



**SCAN CODE**  
To view the video  
SALES REPORT



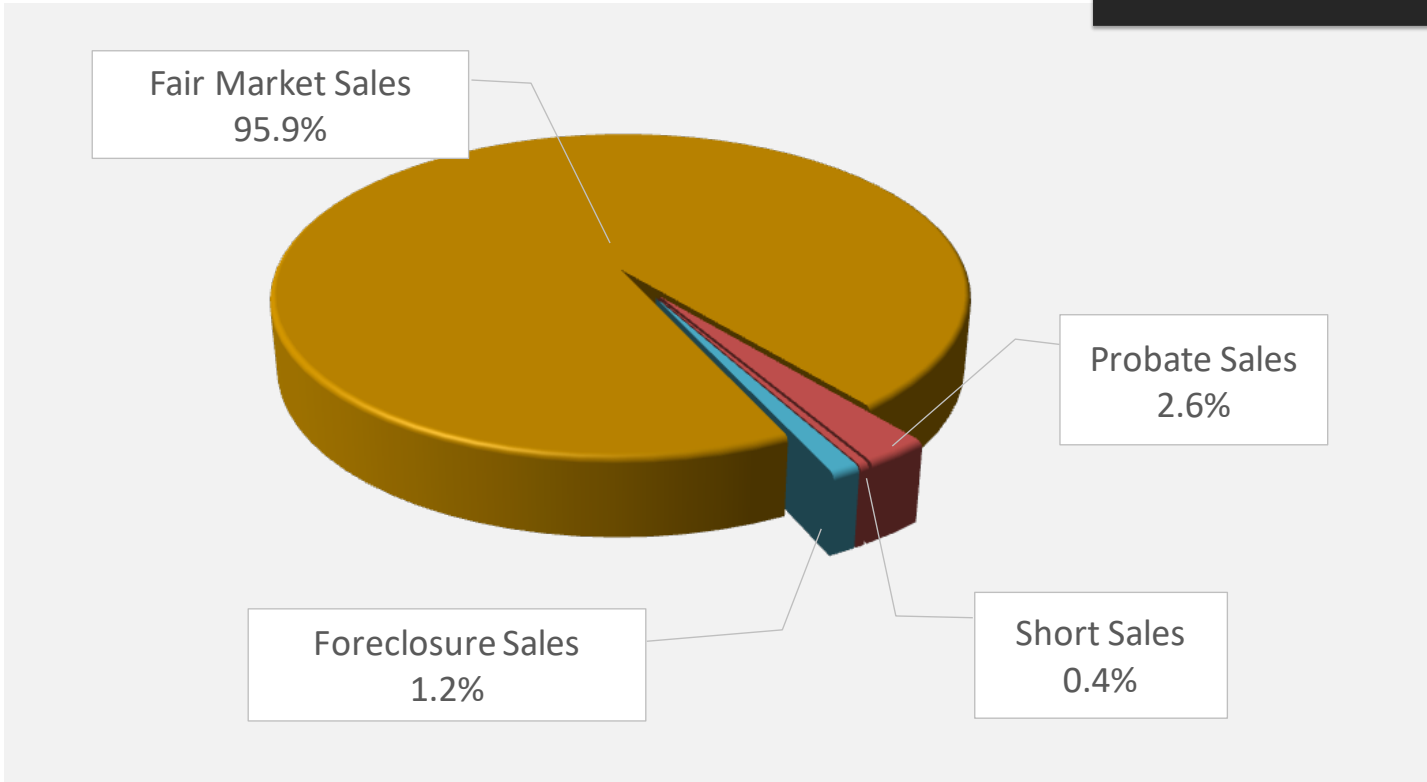
**MARCH 2023**

STOCKTON REAL ESTATE SALES REPORT



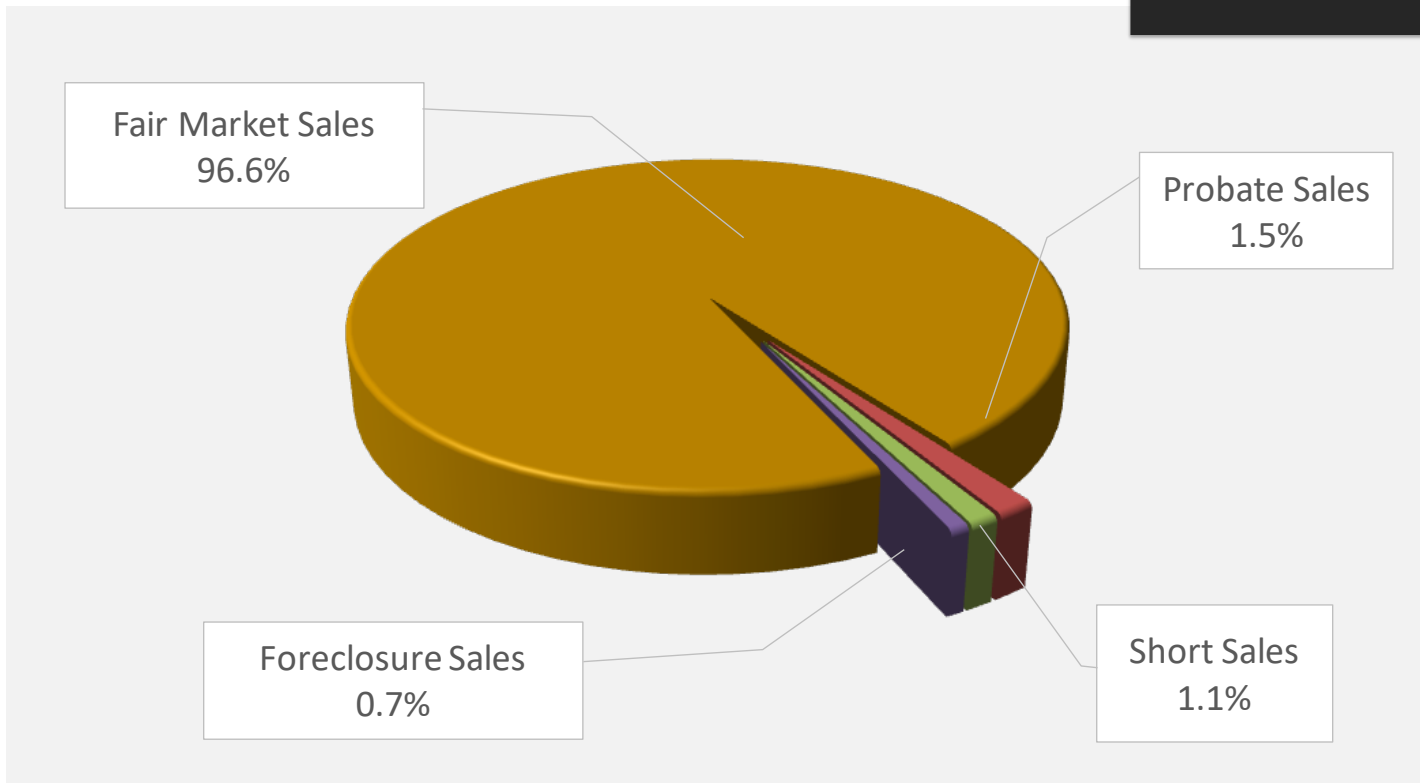
# Sold Homes Summary

177



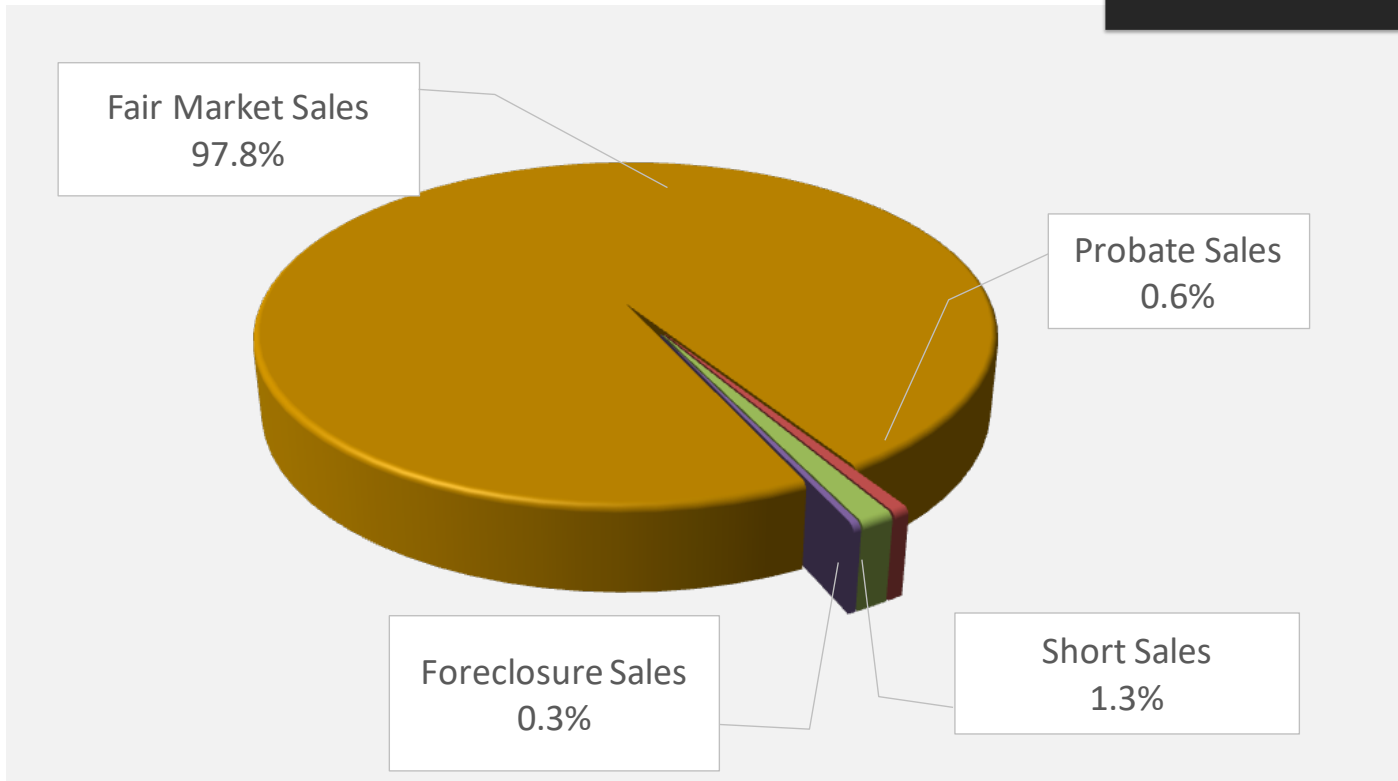
# Available Homes

268

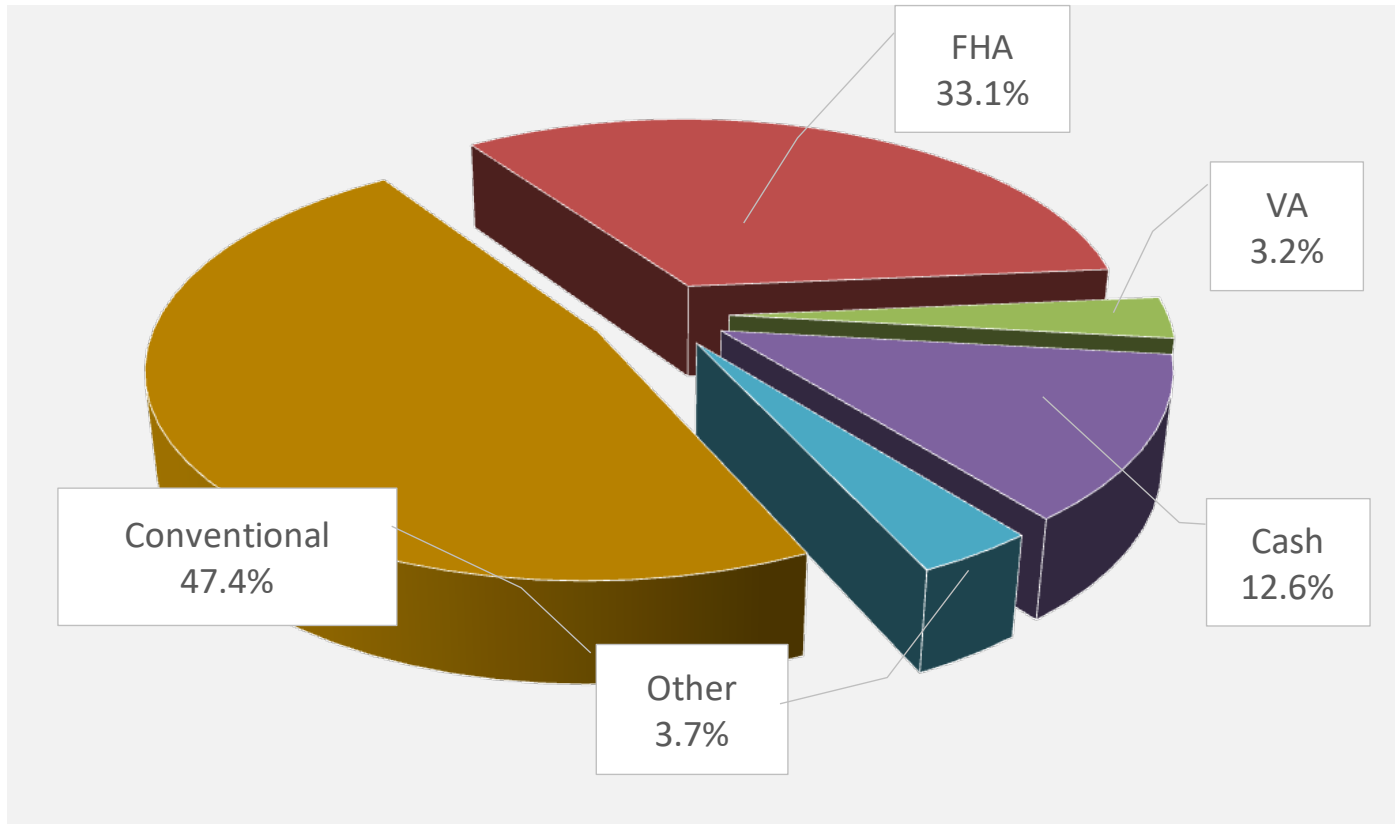


# Pending Homes

315

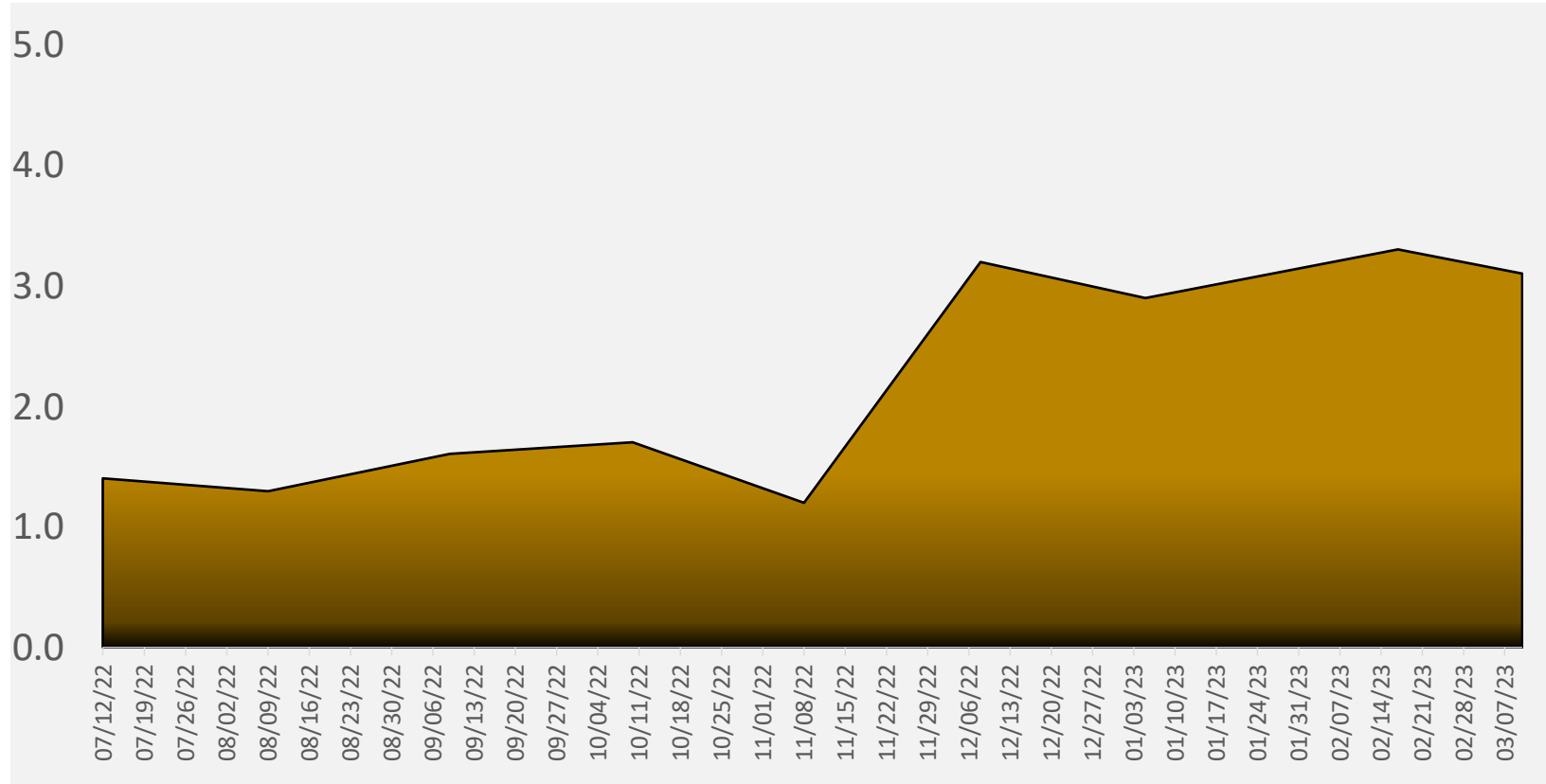


## New Financing Type





# Months of Remaining Inventory





# State of the Market

## MARKET TIMING:

**40.4** Average days on market for homes in escrow.

**3.0** 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:  
**25.75%**

**32.46%**

**0**

Available homes are short sales.

**0**

Available homes are bank owned (REO).

**69**

Available homes are vacant (Includes REO)

Available homes have had price reductions since being listed

## PENDING HOME STATISTICS:

Short Sale Percentage:  
**1.27%**

REO percentage:  
**0.32%**

**29.52%**

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

**4**

Pending homes are short sales.

**1**

Pending homes are bank owned (REO).

**268** HOMES FOR SALE

**315** HOMES IN ESCROW

## MARKET STATISTICS:

**177**

Homes sold in the past 30 days.

**1,037**

Homes sold in the past 6 months.

**364**

Homes sold in the past 60 days.

Average price per square foot in the past 30 days.

**\$272.51**

Average selling price in the past 6 months.

**\$436,805**

**1,665**

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

**37.3%**

Homes sold above original listed price in past 30 days.

**97.5%**

Average Asked to Sold Ratio in the past 30 days.

**99.2%**

Median Asked to Sold Ratio in the past 30 days.

**1**

Sold homes that were bank owned.

**4**

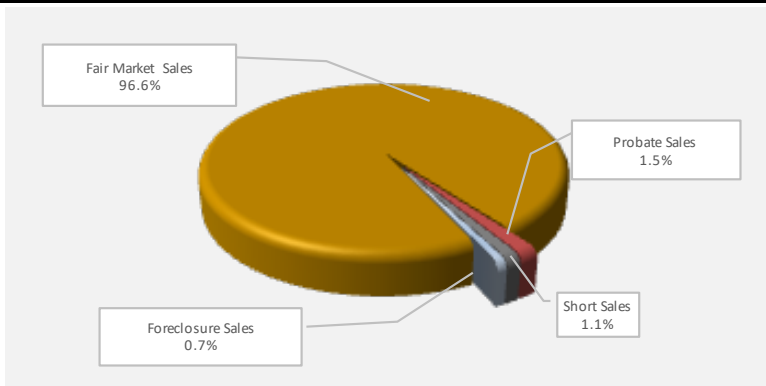
Sold homes that were short sales.

# STOCKTON REAL ESTATE SALES SUMMARY

Prepared: 04/08/23

## 268 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	259	96.6%
Probate Sales	4	1.5%
Short Sales	3	1.1%
Foreclosure Sales	2	0.7%
		<b>100.0%</b>
Low	\$ 155,000	
Average	\$ 532,546	
High	\$ 3,400,000	
Average DOM:	57.1	

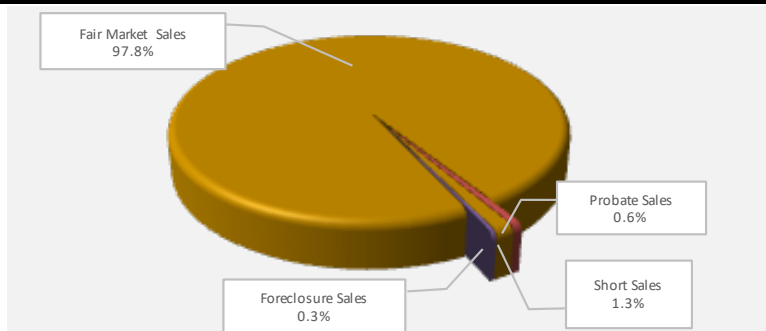


**125** Listed in the past 30 days.  
**168** Listed in the past 60 days.

Occupancy	Homes	Percentage
Occupied	199	74.3%
Vacant	69	25.7%

## 315 Pending Homes

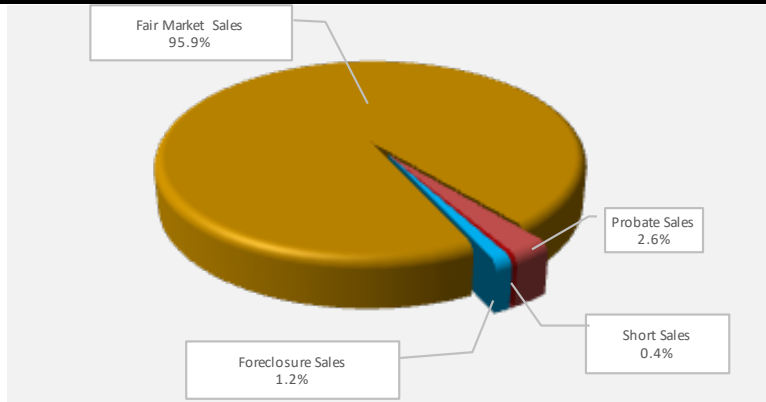
Existing Financing	Homes	Percentage
Fair Market Sales	308	97.8%
Probate Sales	2	0.6%
Short Sales	4	1.3%
Foreclosure Sales	1	0.3%
		<b>100.0%</b>
Low	\$ 99,500	
Average	\$ 430,194	
High	\$ 999,500	
Average DOM:	40.4	



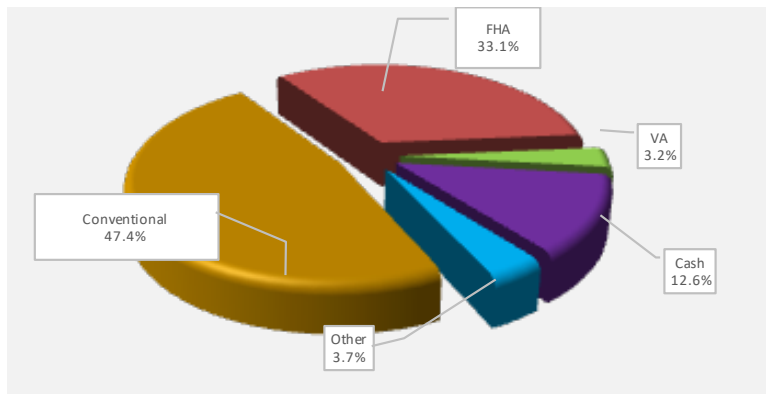
## Sold Homes Summary

177 Sold in the past 30 days  
 364 Sold in the past 60 days  
 1,037 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	994	95.9%
Probate Sales	27	2.6%
Short Sales	4	0.4%
Foreclosure Sales	12	1.2%
		<b>100.0%</b>
Low	\$ 110,000	
Average	\$ 443,445	
High	\$ 3,675,000	
Average DOM:	45.4	



New Financing Type	Homes	Percentage
Conventional	492	47.4%
FHA	344	33.2%
VA	33	3.2%
Cash	131	12.6%
Other	38	3.7%
		<b>100.1%</b>





## STOCKTON REAL ESTATE SALES SUMMARY

Prepared: 04/08/23		TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to \$149,999	6	0	6	100.00%
\$150,000	to \$174,999	8	3	5	62.50%
\$175,000	to \$199,999	14	7	7	50.00%
\$200,000	to \$224,999	7	0	7	100.00%
\$225,000	to \$249,999	15	11	4	26.67%
\$250,000	to \$274,999	8	2	6	75.00%
\$275,000	to \$299,999	39	18	21	53.85%
\$300,000	to \$324,999	18	11	7	38.89%
\$325,000	to \$349,999	33	17	16	48.48%
\$350,000	to \$374,999	19	7	12	63.16%
\$375,000	to \$399,999	55	17	38	69.09%
\$400,000	to \$424,999	23	10	13	56.52%
\$425,000	to \$449,999	40	14	26	65.00%
\$450,000	to \$474,999	43	18	25	58.14%
\$475,000	to \$499,999	43	19	24	55.81%
\$500,000	to \$524,999	34	9	25	73.53%
\$525,000	to \$549,999	32	16	16	50.00%
\$550,000	to \$574,999	16	4	12	75.00%
\$575,000	to \$599,999	37	19	18	48.65%
\$600,000	to \$624,999	9	6	3	33.33%
\$625,000	to \$649,999	13	7	6	46.15%
\$650,000	to \$674,999	8	5	3	37.50%
\$675,000	to \$699,999	16	10	6	37.50%
\$700,000	to \$724,999	3	2	1	33.33%
\$725,000	to \$749,999	2	1	1	50.00%
\$750,000	to \$774,999	4	3	1	25.00%
\$775,000	and up	38	32	6	15.79%
<b>TOTAL</b>		<b>583</b>	<b>268</b>	<b>315</b>	<b>54.03%</b>

### MARKET TIMING:

- 40.4** Average days on market for homes in escrow.
- 3.0** 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%
- 69** Available homes are vacant (includes REO). Vacancy rate: 25.75%
- 32.46%** Available homes have had price reductions since being listed.

### PENDING HOME STATISTICS:

- 4** Pending homes are short sales. Short Sale Percentage: 1.27%
- 1** Pending homes are bank owned (REO). REO percentage: 0.32%
- 29.52%** Of homes are pending for less than the original asking price.

### MARKET STATISTICS:

- 177** Homes sold in the past 30 days.
- \$436,805** Average selling price in the past 6 months.
- \$272.51** Average price per square foot in the past 30 days.
- 1,665** Average square footage for home sold in the past 30 days.
- 37.3%** Homes sold above original listed price in past 30 days.
- 97.5%** Average Asked to Sold Ratio in the past 30 days.
- 99.2%** Median Asked to Sold Ratio in the past 30 days.
- 364** Homes sold in the past 60 days.
- 1,037** Homes sold in the past 6 months.
- 4** Sold homes that were short sales. Short Sale Percentage: 0.39%
- 12** Sold homes that were bank owned. REO percentage: 95.85%