



SCAN CODE

To view the video
SALES REPORT



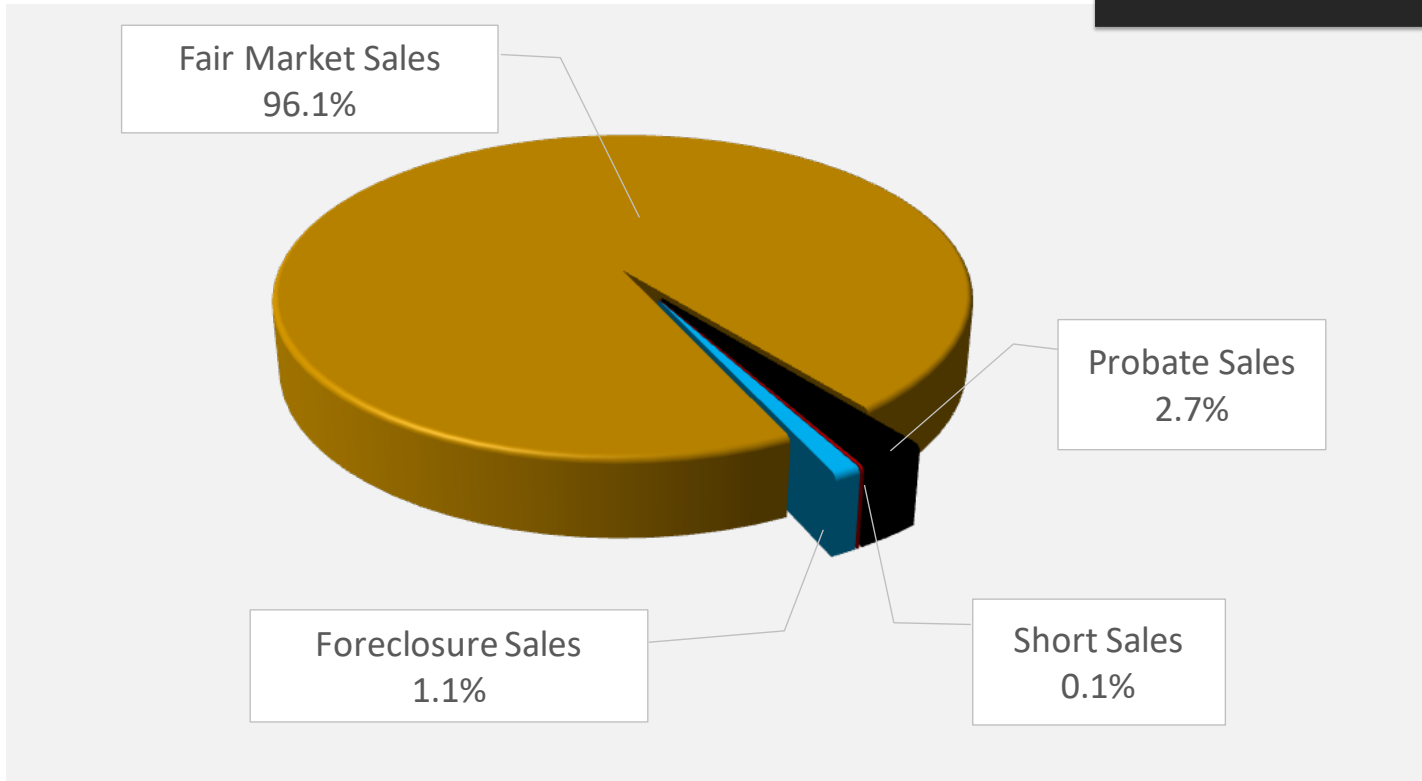
GOLDEN LION
REAL ESTATE, INC.

APRIL 2023

MODESTO REAL ESTATE SALES REPORT

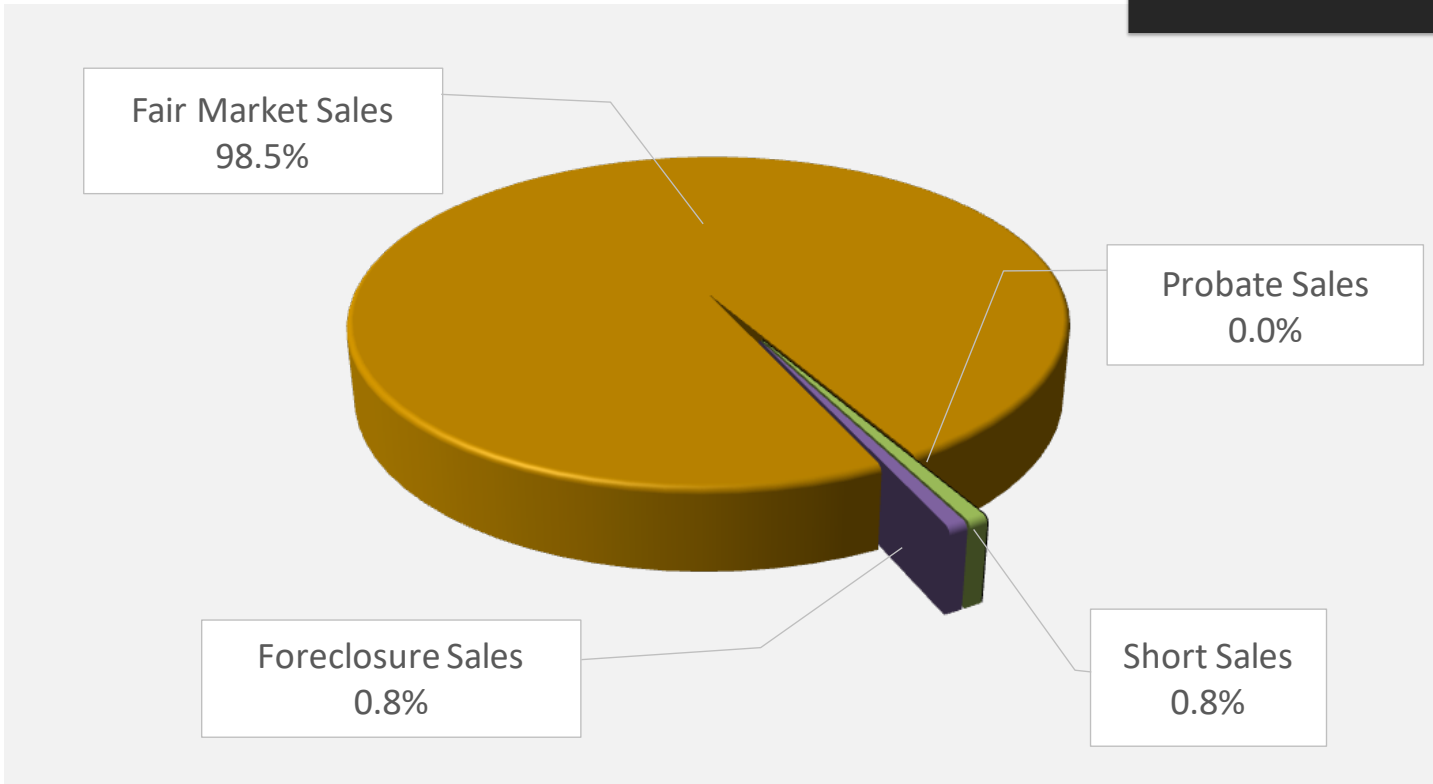
Sold Homes Summary

151



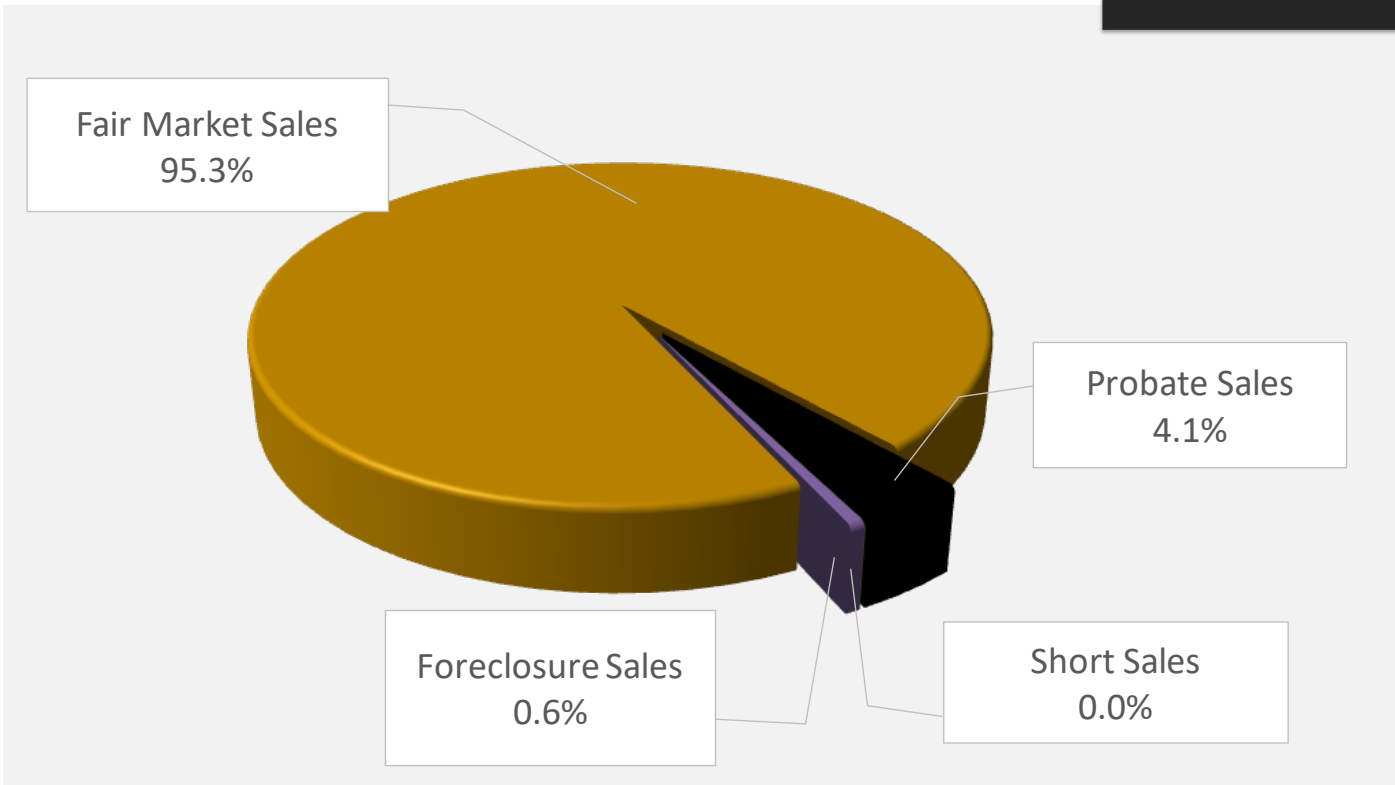
Available Homes

131

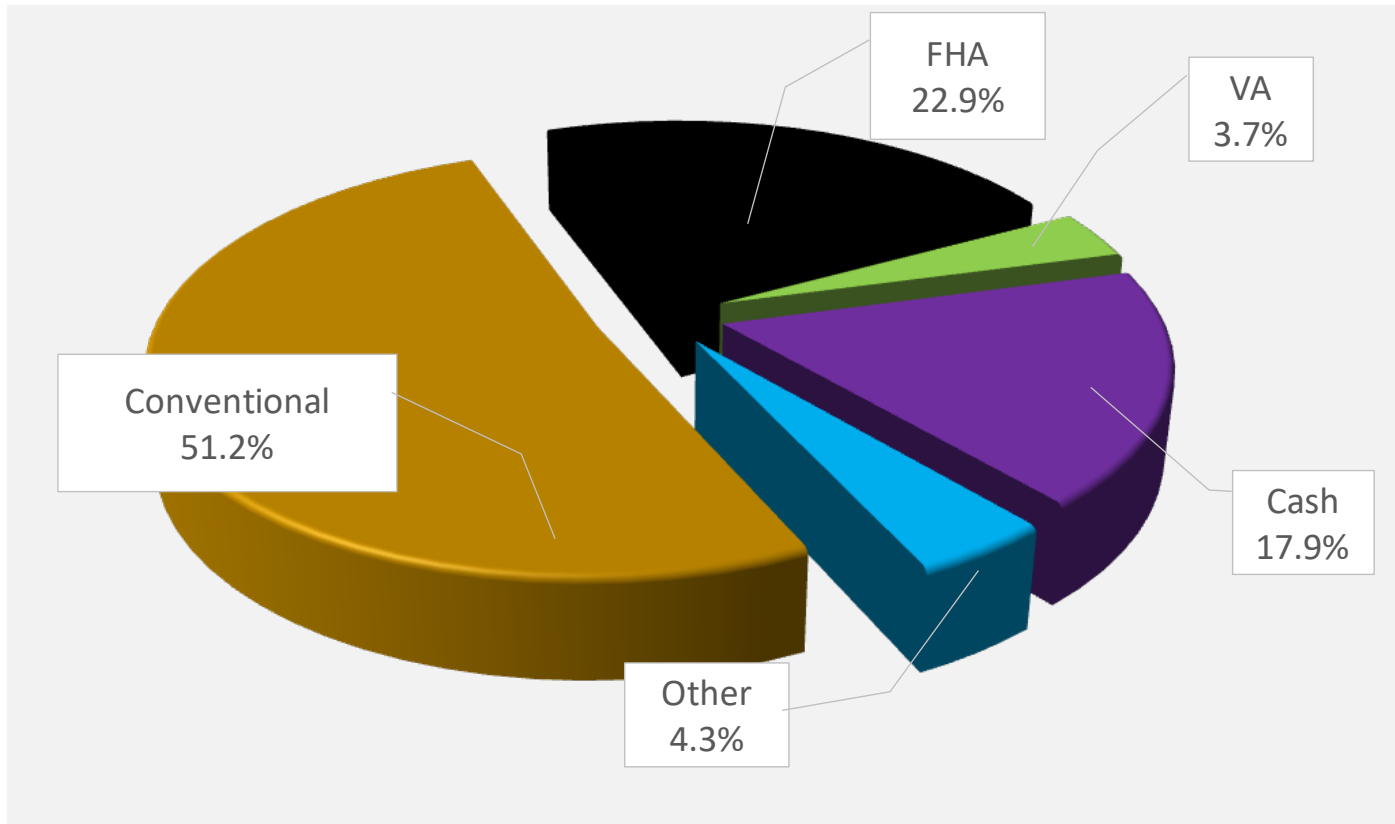


Pending Homes

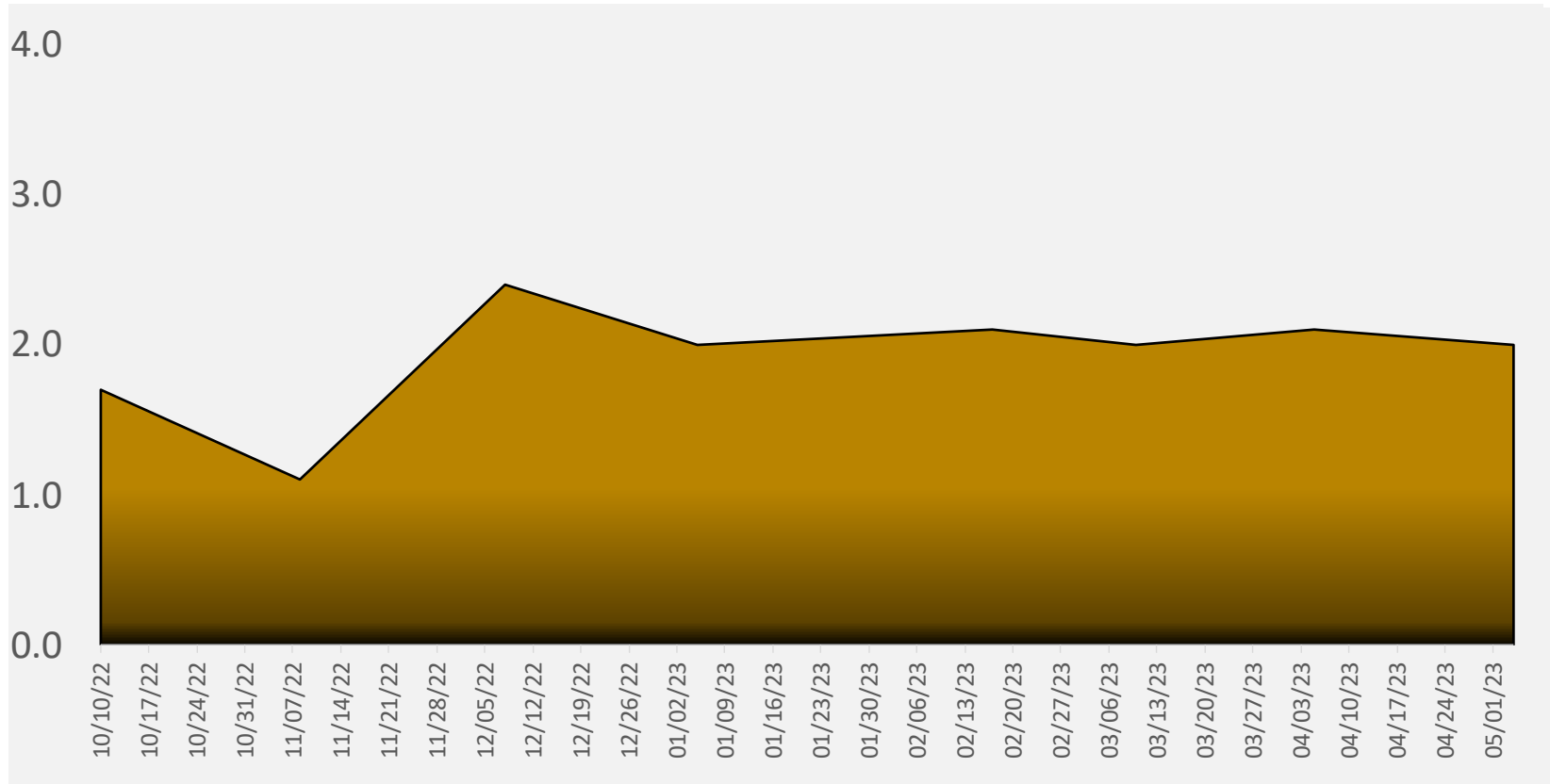
172



New Financing Type



Months of Remaining Inventory





State of the Market

MARKET TIMING:

30.9 Average days on market for homes in escrow.

2.0 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:
28.24%

23.66%

0
Available homes are short sales.

0
Available homes are bank owned (REO).

37
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:
0.58%

16.28%

0
Pending homes are short sales.

1
Pending homes are bank owned (REO).

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



MARKET STATISTICS:

151
Homes sold in the past 30 days.

814
Homes sold in the past 6 months.

294
Homes sold in the past 60 days.

Average price per square foot in the past 30 days.
\$279.43

Average selling price in the past 6 months.
\$435,417

1603
Average square footage for home sold in the past 30 days.

47.0% Homes sold above original listed price in past 30 days.

99.8% Average Asked to Sold Ratio in the past 30 days.

100.0% Median Asked to Sold Ratio in the past 30 days.

9 Sold homes that were bank owned.

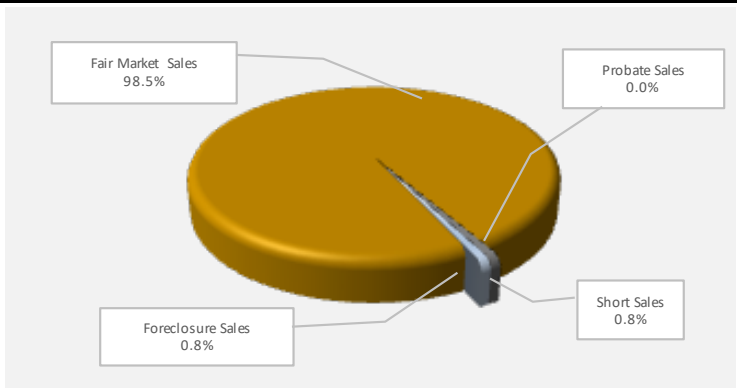
1 Sold homes that were short sales.

MODESTO REAL ESTATE SALES SUMMARY

Prepared: 05/04/23

131 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	129	98.5%
Probate Sales	0	0.0%
Short Sales	1	0.8%
Foreclosure Sales	1	0.8%
		100.0%
Low	\$ 229,900	
Average	\$ 639,703	
High	\$ 2,500,000	
Average DOM:	47.9	

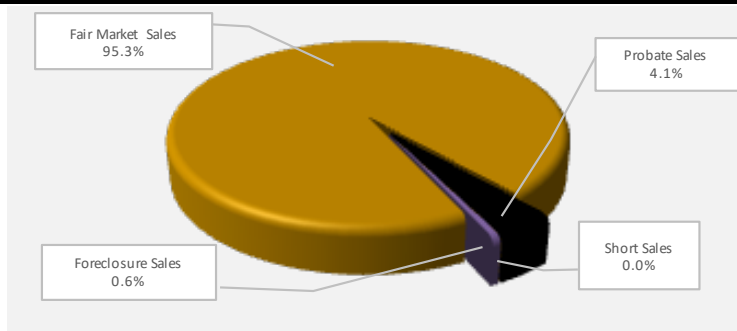


67 Listed in the past 30 days.
94 Listed in the past 60 days.

Occupancy	Homes	Percentage
Occupied	94	71.8%
Vacant	37	28.2%

172 Pending Homes

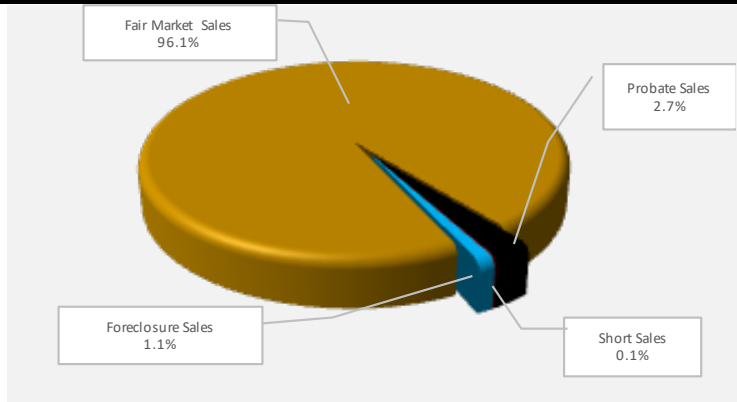
Existing Financing	Homes	Percentage
Fair Market Sales	164	95.3%
Probate Sales	7	4.1%
Short Sales	0	0.0%
Foreclosure Sales	1	0.6%
		100.0%
Low	\$ 150,000	
Average	\$ 465,577	
High	\$ 1,495,000	
Average DOM:	30.9	



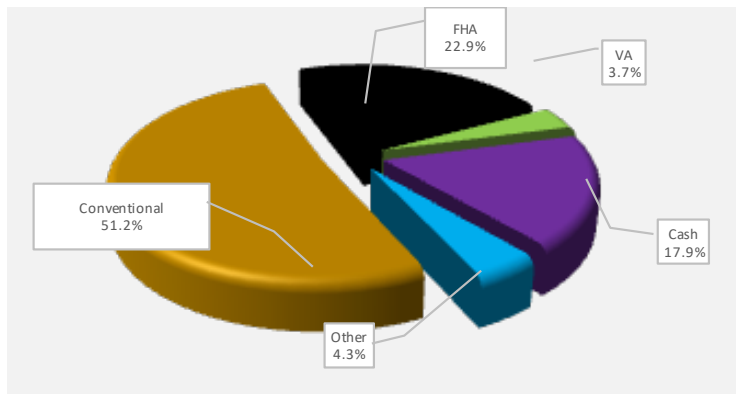
Sold Homes Summary

151 Sold in the past 30 days
 294 Sold in the past 60 days
 814 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	782	96.1%
Probate Sales	22	2.7%
Short Sales	1	0.1%
Foreclosure Sales	9	1.1%
		100.0%
Low	\$ 123,000	
Average	\$ 441,595	
High	\$ 2,950,000	
Average DOM:	36.7	



New Financing Type	Homes	Percentage
Conventional	417	51.2%
FHA	186	22.9%
VA	30	3.7%
Cash	146	17.9%
Other	35	4.3%
		100.0%



MODESTO REAL ESTATE SALES SUMMARY

Prepared: 05/04/23			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to	\$224,999	5	0	5	100.00%
\$225,000	to	\$249,999	4	2	2	50.00%
\$250,000	to	\$274,999	5	1	4	80.00%
\$275,000	to	\$299,999	12	4	8	66.67%
\$300,000	to	\$324,999	13	4	9	69.23%
\$325,000	to	\$349,999	16	3	13	81.25%
\$350,000	to	\$374,999	16	7	9	56.25%
\$375,000	to	\$399,999	33	10	23	69.70%
\$400,000	to	\$424,999	16	8	8	50.00%
\$425,000	to	\$449,999	28	11	17	60.71%
\$450,000	to	\$474,999	18	4	14	77.78%
\$475,000	to	\$499,999	22	9	13	59.09%
\$500,000	to	\$524,999	9	3	6	66.67%
\$525,000	to	\$549,999	11	7	4	36.36%
\$550,000	to	\$574,999	9	4	5	55.56%
\$575,000	to	\$599,999	10	5	5	50.00%
\$600,000	to	\$624,999	3	2	1	33.33%
\$625,000	to	\$649,999	9	5	4	44.44%
\$650,000	to	\$674,999	7	3	4	57.14%
\$675,000	to	\$699,999	8	4	4	50.00%
\$700,000	to	\$724,999	5	4	1	20.00%
\$725,000	to	\$749,999	7	7	0	0.00%
\$750,000	to	\$774,999	2	2	0	0.00%
\$775,000	to	\$799,999	7	5	2	28.57%
\$800,000	to	\$824,999	0	0	0	
\$825,000	and up		28	17	11	39.29%
TOTAL			303	131	172	56.77%

MARKET TIMING:

- 30.9** Average days on market for homes in escrow.
- 2.0** 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%
- 37** Available homes are vacant (includes REO). Vacancy rate: 28.24%
- 23.66%** Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

- 0** Pending homes are short sales. Short Sale Percentage: 0.00%
- 1** Pending homes are bank owned (REO). REO percentage: 0.58%
- 16.28%** Of homes are pending for less than the original asking price.

MARKET STATISTICS:

- 151** Homes sold in the past 30 days.
- \$435,417** Average selling price in the past 6 months.
- \$279.43** Average price per square foot in the past 30 days.
- 1603** Average square footage for home sold in the past 30 days.
- 47.0%** Homes sold above original listed price in past 30 days.
- 99.8%** Average Asked to Sold Ratio in the past 30 days.
- 100.0%** Median Asked to Sold Ratio in the past 30 days.
- 294** Homes sold in the past 60 days.
- 814** 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: 96.07%