



SCAN CODE
To view the video
SALES REPORT



GOLDEN LION
REAL ESTATE, INC.

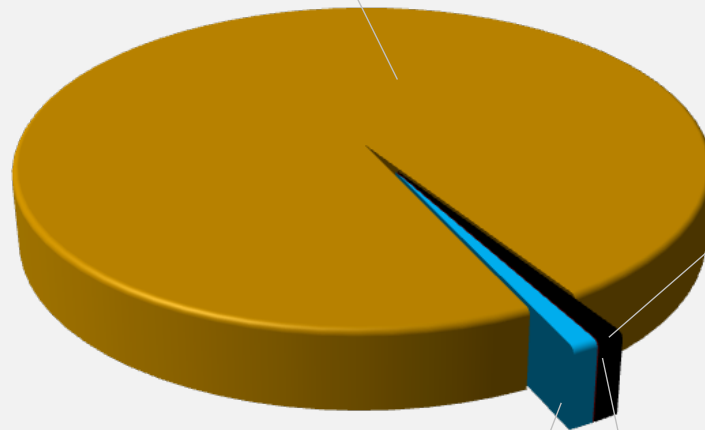
MARCH 2023

TRACY REAL ESTATE SALES REPORT

Sold Homes Summary

50

Fair Market Sales
97.8%



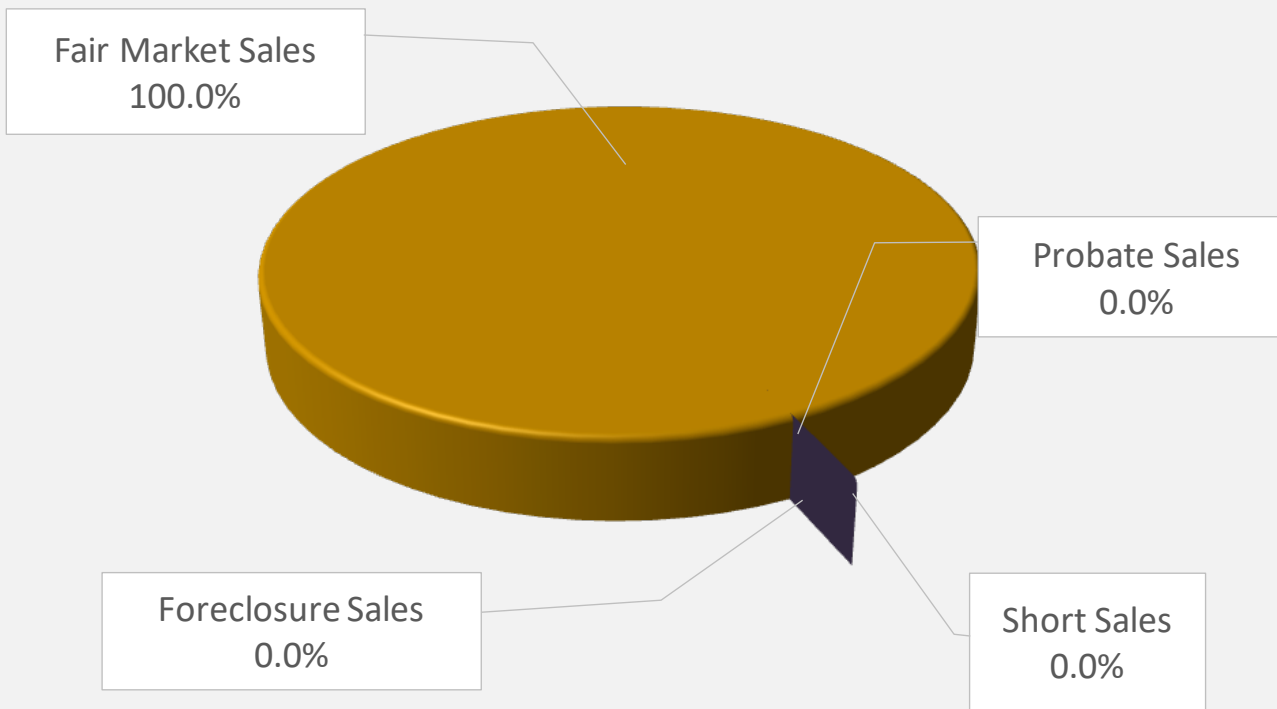
Probate Sales
1.1%

Foreclosure Sales
1.1%

Short Sales
0.0%

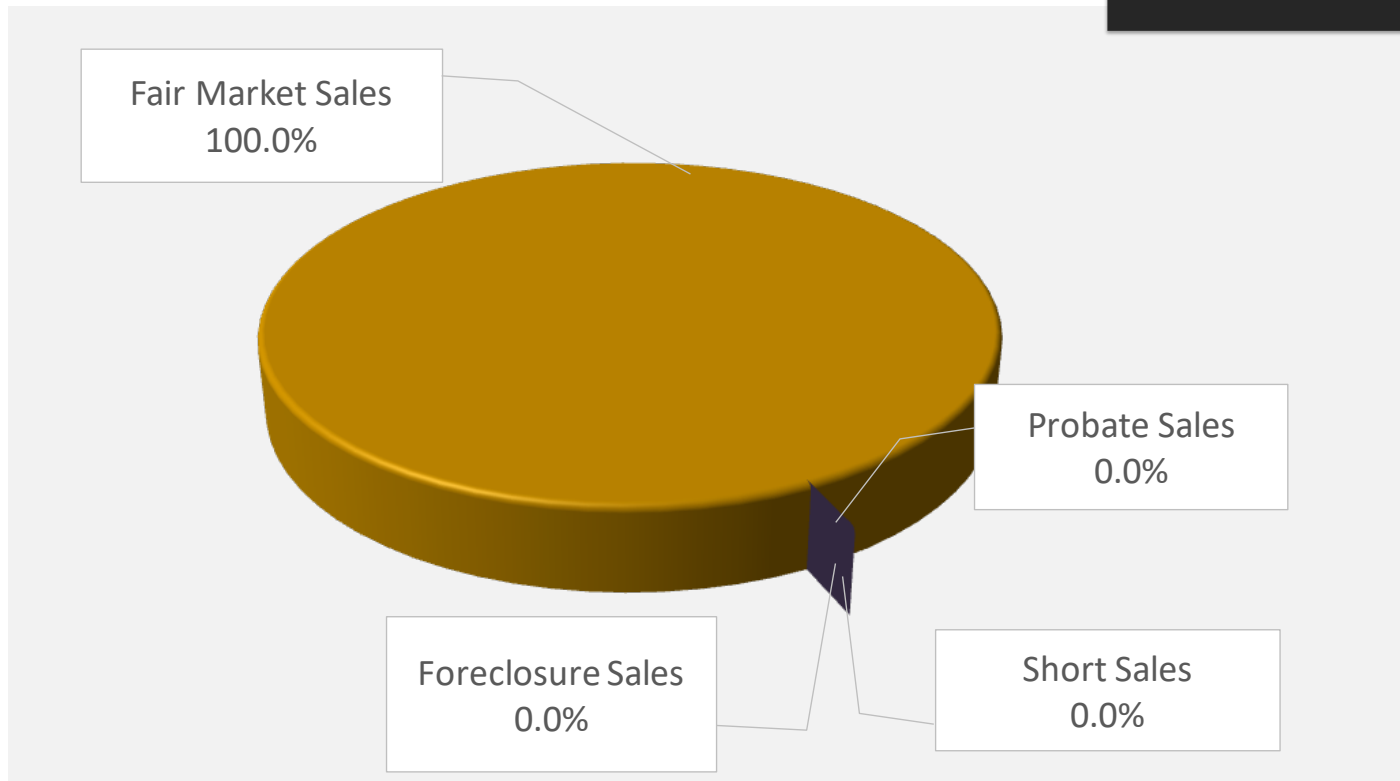
Available Homes

53

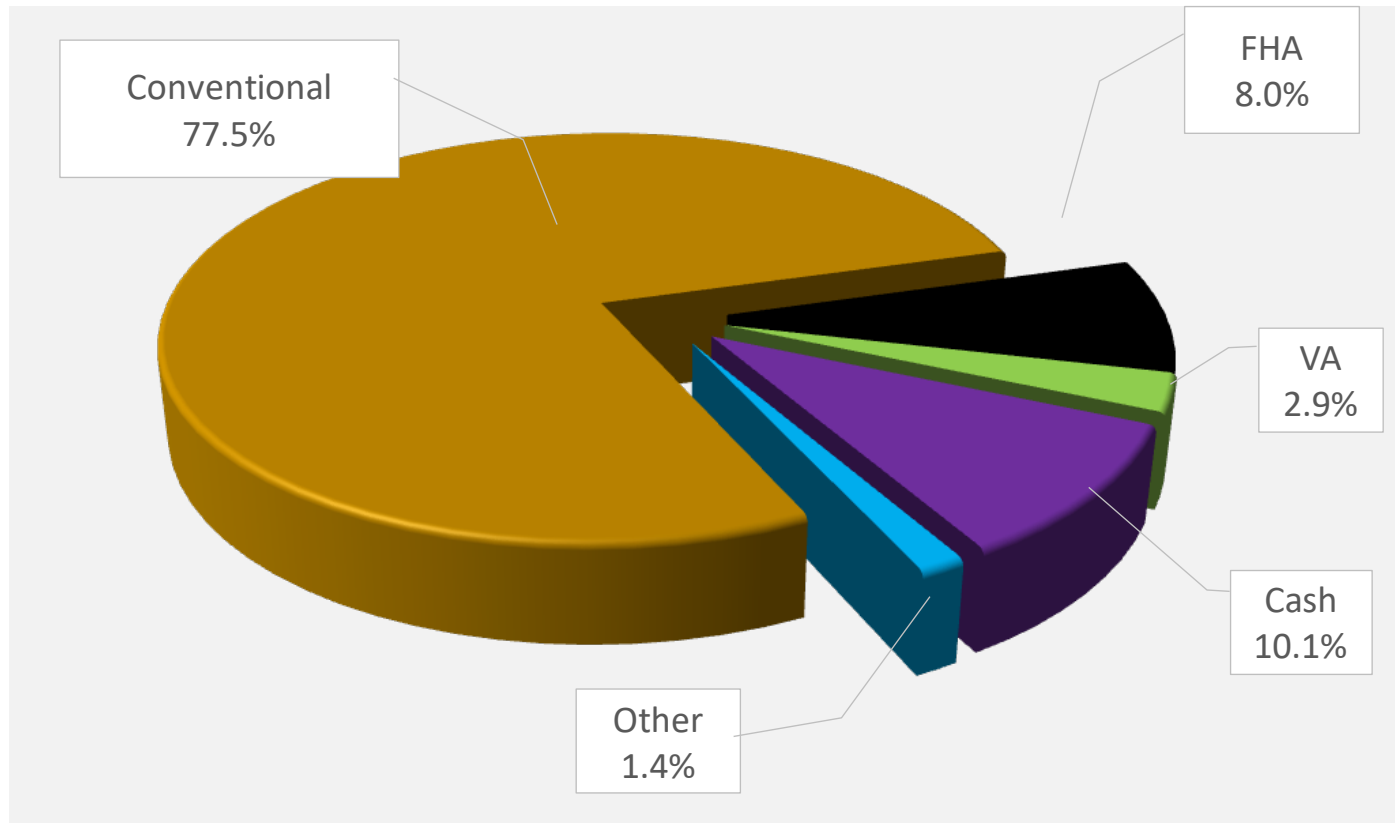


Pending Homes

50

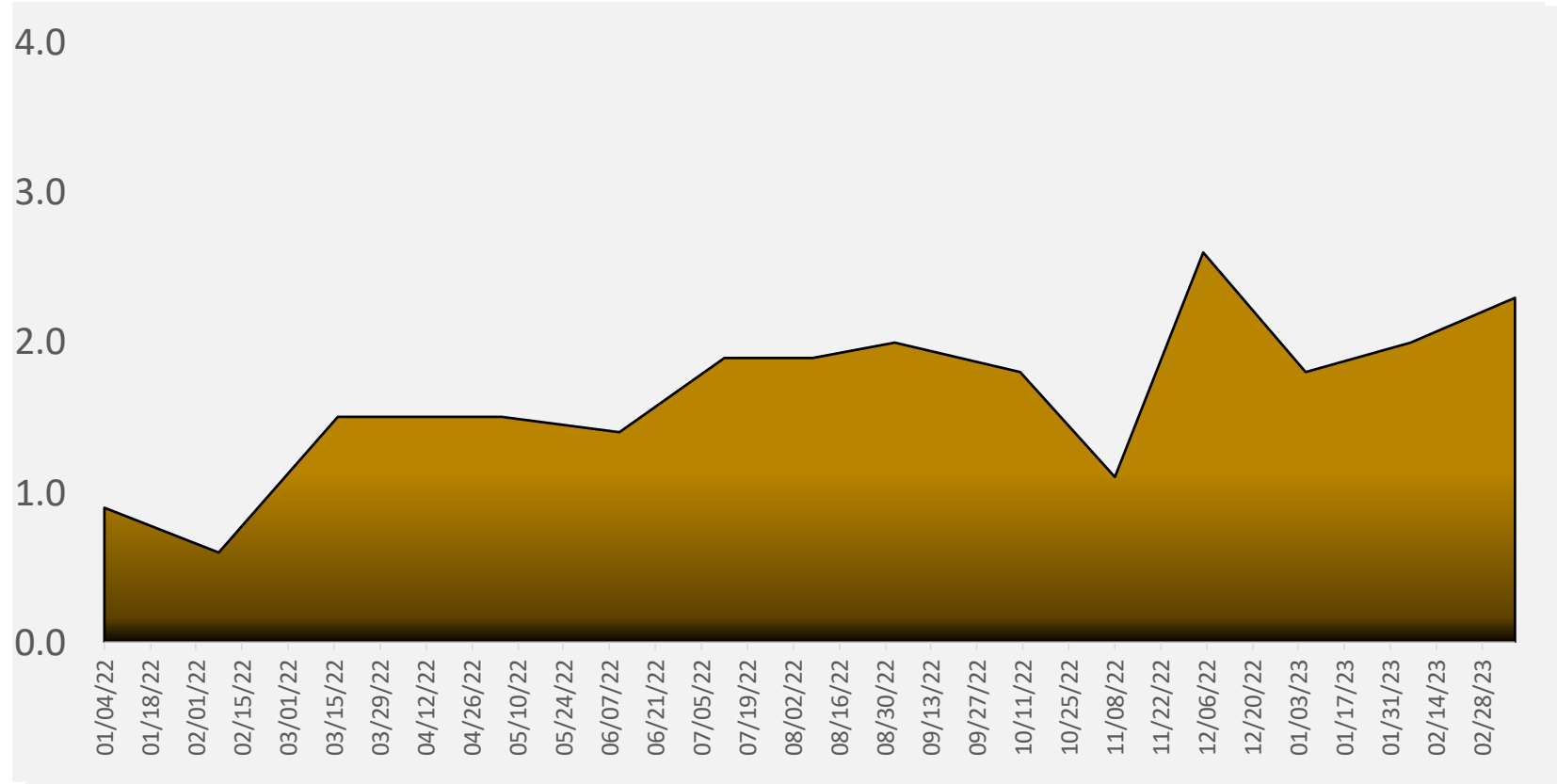


New Financing Type





Months of Remaining Inventory



State of the Market

MARKET TIMING:

37.9 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:
15.09%

20.75%

Available homes have had price reductions since being listed

0
Available homes are short sales.

0
Available homes are bank owned (REO).

8
Available homes are vacant (Includes REO)

PENDING HOME STATISTICS:

Short Sale Percentage:
0.00%

REO percentage:
0.00%

26.00%

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

0
Pending homes are short sales.

0
Pending homes are bank owned (REO).



MARKET STATISTICS:

50
Homes sold in the past 30 days.

276
Homes sold in the past 6 months.

90
Homes sold in the past 60 days.

Average price per square foot in the past 30 days.
\$342.36

Average selling price in the past 6 months.
\$692,732

2122
Average square footage for home sold in the past 30 days.

34.0% Homes sold above original listed price in past 30 days.

97.3% Average Asked to Sold Ratio in the past 30 days.

97.9% 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

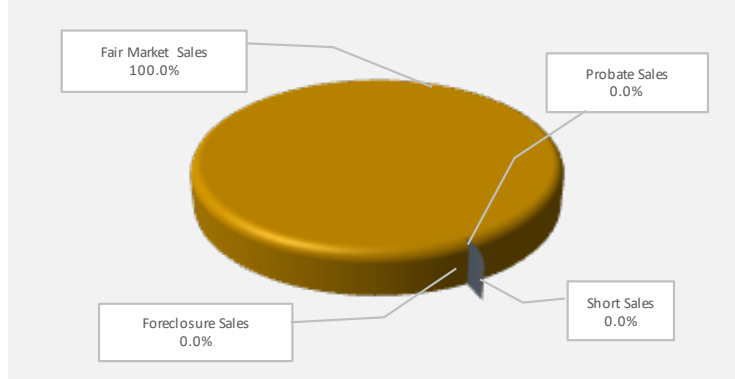
Prepared: 04/08/23

53 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	53	100.0%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$	368,000
Average	\$	831,882
High	\$	2,188,000
Average DOM:		36.8

Occupancy	Homes	Percentage
Occupied	45	84.9%
Vacant	8	15.1%



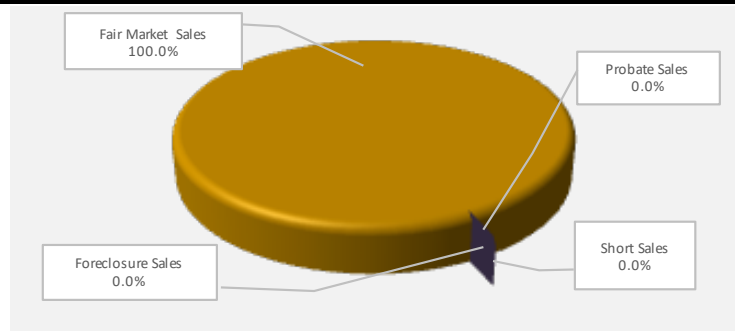
27 Listed in the past 30 days.

41 Listed in the past 60 days.

50 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	50	100.0%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$	329,000
Average	\$	733,397
High	\$	1,149,888
Average DOM:		37.9



Sold Homes Summary

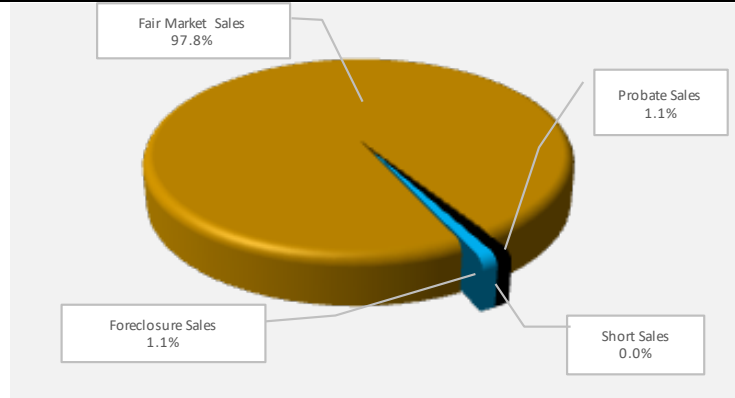
50 Sold in the past 30 days

90 Sold in the past 60 days

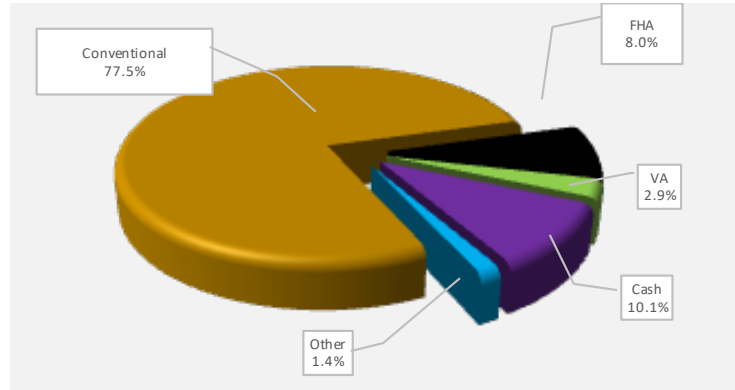
276 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	270	97.8%
Probate Sales	3	1.1%
Short Sales	0	0.0%
Foreclosure Sales	3	1.1%
		100.0%

Low	\$	350,000
Average	\$	706,879
High	\$	1,355,000
Average DOM:		46.1



New Financing Type	Homes	Percentage
Conventional	214	77.5%
FHA	22	8.0%
VA	8	2.9%
Cash	28	10.1%
Other	4	1.4%
		100.0%



TRACY REAL ESTATE SALES SUMMARY

Prepared: 04/10/23						
PRICE RANGE			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to	\$524,999	11	6	5	45.45%
\$525,000	to	\$549,999	4	3	1	25.00%
\$550,000	to	\$574,999	4	1	3	75.00%
\$575,000	to	\$599,999	6	3	3	50.00%
\$600,000	to	\$624,999	4	1	3	75.00%
\$625,000	to	\$649,999	1	0	1	100.00%
\$650,000	to	\$674,999	2	1	1	50.00%
\$675,000	to	\$699,999	11	4	7	63.64%
\$700,000	to	\$724,999	5	2	3	60.00%
\$725,000	to	\$749,999	2	1	1	50.00%
\$750,000	to	\$774,999	3	2	1	33.33%
\$775,000	to	\$799,999	5	1	4	80.00%
\$800,000	to	\$824,999	0	0	0	
\$825,000	to	\$849,999	6	4	2	33.33%
\$850,000	to	\$874,999	4	3	1	25.00%
\$875,000	to	\$899,999	6	4	2	33.33%
\$900,000	to	\$924,999	2	1	1	50.00%
\$925,000	to	\$949,999	7	5	2	28.57%
\$950,000	to	\$974,999	3	1	2	66.67%
\$975,000	to	\$999,999	6	3	3	50.00%
\$1,000,000	to	\$1,024,999	1	1	0	0.00%
\$1,025,000	and up		10	6	4	40.00%
TOTAL			103	53	50	48.54%

MARKET TIMING:

37.9 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%
8 Available homes are vacant (includes REO). Vacancy rate: 15.09%

20.75% Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

0 Pending homes are short sales. Short Sale Percentage: 0.00%
0 Pending homes are bank owned (REO). REO percentage: 0.00%

26.00% Of homes are pending for less than the original asking price.

MARKET STATISTICS:

44 Homes sold in the past 30 days.
\$692,732 Average selling price in the past 6 months.
\$342.59 Average price per square foot in the past 30 days.
2122 Average square footage for home sold in the past 30 days.
31.8% Homes sold above original listed price in past 30 days.
96.9% Average Asked to Sold Ratio in the past 30 days.
97.5% Median Asked to Sold Ratio in the past 30 days.
89 Homes sold in the past 60 days.
276 Homes sold in the past 6 months.
0 Sold homes that were short sales. Short Sale Percentage: 0.00%
3 Sold homes that were bank owned. REO percentage: 97.83%