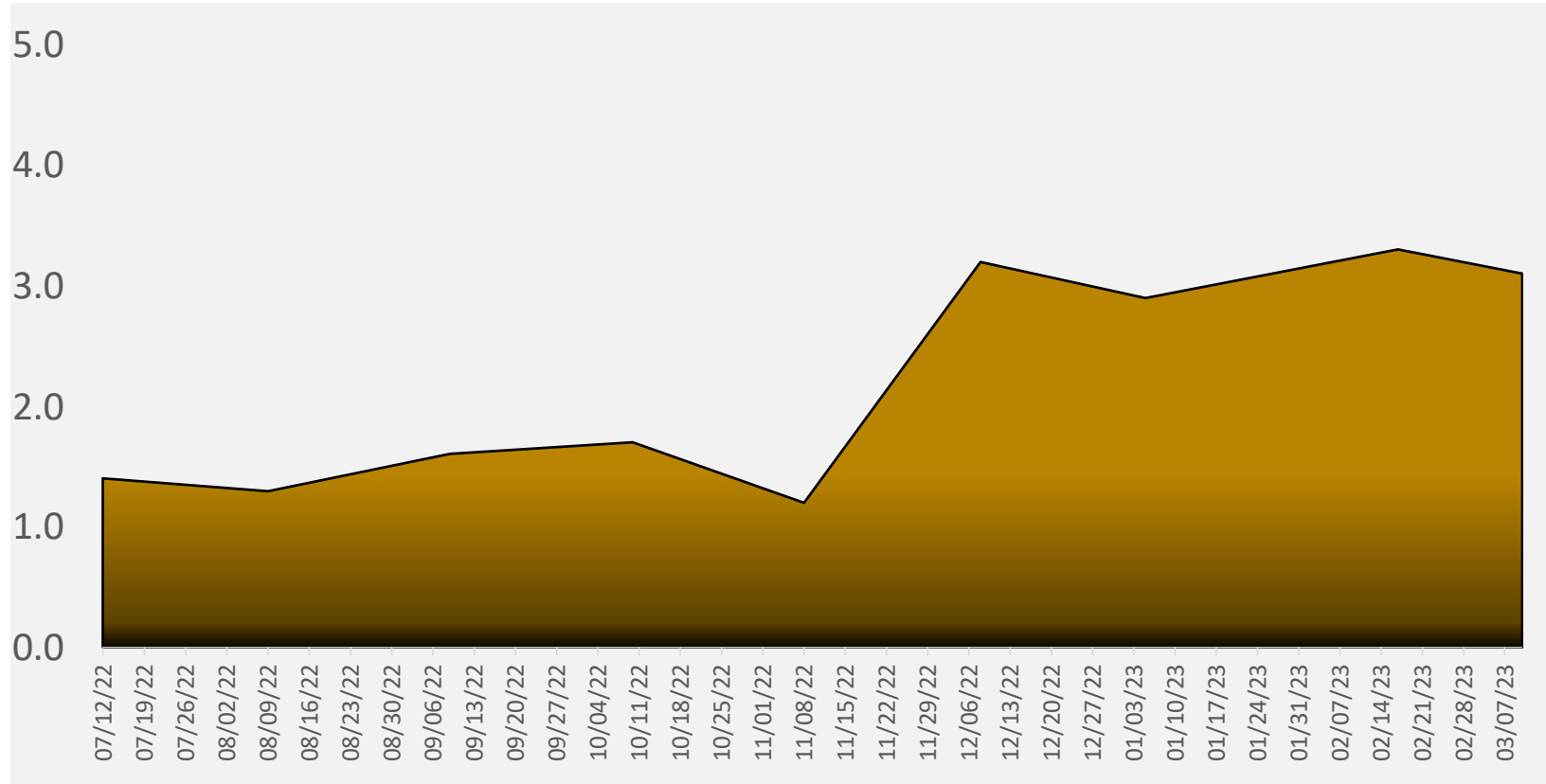


New Financing Type





Months of Remaining Inventory





State of the Market

MARKET TIMING:

44.7 Average days on market for homes in escrow.

3.1 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:
26.73%

38.28%

0

Available homes are short sales.

0

Available homes are bank owned (REO).

81

Available homes are vacant (Includes REO)

Available homes have had price reductions since being listed

PENDING HOME STATISTICS:

Short Sale Percentage:
0.96%

REO percentage:
0.64%

35.05%

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

3

Pending homes are short sales.

2

Pending homes are bank owned (REO).



MARKET STATISTICS:

133

Homes sold in the past 30 days.

1,082

Homes sold in the past 6 months.

258

Homes sold in the past 60 days.

Average price per square foot in the past 30 days.

\$274.39

Average selling price in the past 6 months.

\$435,521

1,636

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

24.1%

Homes sold above original listed price in past 30 days.

96.6%

Average Asked to Sold Ratio in the past 30 days.

98.6%

Median Asked to Sold Ratio in the past 30 days.

1

Sold homes that were bank owned.

2

Sold homes that were short sales.

STOCKTON REAL ESTATE SALES SUMMARY

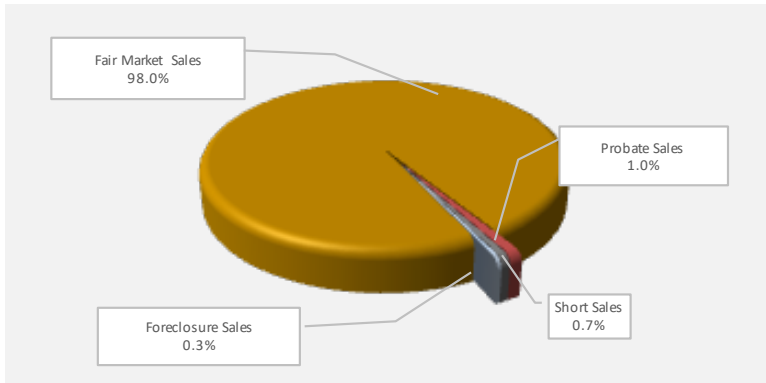
Prepared: 03/13/23

303 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	297	98.0%
Probate Sales	3	1.0%
Short Sales	2	0.7%
Foreclosure Sales	1	0.3%
		100.0%

Low	\$	128,888
Average	\$	519,602
High	\$	3,675,000
Average DOM:		67.3

Occupancy	Homes	Percentage
Occupied	222	73.3%
Vacant	81	26.7%

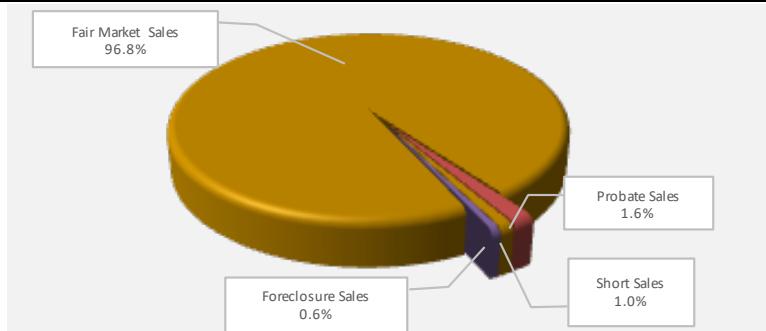


85 Listed in the past 30 days.
160 Listed in the past 60 days.

311 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	301	96.8%
Probate Sales	5	1.6%
Short Sales	3	1.0%
Foreclosure Sales	2	0.6%
		100.0%

Low	\$	119,900
Average	\$	436,302
High	\$	999,500
Average DOM:		44.7

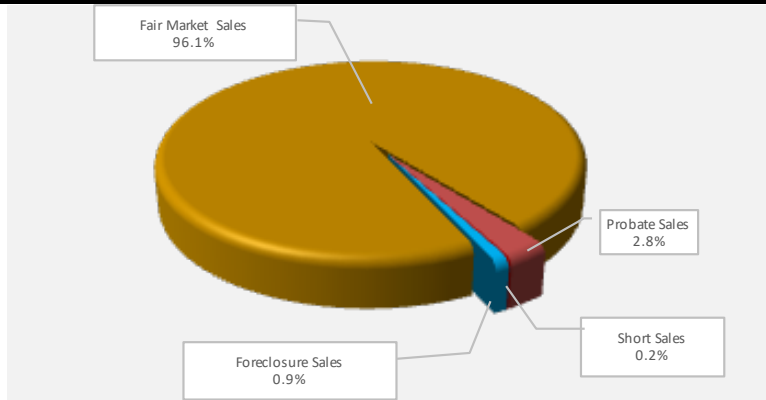


Sold Homes Summary

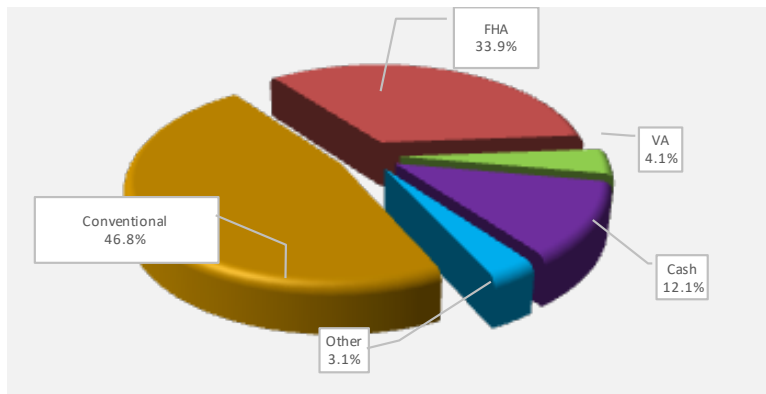
133 Sold in the past 30 days
 258 Sold in the past 60 days
 1,082 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	1,040	96.1%
Probate Sales	30	2.8%
Short Sales	2	0.2%
Foreclosure Sales	10	0.9%
		100.0%

Low	\$	110,000
Average	\$	442,897
High	\$	3,399,000
Average DOM:		42.6



New Financing Type	Homes	Percentage
Conventional	506	46.8%
FHA	367	33.9%
VA	44	4.1%
Cash	131	12.1%
Other	34	3.1%
		100.0%



STOCKTON REAL ESTATE SALES SUMMARY

Prepared: 03/13/23		TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to \$149,999	7	3	4	57.14%
\$150,000	to \$174,999	9	3	6	66.67%
\$175,000	to \$199,999	9	6	3	33.33%
\$200,000	to \$224,999	10	7	3	30.00%
\$225,000	to \$249,999	14	6	8	57.14%
\$250,000	to \$274,999	10	4	6	60.00%
\$275,000	to \$299,999	36	16	20	55.56%
\$300,000	to \$324,999	17	6	11	64.71%
\$325,000	to \$349,999	39	15	24	61.54%
\$350,000	to \$374,999	17	9	8	47.06%
\$375,000	to \$399,999	48	27	21	43.75%
\$400,000	to \$424,999	34	16	18	52.94%
\$425,000	to \$449,999	39	16	23	58.97%
\$450,000	to \$474,999	40	18	22	55.00%
\$475,000	to \$499,999	48	21	27	56.25%
\$500,000	to \$524,999	45	19	26	57.78%
\$525,000	to \$549,999	43	18	25	58.14%
\$550,000	to \$574,999	20	9	11	55.00%
\$575,000	to \$599,999	31	19	12	38.71%
\$600,000	to \$624,999	13	8	5	38.46%
\$625,000	to \$649,999	14	8	6	42.86%
\$650,000	to \$674,999	10	5	5	50.00%
\$675,000	to \$699,999	17	11	6	35.29%
\$700,000	to \$724,999	3	3	0	0.00%
\$725,000	to \$749,999	5	3	2	40.00%
\$750,000	to \$774,999	2	1	1	50.00%
\$775,000	and up	34	26	8	23.53%
TOTAL		614	303	311	50.65%

MARKET TIMING:

- 44.7** Average days on market for homes in escrow.
- 3.1** 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%
- 81** Available homes are vacant (includes REO). Vacancy rate: 26.73%
- 38.28%** Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

- 3** Pending homes are short sales. Short Sale Percentage: 0.96%
- 2** Pending homes are bank owned (REO). REO percentage: 0.64%
- 35.05%** Of homes are pending for less than the original asking price.

MARKET STATISTICS:

- 133** Homes sold in the past 30 days.
- \$435,521** Average selling price in the past 6 months.
- \$274.39** Average price per square foot in the past 30 days.
- 1,636** Average square footage for home sold in the past 30 days.
- 24.1%** Homes sold above original listed price in past 30 days.
- 96.6%** Average Asked to Sold Ratio in the past 30 days.
- 98.6%** Median Asked to Sold Ratio in the past 30 days.
- 258** Homes sold in the past 60 days.
- 1,082** Homes sold in the past 6 months.
- 2** Sold homes that were short sales. Short Sale Percentage: 0.18%
- 10** Sold homes that were bank owned. REO percentage: 96.12%