



SCAN CODE

To view the video
SALES REPORT

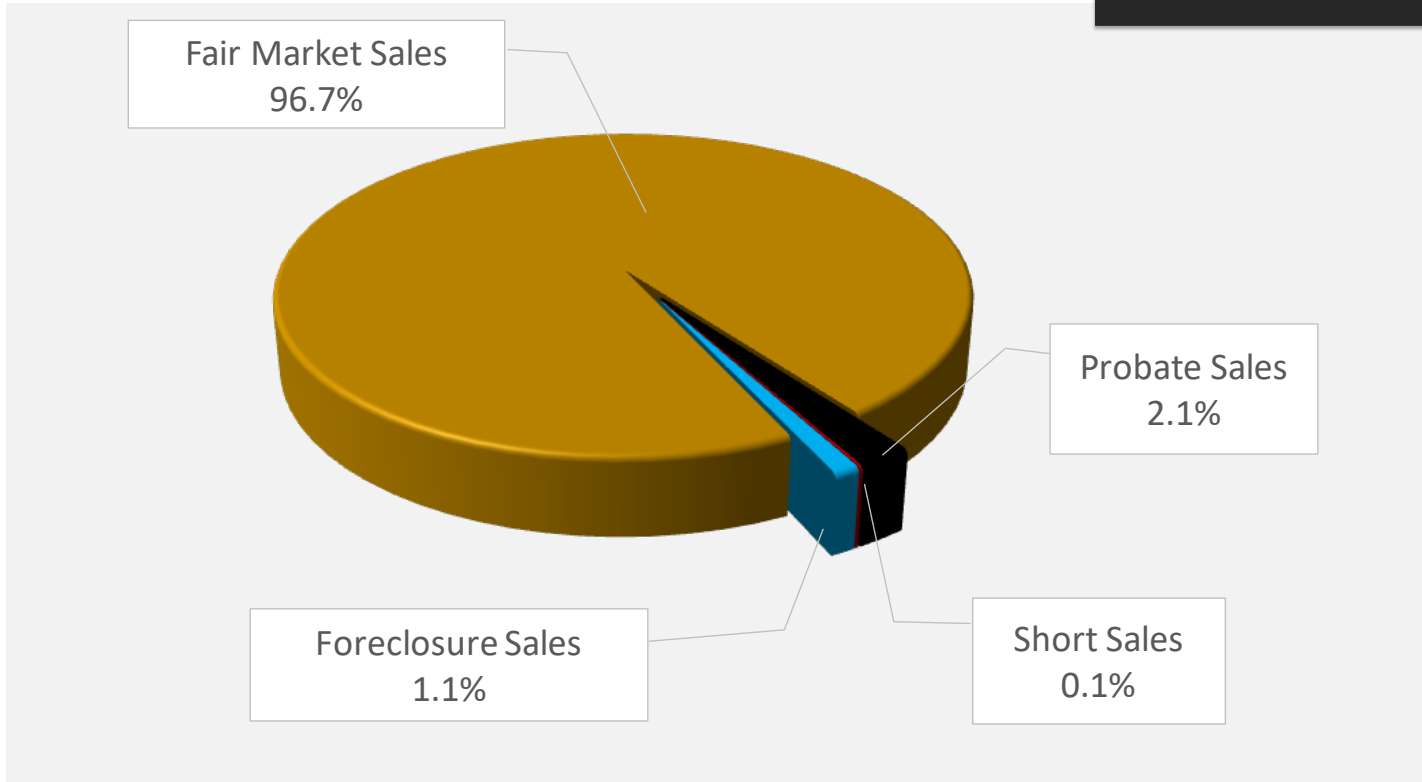


MARCH 2023

MODESTO REAL ESTATE SALES REPORT

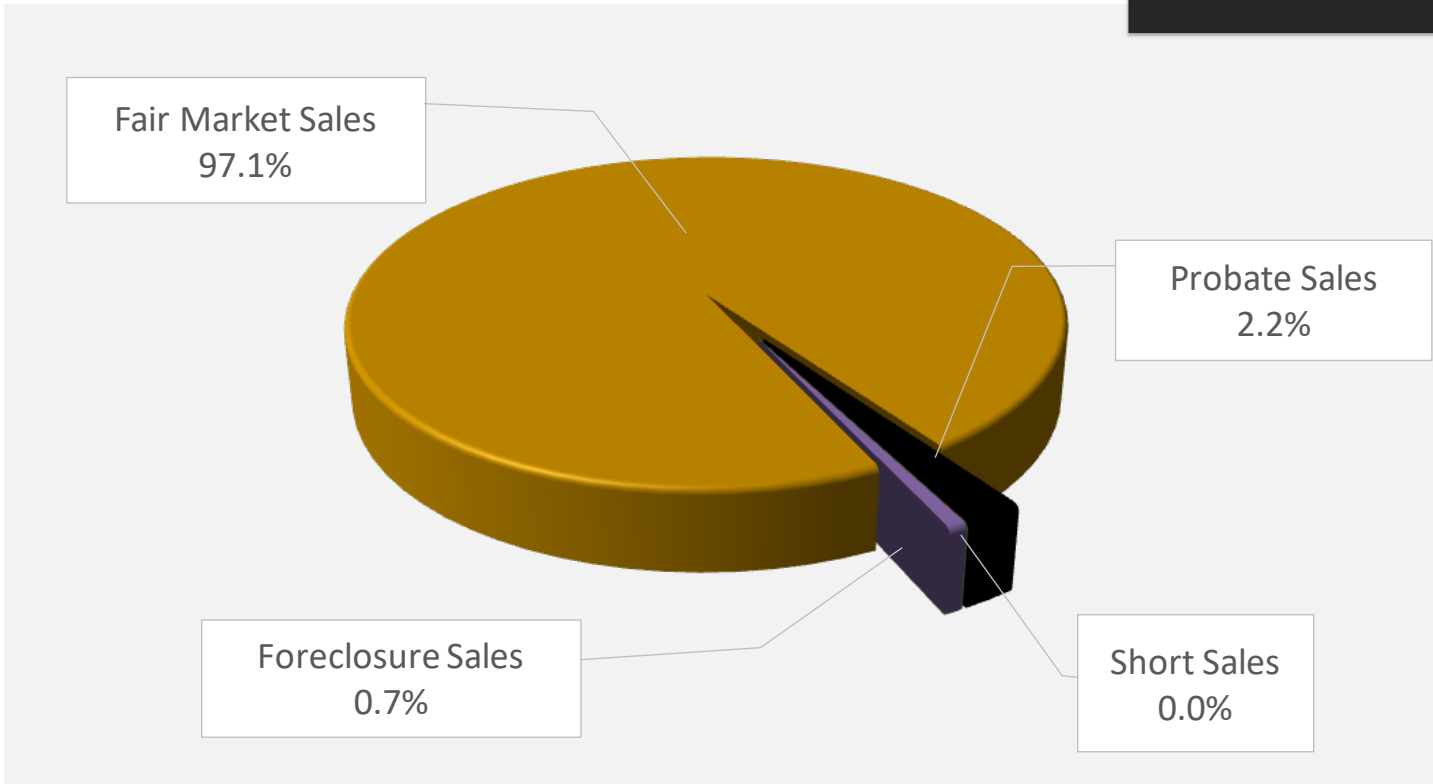
Sold Homes Summary

126



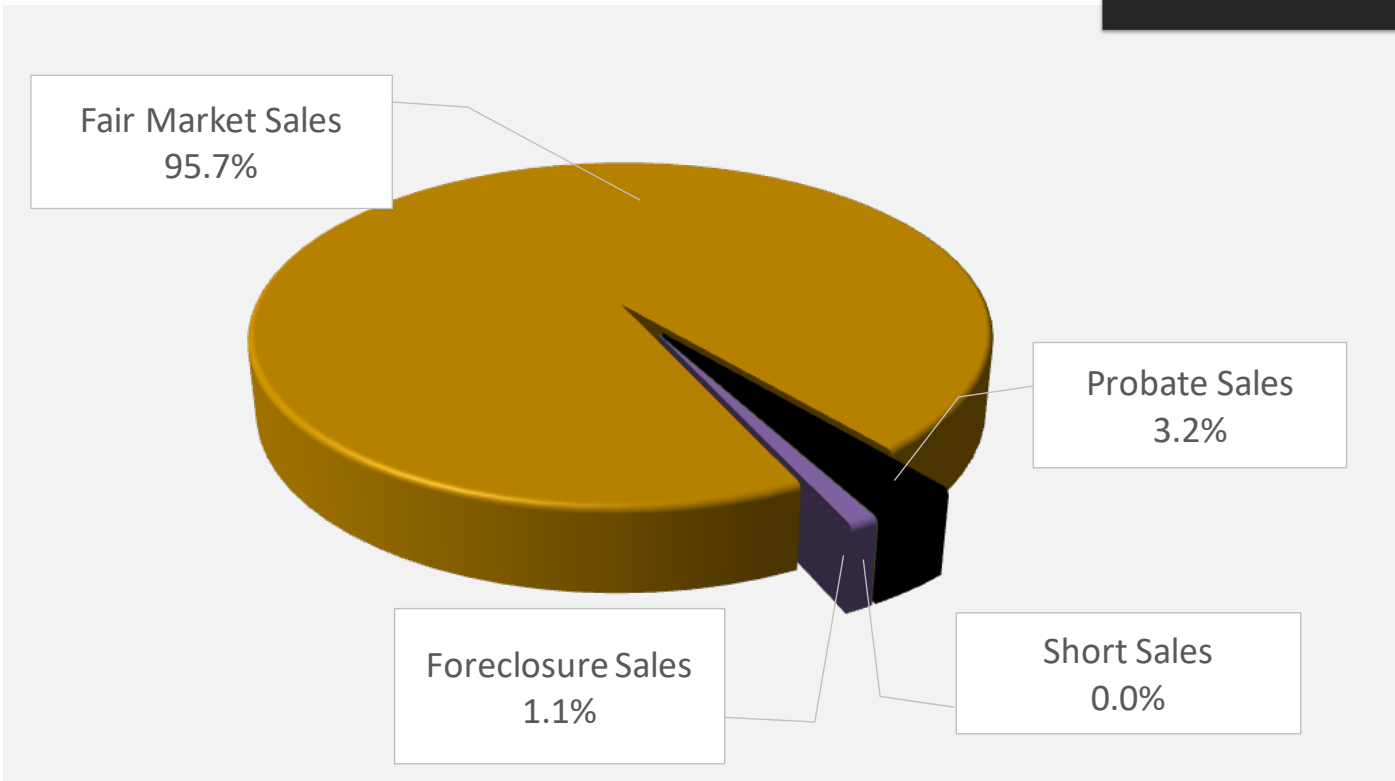
Available Homes

137

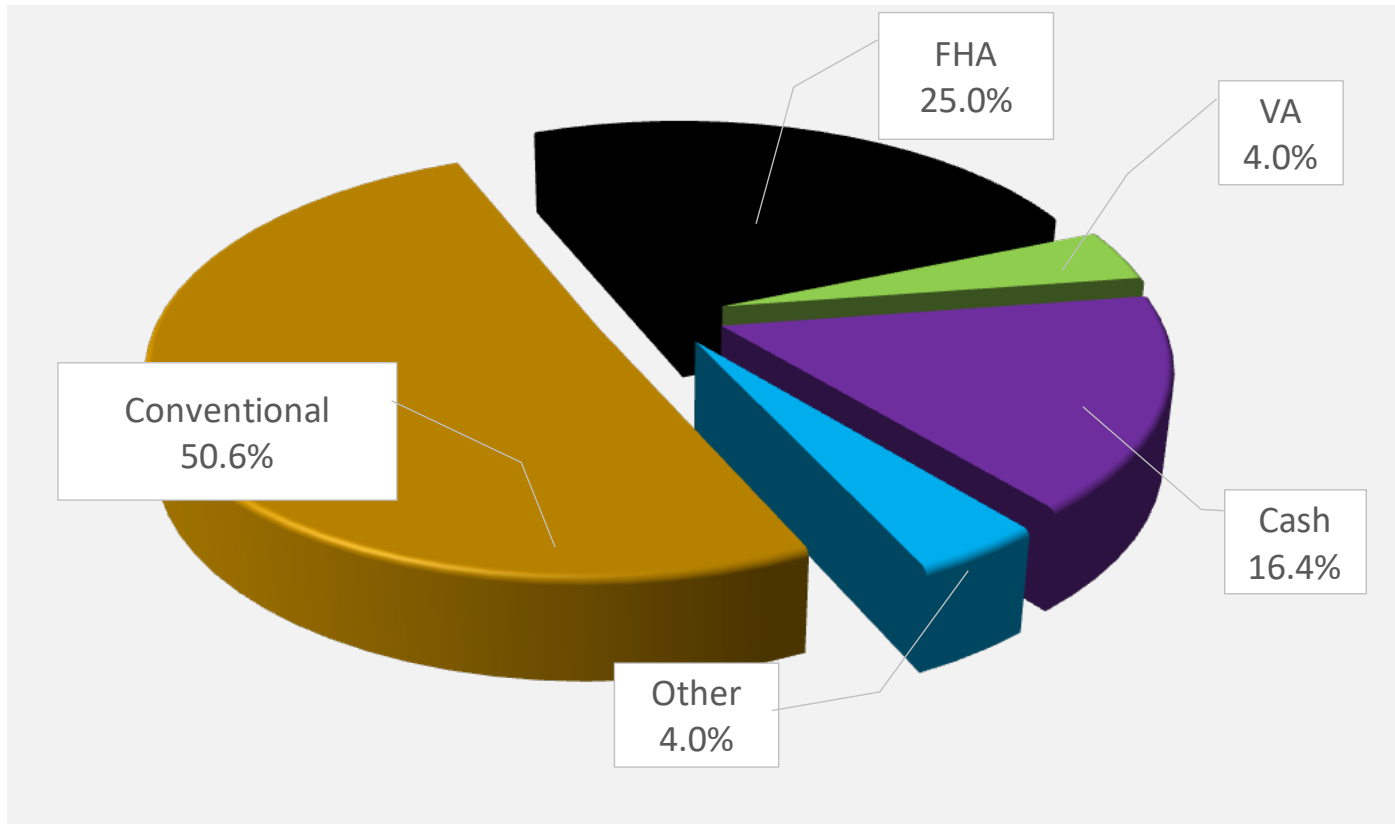


Pending Homes

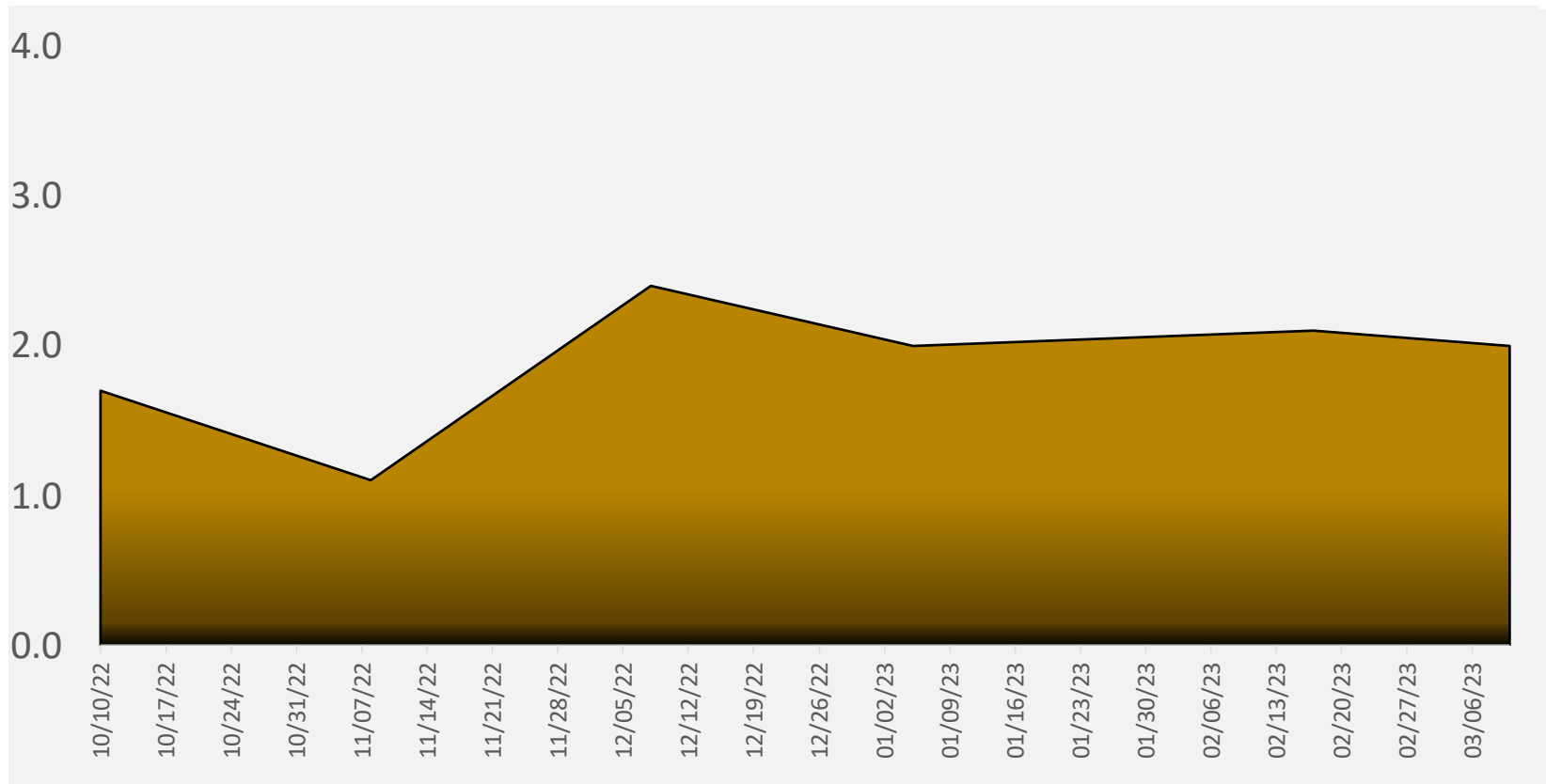
186



New Financing Type



Months of Remaining Inventory





State of the Market

MARKET TIMING:

29.4 Average days on market for homes in escrow.

2.1 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:
25.55%

31.39%

Available homes have had price reductions since being listed

0
Available homes are short sales.

0
Available homes are bank owned (REO).

35
Available homes are vacant (Includes REO)

PENDING HOME STATISTICS:

Short Sale Percentage:
0.00%

REO percentage:
1.08%

19.35%

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

0
Pending homes are short sales.

2
Pending homes are bank owned (REO).



MARKET STATISTICS:

126
Homes sold in the past 30 days.

848
Homes sold in the past 6 months.

251
Homes sold in the past 60 days.

Average price per square foot in the past 30 days.
\$279.67

Average selling price in the past 6 months.
\$433,911

1605
Average square footage for home sold in the past 30 days.

32.5% Homes sold above original listed price in past 30 days.

98.0% Average Asked to Sold Ratio in the past 30 days.

98.8% Median Asked to Sold Ratio in the past 30 days.

9 Sold homes that were bank owned.

1 Sold homes that were short sales.

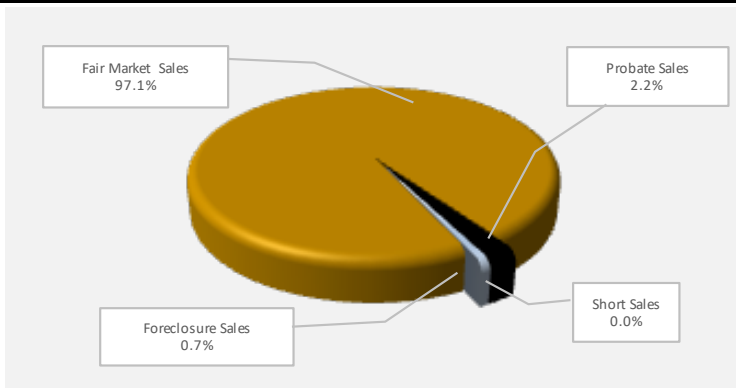
MODESTO REAL ESTATE SALES SUMMARY

Prepared: 04/08/23

137 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	133	97.1%
Probate Sales	3	2.2%
Short Sales	0	0.0%
Foreclosure Sales	1	0.7%
		100.0%

Low	\$	169,950
Average	\$	622,269
High	\$	2,950,000
Average DOM:		61.0



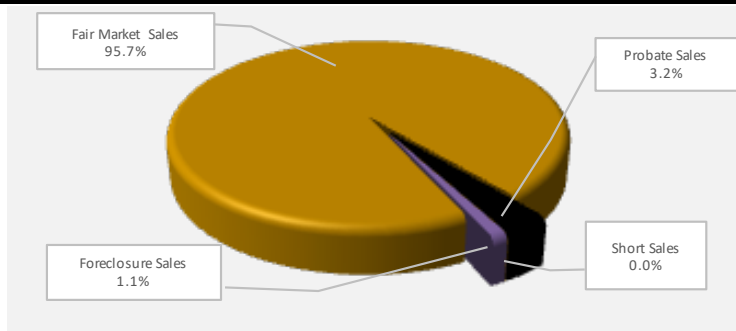
54 Listed in the past 30 days.
88 Listed in the past 60 days.

Occupancy	Homes	Percentage
Occupied	102	74.5%
Vacant	35	25.5%

186 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	178	95.7%
Probate Sales	6	3.2%
Short Sales	0	0.0%
Foreclosure Sales	2	1.1%
		100.0%

Low	\$	123,000
Average	\$	449,133
High	\$	1,299,000
Average DOM:		29.4

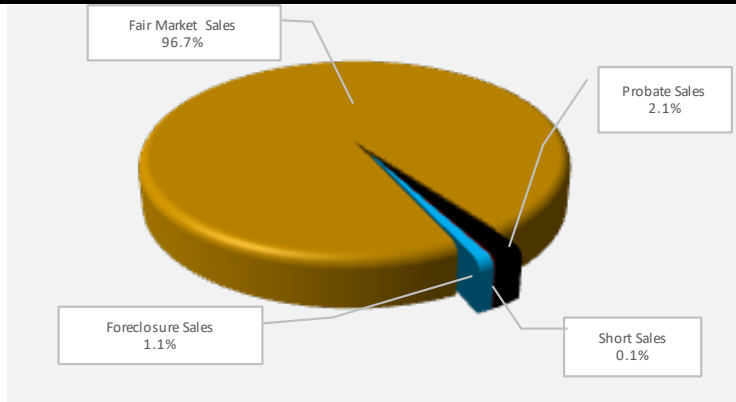


Sold Homes Summary

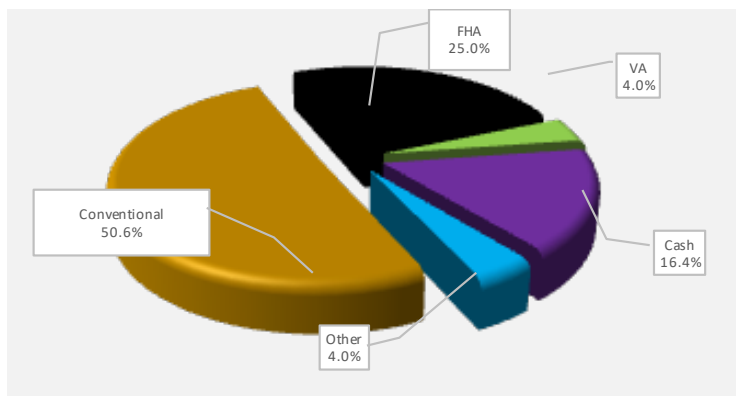
126 Sold in the past 30 days
 251 Sold in the past 60 days
 848 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	820	96.7%
Probate Sales	18	2.1%
Short Sales	1	0.1%
Foreclosure Sales	9	1.1%
		100.0%

Low	\$	150,000
Average	\$	441,450
High	\$	2,700,000
Average DOM:		37.3



New Financing Type	Homes	Percentage
Conventional	429	50.6%
FHA	212	25.0%
VA	34	4.0%
Cash	139	16.4%
Other	34	4.0%
		100.0%



MODESTO REAL ESTATE SALES SUMMARY

Prepared: 04/08/23			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to	\$224,999	7	3	4	57.14%
\$225,000	to	\$249,999	2	0	2	100.00%
\$250,000	to	\$274,999	7	0	7	100.00%
\$275,000	to	\$299,999	12	3	9	75.00%
\$300,000	to	\$324,999	15	8	7	46.67%
\$325,000	to	\$349,999	18	5	13	72.22%
\$350,000	to	\$374,999	16	4	12	75.00%
\$375,000	to	\$399,999	34	15	19	55.88%
\$400,000	to	\$424,999	21	5	16	76.19%
\$425,000	to	\$449,999	22	7	15	68.18%
\$450,000	to	\$474,999	25	6	19	76.00%
\$475,000	to	\$499,999	29	13	16	55.17%
\$500,000	to	\$524,999	17	7	10	58.82%
\$525,000	to	\$549,999	12	6	6	50.00%
\$550,000	to	\$574,999	12	6	6	50.00%
\$575,000	to	\$599,999	8	4	4	50.00%
\$600,000	to	\$624,999	2	2	0	0.00%
\$625,000	to	\$649,999	7	3	4	57.14%
\$650,000	to	\$674,999	5	3	2	40.00%
\$675,000	to	\$699,999	5	4	1	20.00%
\$700,000	to	\$724,999	4	3	1	25.00%
\$725,000	to	\$749,999	8	5	3	37.50%
\$750,000	to	\$774,999	1	1	0	0.00%
\$775,000	to	\$799,999	8	6	2	25.00%
\$800,000	to	\$824,999	0	0	0	
\$825,000	and up		26	18	8	30.77%
TOTAL			323	137	186	57.59%

MARKET TIMING:

- 29.4** Average days on market for homes in escrow.
- 2.1** 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%
- 35** Available homes are vacant (includes REO). Vacancy rate: 25.55%
- 31.39%** Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

- 0** Pending homes are short sales. Short Sale Percentage: 0.00%
- 2** Pending homes are bank owned (REO). REO percentage: 1.08%
- 19.35%** Of homes are pending for less than the original asking price.

MARKET STATISTICS:

- 126** Homes sold in the past 30 days.
- \$433,911** Average selling price in the past 6 months.
- \$279.67** Average price per square foot in the past 30 days.
- 1605** Average square footage for home sold in the past 30 days.
- 32.5%** Homes sold above original listed price in past 30 days.
- 98.0%** Average Asked to Sold Ratio in the past 30 days.
- 98.8%** Median Asked to Sold Ratio in the past 30 days.
- 251** Homes sold in the past 60 days.
- 848** Homes sold in the past 6 months.
- 1** Sold homes that were short sales. Short Sale Percentage: 0.12%
- 9** Sold homes that were bank owned. REO percentage: 96.70%