



SCAN CODE
To view the video
SALES REPORT



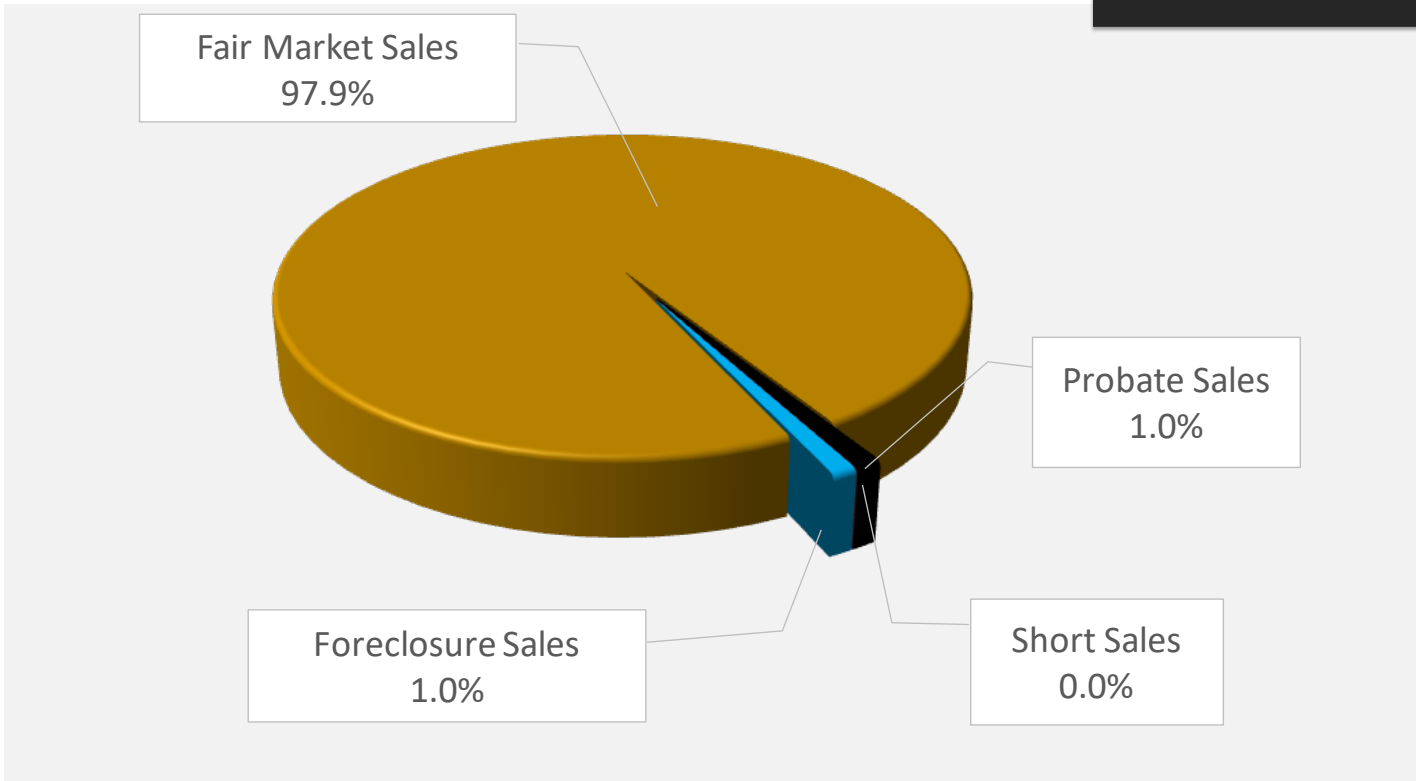
GOLDEN LION
REAL ESTATE, INC.

FEBRUARY 2023

TRACY REAL ESTATE SALES REPORT

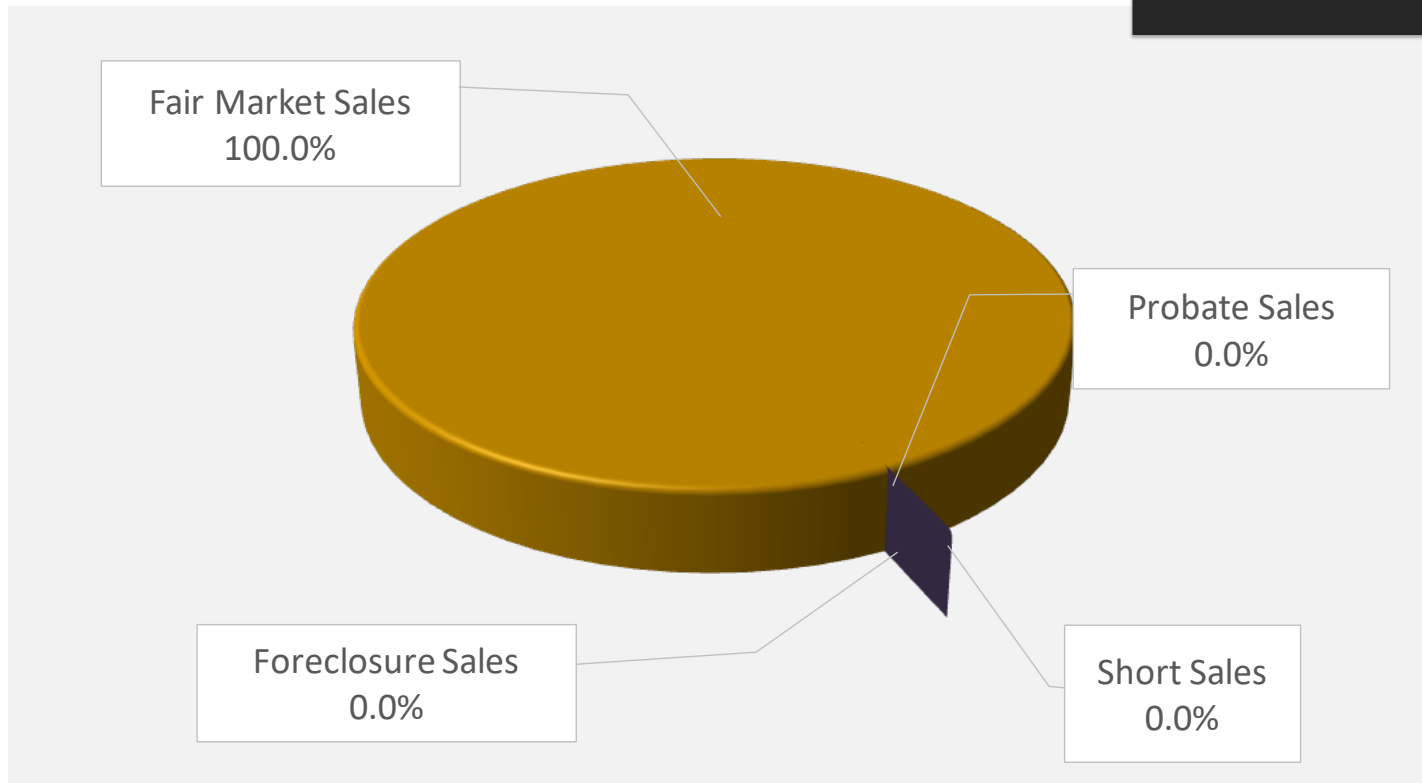
Sold Homes Summary

26



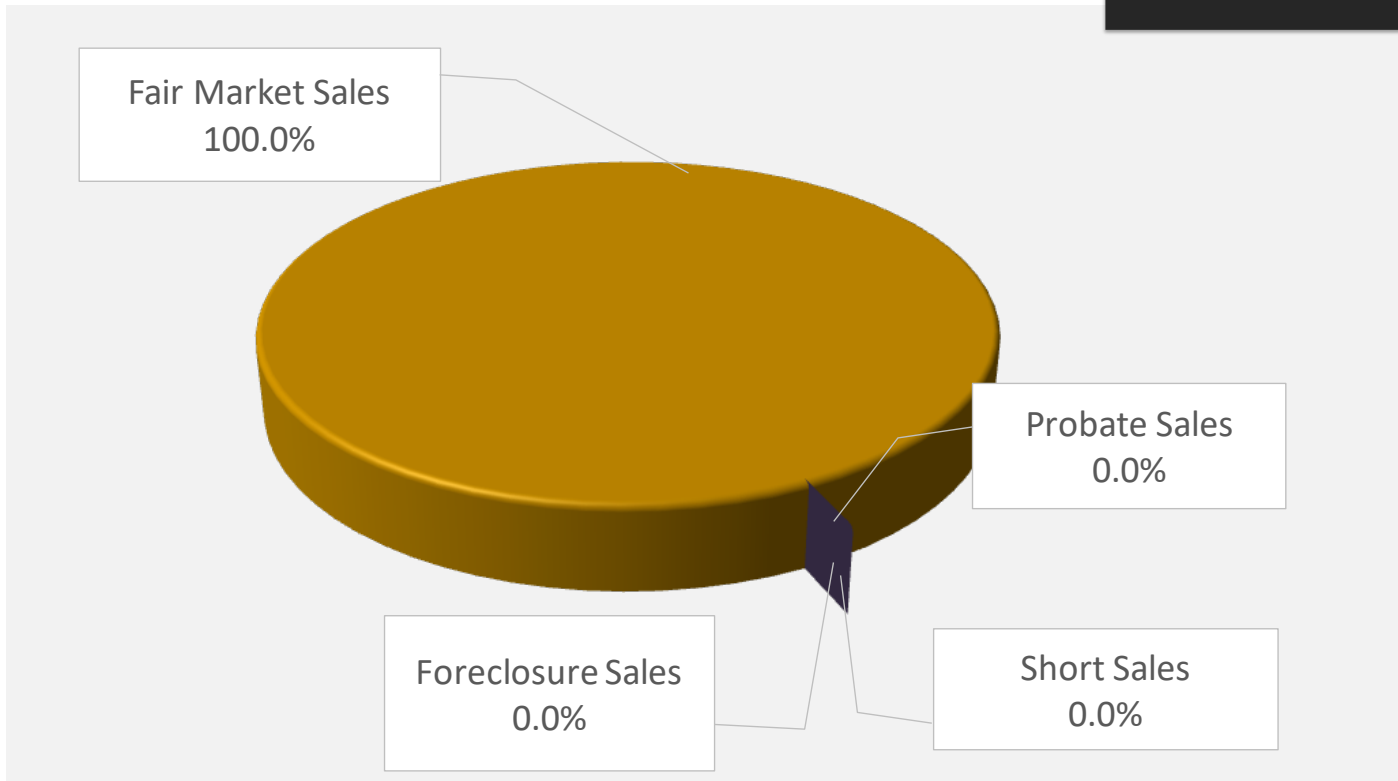
Available Homes

52

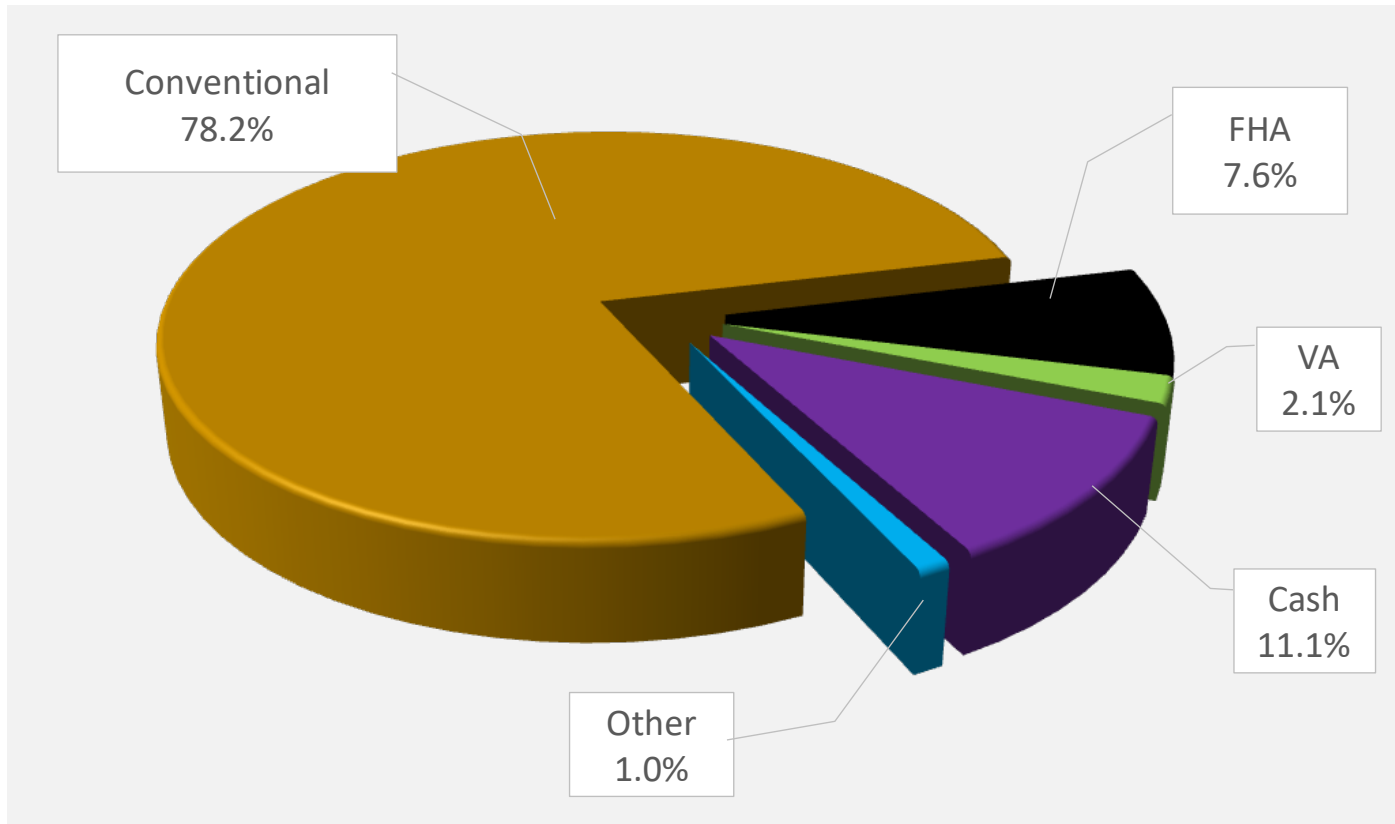


Pending Homes

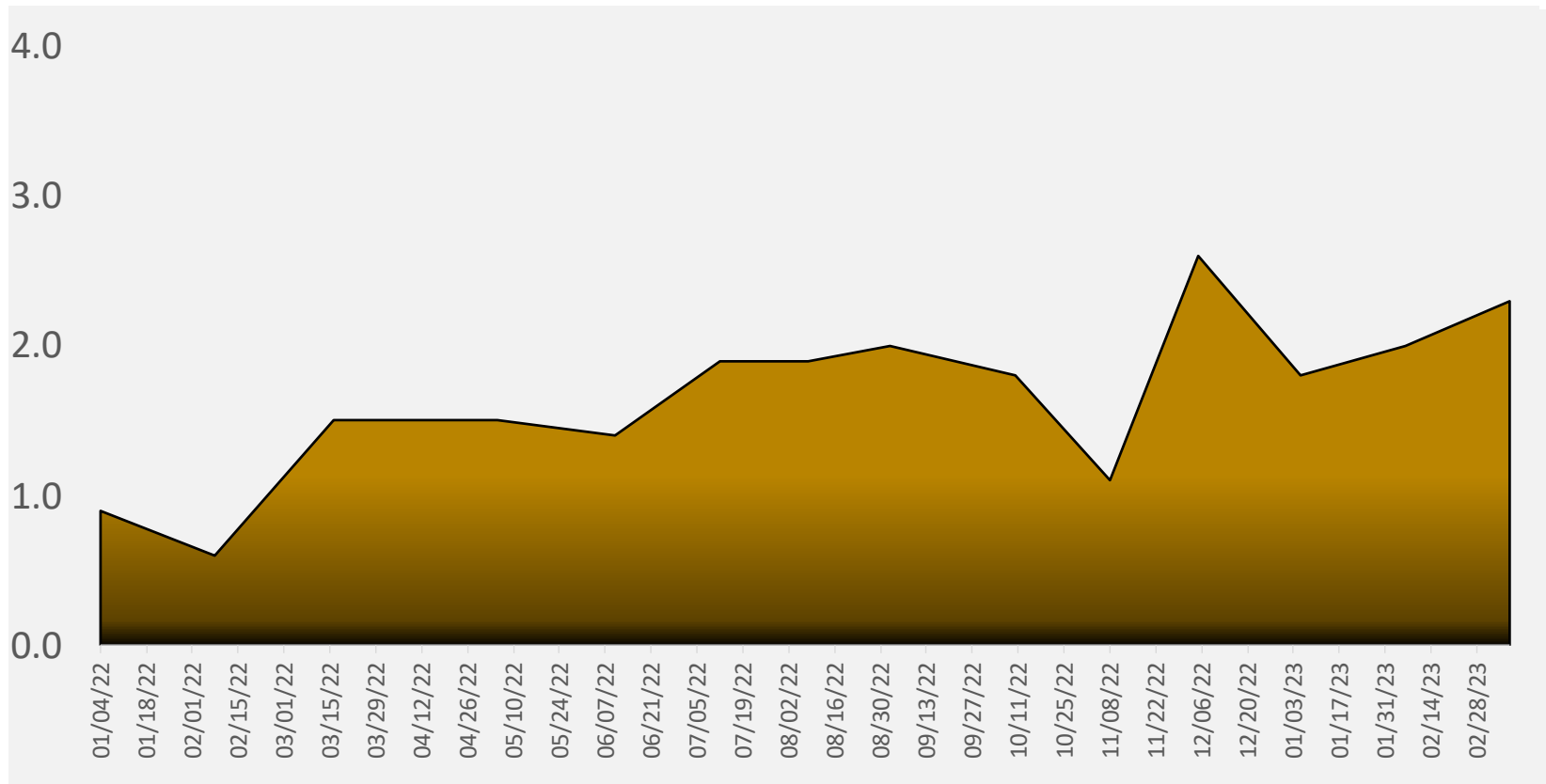
64



New Financing Type



Months of Remaining Inventory





State of the Market

MARKET TIMING:

48.5 Average days on market for homes in escrow.

2.3 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:
15.38%

30.77%

0
Available homes are short sales.

0
Available homes are bank owned (REO).

8
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%

37.50%

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:

26
Homes sold in the past 30 days.

289
Homes sold in the past 6 months.

51
Homes sold in the past 60 days.

Average price per square foot in the past 30 days.
\$347.32

Average selling price in the past 6 months.
\$692,467

2116
Average square footage for home sold in the past 30 days.

23.1% Homes sold above original listed price in past 30 days.

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

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

3 Sold homes that were bank owned.

0 Sold homes that were short sales.

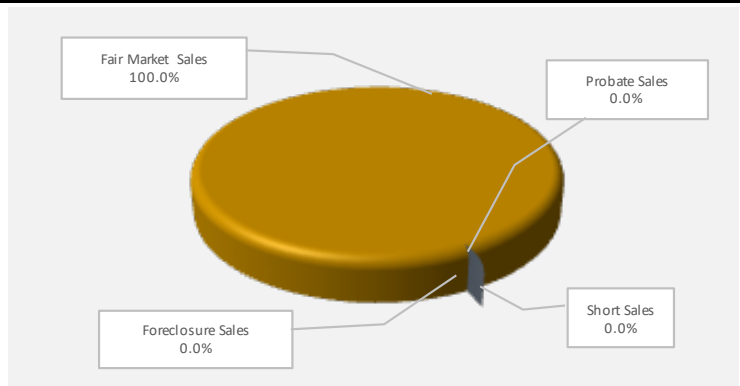
TRACY REAL ESTATE SALES SUMMARY

Prepared: 03/13/23

52 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	52	100.0%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$	369,000
Average	\$	852,061
High	\$	2,188,000
Average DOM:		50.1



23 Listed in the past 30 days.

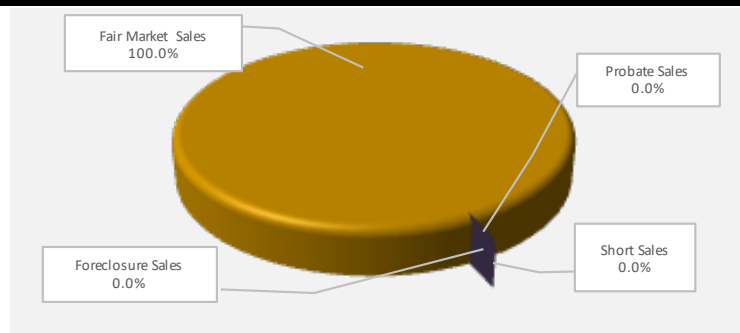
33 Listed in the past 60 days.

Occupancy	Homes	Percentage
Occupied	44	84.6%
Vacant	8	15.4%

64 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	64	100.0%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$	360,000
Average	\$	725,989
High	\$	1,153,705
Average DOM:		48.5

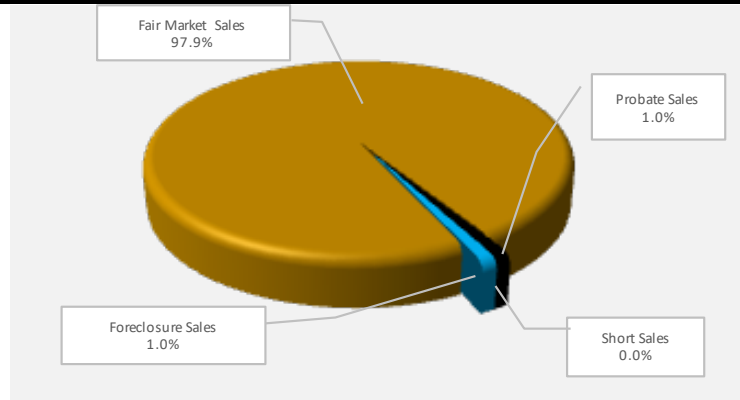


Sold Homes Summary

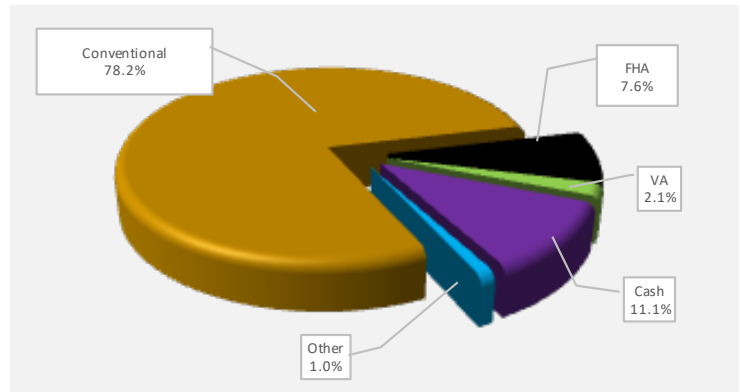
26 Sold in the past 30 days
 51 Sold in the past 60 days
 289 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	283	97.9%
Probate Sales	3	1.0%
Short Sales	0	0.0%
Foreclosure Sales	3	1.0%
		100.0%

Low	\$	325,000
Average	\$	707,217
High	\$	1,355,000
Average DOM:		42.8



New Financing Type	Homes	Percentage
Conventional	226	78.2%
FHA	22	7.6%
VA	6	2.1%
Cash	32	11.1%
Other	3	1.0%
		100.0%



TRACY REAL ESTATE SALES SUMMARY

Prepared: 03/13/23		TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to \$424,999	4	1	3	75.00%
\$425,000	to \$449,999	2	0	2	100.00%
\$450,000	to \$474,999	0	0	0	
\$475,000	to \$499,999	1	0	1	100.00%
\$500,000	to \$524,999	4	2	2	50.00%
\$525,000	to \$549,999	5	3	2	40.00%
\$550,000	to \$574,999	2	1	1	50.00%
\$575,000	to \$599,999	6	3	3	50.00%
\$600,000	to \$624,999	2	1	1	50.00%
\$625,000	to \$649,999	3	0	3	100.00%
\$650,000	to \$674,999	5	0	5	100.00%
\$675,000	to \$699,999	11	3	8	72.73%
\$700,000	to \$724,999	3	2	1	33.33%
\$725,000	to \$749,999	5	1	4	80.00%
\$750,000	to \$774,999	3	2	1	33.33%
\$775,000	to \$799,999	14	8	6	42.86%
\$800,000	to \$824,999	1	0	1	100.00%
\$825,000	to \$849,999	3	1	2	66.67%
\$850,000	to \$874,999	2	1	1	50.00%
\$875,000	to \$899,999	7	4	3	42.86%
\$900,000	to \$924,999	4	2	2	50.00%
\$925,000	and up	29	17	12	41.38%
TOTAL		116	52	64	55.17%

MARKET TIMING:

48.5 Average days on market for homes in escrow.

2.3 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%
8 Available homes are vacant (includes REO). Vacancy rate: 15.38%

30.77% Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

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37.50% Of homes are pending for less than the original asking price.

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0 Sold homes that were short sales. Short Sale Percentage: 0.00%
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