



SCAN CODE

To view the video
SALES REPORT



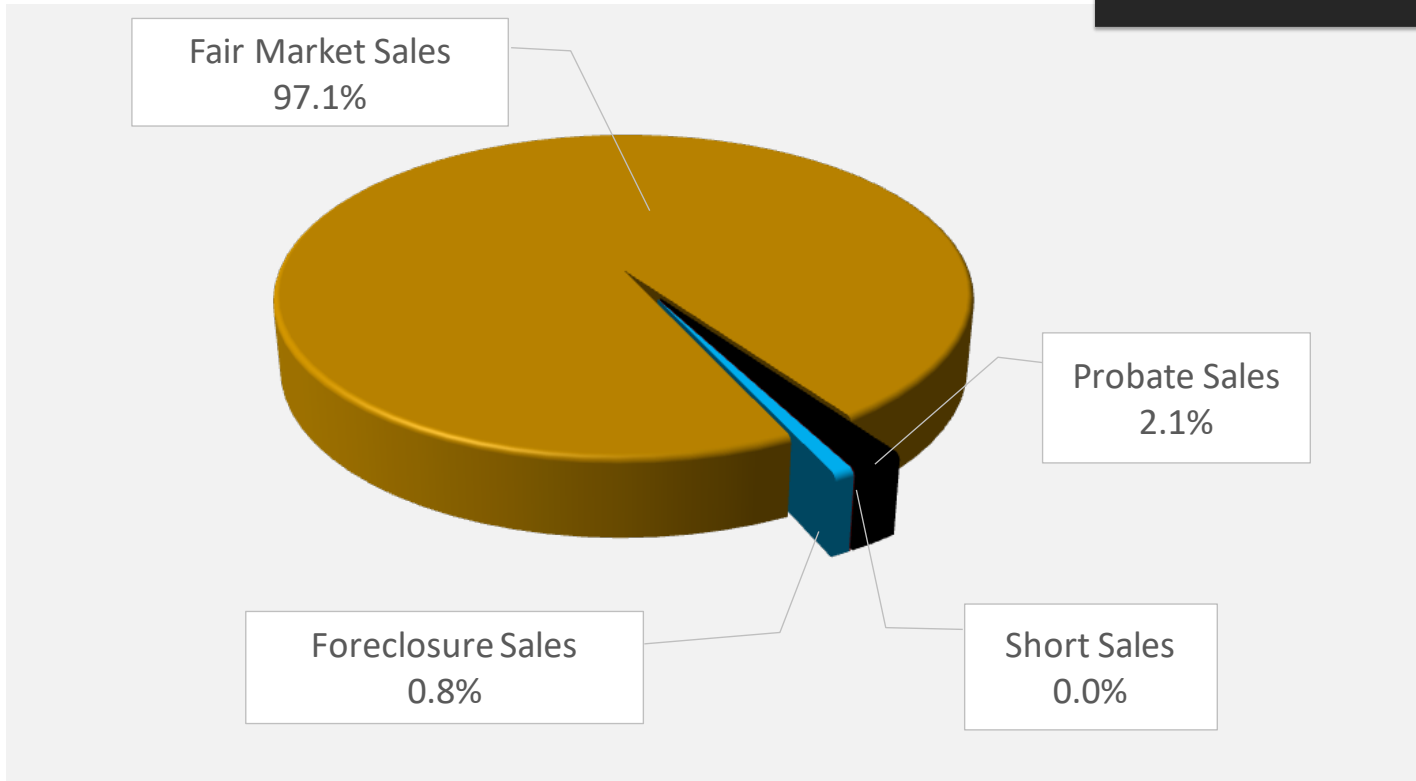
GOLDEN LION
REAL ESTATE, INC.

APRIL 2023

MANTECA REAL ESTATE SALES REPORT

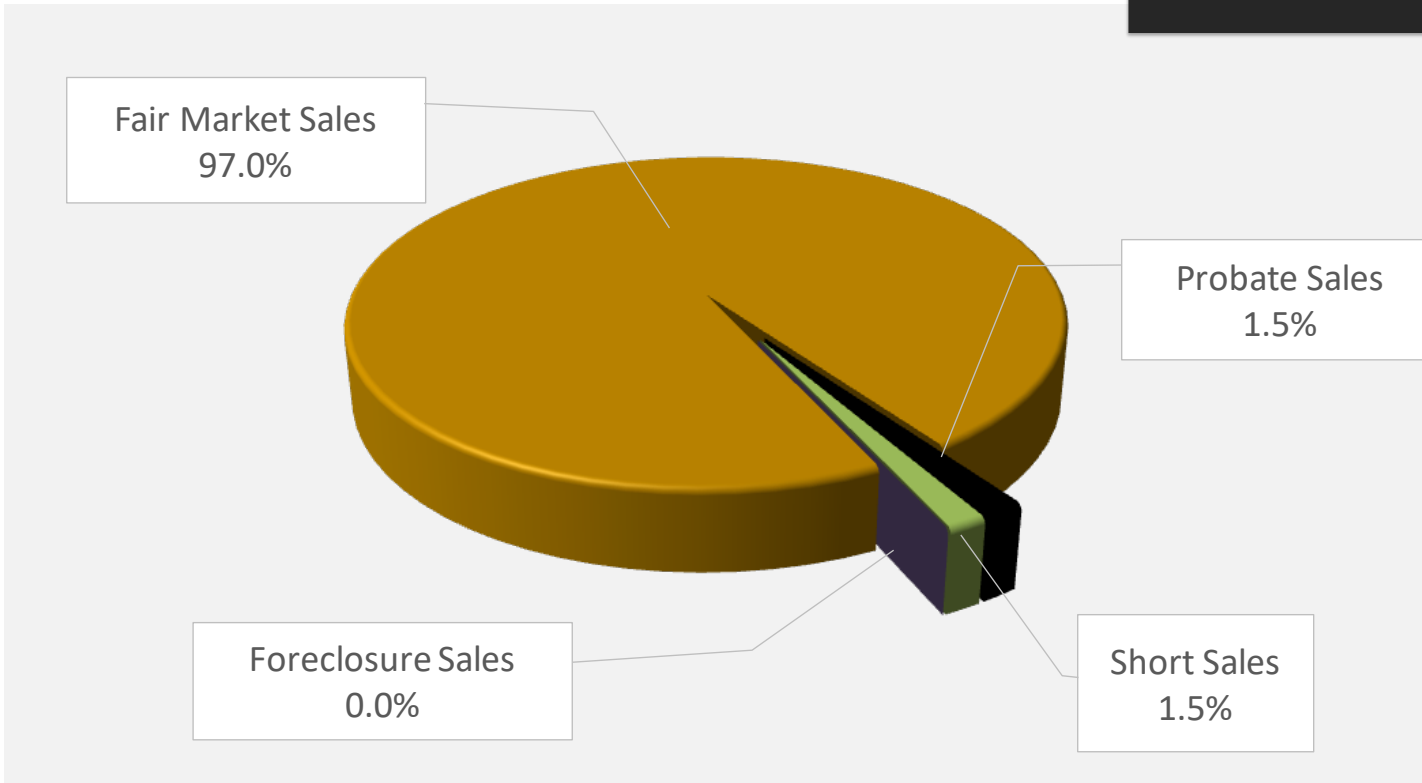
Sold Homes Summary

38



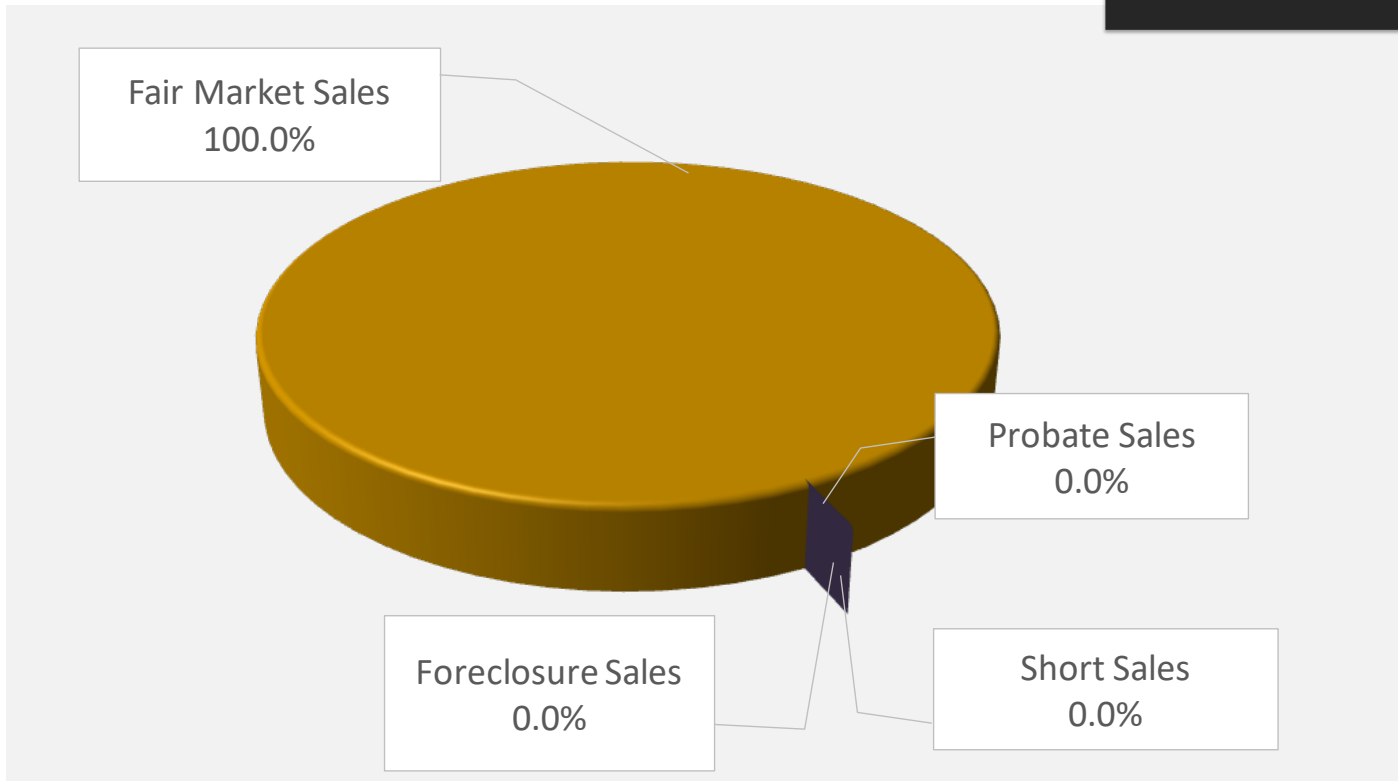
Available Homes

67

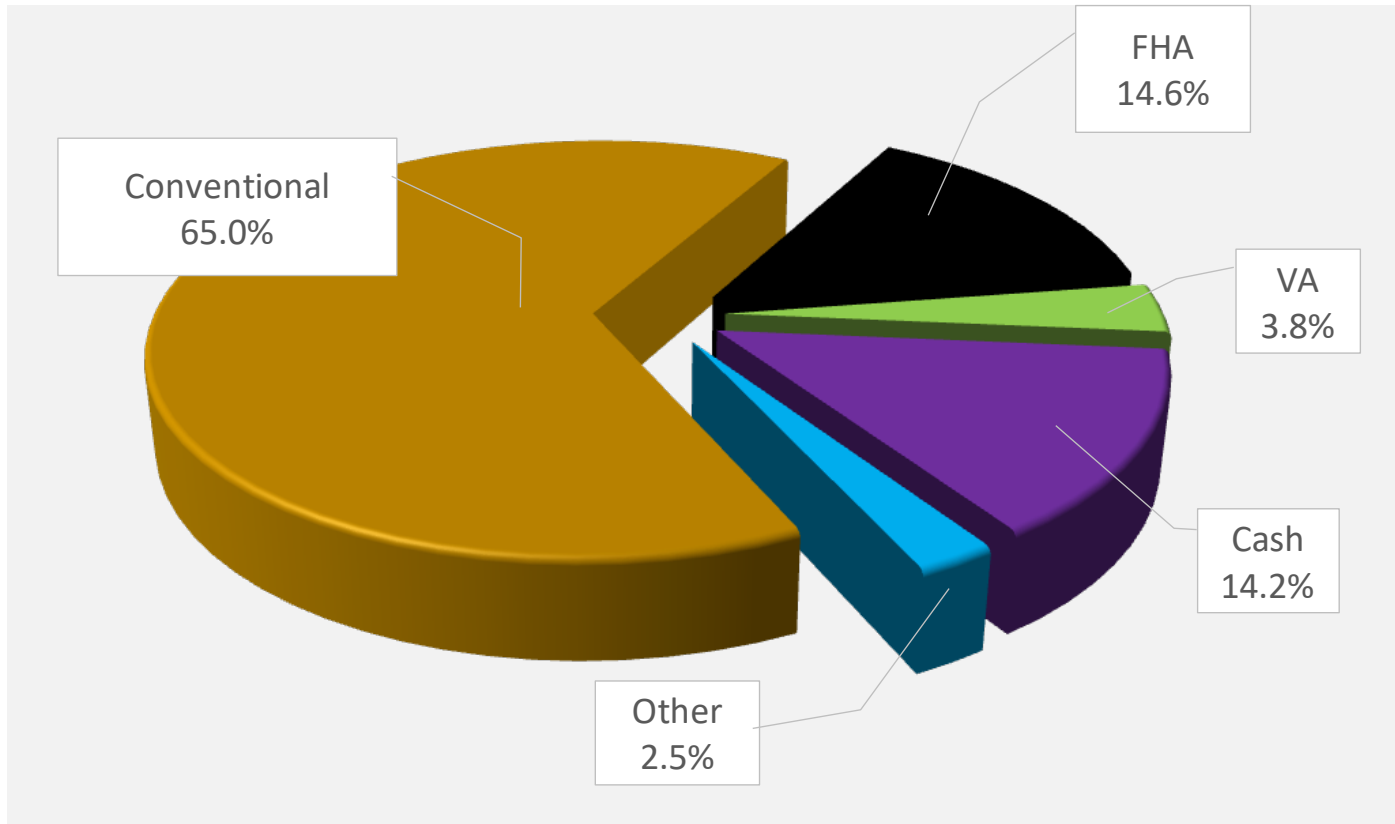


Pending Homes

96

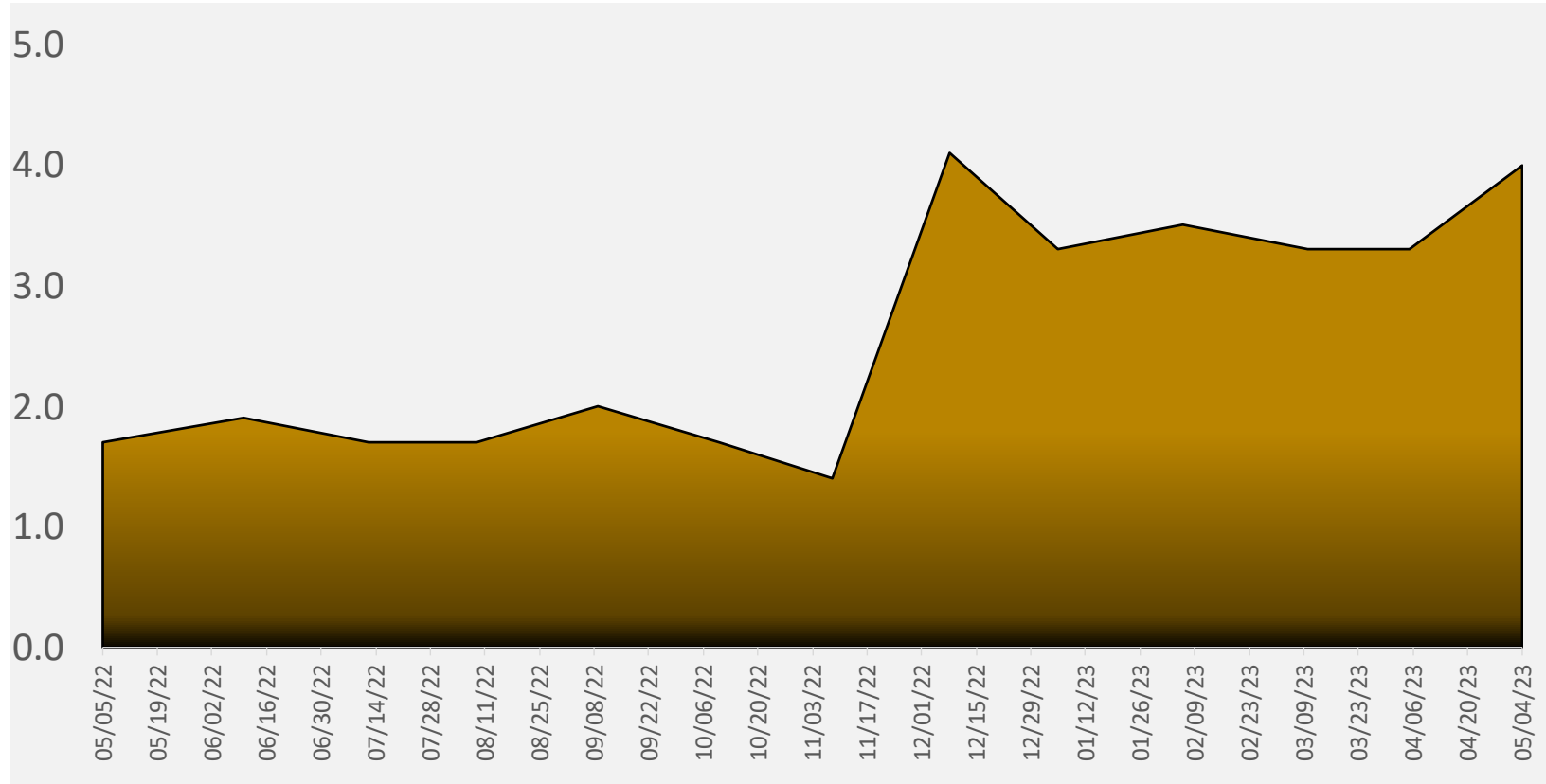


New Financing Type





Months of Remaining Inventory





State of the Market

MARKET TIMING:

32.1

Average days on market for homes in escrow.

4.0

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:
20.90%

38.81%

Available homes have had price reductions since being listed

0

Available homes are short sales.

0

Available homes are bank owned (REO).

14

Available homes are vacant (Includes REO)

PENDING HOME STATISTICS:

Short Sale Percentage:
0.00%

REO percentage:
0.00%

16.67%

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:

38

Homes sold in the past 30 days.

240

Homes sold in the past 6 months.

86

Homes sold in the past 60 days.

Average price per square foot in the past 30 days.

\$309.40

Average selling price in the past 6 months.

\$606,161

2031

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

31.6%

Homes sold above original listed price in past 30 days.

98.3%

Average Asked to Sold Ratio in the past 30 days.

100.0%

Median Asked to Sold Ratio in the past 30 days.

2

Sold homes that were bank owned.

0

Sold homes that were short sales.

MANTECA REAL ESTATE SALES SUMMARY

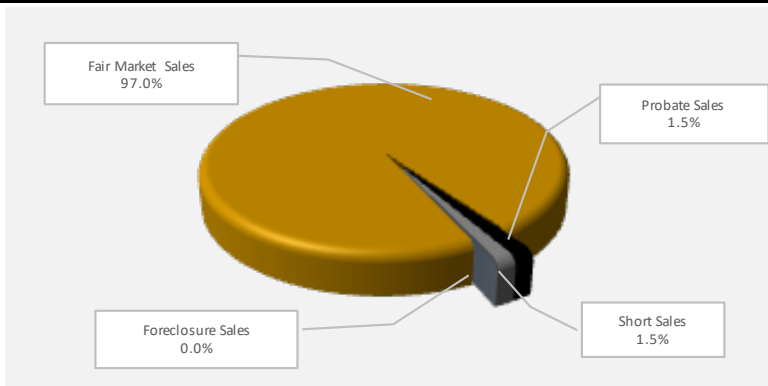
Prepared: 05/04/23

67 Available Homes

| Existing Financing | Homes | Percentage |
|--------------------|-------|---------------|
| Fair Market Sales | 65 | 97.0% |
| Probate Sales | 1 | 1.5% |
| Short Sales | 1 | 1.5% |
| Foreclosure Sales | 0 | 0.0% |
| | | 100.0% |

| | | |
|--------------|----|-----------|
| Low | \$ | 269,900 |
| Average | \$ | 713,727 |
| High | \$ | 1,500,000 |
| Average DOM: | | 52.5 |

| Occupancy | Homes | Percentage |
|-----------|-------|------------|
| Occupied | 53 | 79.1% |
| Vacant | 14 | 20.9% |



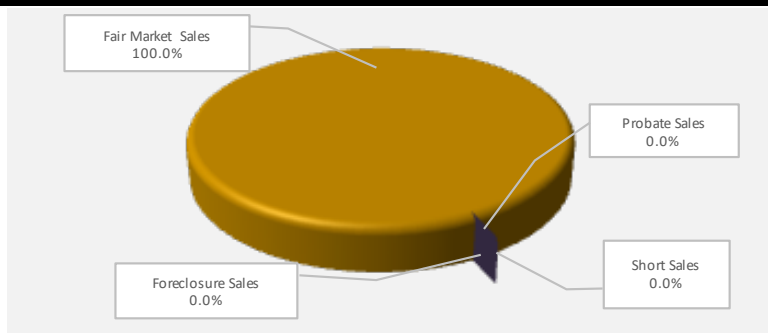
33 Listed in the past 30 days.

48 Listed in the past 60 days.

96 Pending Homes

| Existing Financing | Homes | Percentage |
|--------------------|-------|---------------|
| Fair Market Sales | 96 | 100.0% |
| Probate Sales | 0 | 0.0% |
| Short Sales | 0 | 0.0% |
| Foreclosure Sales | 0 | 0.0% |
| | | 100.0% |

| | | |
|--------------|----|-----------|
| Low | \$ | 239,900 |
| Average | \$ | 626,881 |
| High | \$ | 1,290,000 |
| Average DOM: | | 32.1 |

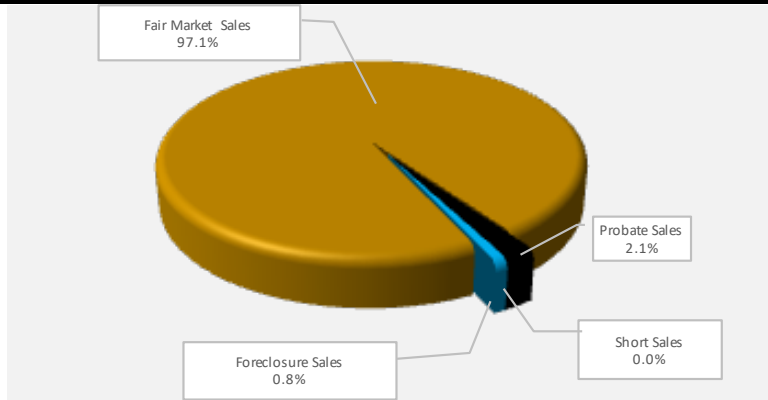


Sold Homes Summary

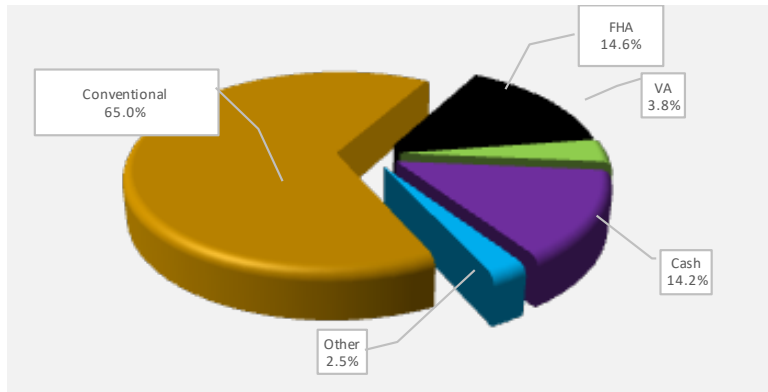
38 Sold in the past 30 days
 86 Sold in the past 60 days
 240 Sold in the past 6 months

| Previous Financing | Homes | Percentage |
|--------------------|-------|---------------|
| Fair Market Sales | 233 | 97.1% |
| Probate Sales | 5 | 2.1% |
| Short Sales | 0 | 0.0% |
| Foreclosure Sales | 2 | 0.8% |
| | | 100.0% |

| | | |
|--------------|----|-----------|
| Low | \$ | 285,000 |
| Average | \$ | 619,967 |
| High | \$ | 1,175,000 |
| Average DOM: | | 50.5 |



| New Financing Type | Homes | Percentage |
|--------------------|-------|---------------|
| Conventional | 156 | 65.0% |
| FHA | 35 | 14.6% |
| VA | 9 | 3.8% |
| Cash | 34 | 14.2% |
| Other | 6 | 2.5% |
| | | 100.0% |



MANTECA REAL ESTATE SALES SUMMARY

| Prepared: 05/04/23 | | | TOTAL IN PRICE BRACKET | HOMES FOR SALE | HOMES IN ESCROW | % WITH OFFERS |
|--------------------|--------|-----------|------------------------|----------------|-----------------|---------------|
| \$0 | to | \$399,999 | 11 | 1 | 10 | 90.91% |
| \$400,000 | to | \$424,999 | 4 | 2 | 2 | 50.00% |
| \$425,000 | to | \$449,999 | 5 | 2 | 3 | 60.00% |
| \$450,000 | to | \$474,999 | 1 | 0 | 1 | 100.00% |
| \$475,000 | to | \$499,999 | 10 | 3 | 7 | 70.00% |
| \$500,000 | to | \$524,999 | 6 | 4 | 2 | 33.33% |
| \$525,000 | to | \$549,999 | 5 | 1 | 4 | 80.00% |
| \$550,000 | to | \$574,999 | 7 | 4 | 3 | 42.86% |
| \$575,000 | to | \$599,999 | 13 | 3 | 10 | 76.92% |
| \$600,000 | to | \$624,999 | 11 | 4 | 7 | 63.64% |
| \$625,000 | to | \$649,999 | 4 | 1 | 3 | 75.00% |
| \$650,000 | to | \$674,999 | 8 | 3 | 5 | 62.50% |
| \$675,000 | to | \$699,999 | 9 | 6 | 3 | 33.33% |
| \$700,000 | to | \$724,999 | 3 | 0 | 3 | 100.00% |
| \$725,000 | to | \$749,999 | 14 | 3 | 11 | 78.57% |
| \$750,000 | to | \$774,999 | 12 | 5 | 7 | 58.33% |
| \$775,000 | to | \$799,999 | 11 | 6 | 5 | 45.45% |
| \$800,000 | to | \$824,999 | 3 | 2 | 1 | 33.33% |
| \$825,000 | to | \$849,999 | 5 | 2 | 3 | 60.00% |
| \$850,000 | to | \$874,999 | 3 | 2 | 1 | 33.33% |
| \$875,000 | to | \$899,999 | 4 | 4 | 0 | 0.00% |
| \$900,000 | to | \$924,999 | 1 | 1 | 0 | 0.00% |
| \$925,000 | to | \$949,999 | 2 | 1 | 1 | 50.00% |
| \$950,000 | to | \$974,999 | 1 | 1 | 0 | 0.00% |
| \$975,000 | to | \$999,999 | 2 | 2 | 0 | 0.00% |
| \$1,000,000 | and up | | 8 | 4 | 4 | 50.00% |
| TOTAL | | | 163 | 67 | 96 | 58.90% |

MARKET TIMING:

- 32.1** Average days on market for homes in escrow.
- 4.0** 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%
- 14** Available homes are vacant (includes REO). Vacancy rate: 20.90%
- 38.81%** 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%
- 16.67%** Of homes are pending for less than the original asking price.

MARKET STATISTICS:

- 38** Homes sold in the past 30 days.
- \$606,161** Average selling price in the past 6 months.
- \$309.40** Average price per square foot in the past 30 days.
- 2031** Average square footage for home sold in the past 30 days.
- 31.6%** Homes sold above original listed price in past 30 days.
- 98.3%** Average Asked to Sold Ratio in the past 30 days.
- 100.0%** Median Asked to Sold Ratio in the past 30 days.
- 86** Homes sold in the past 60 days.
- 240** Homes sold in the past 6 months.
- 0** Sold homes that were short sales. Short Sale Percentage: 0.00%
- 2** Sold homes that were bank owned. REO percentage: 97.08%