



**SCAN CODE**

To view the video  
SALES REPORT



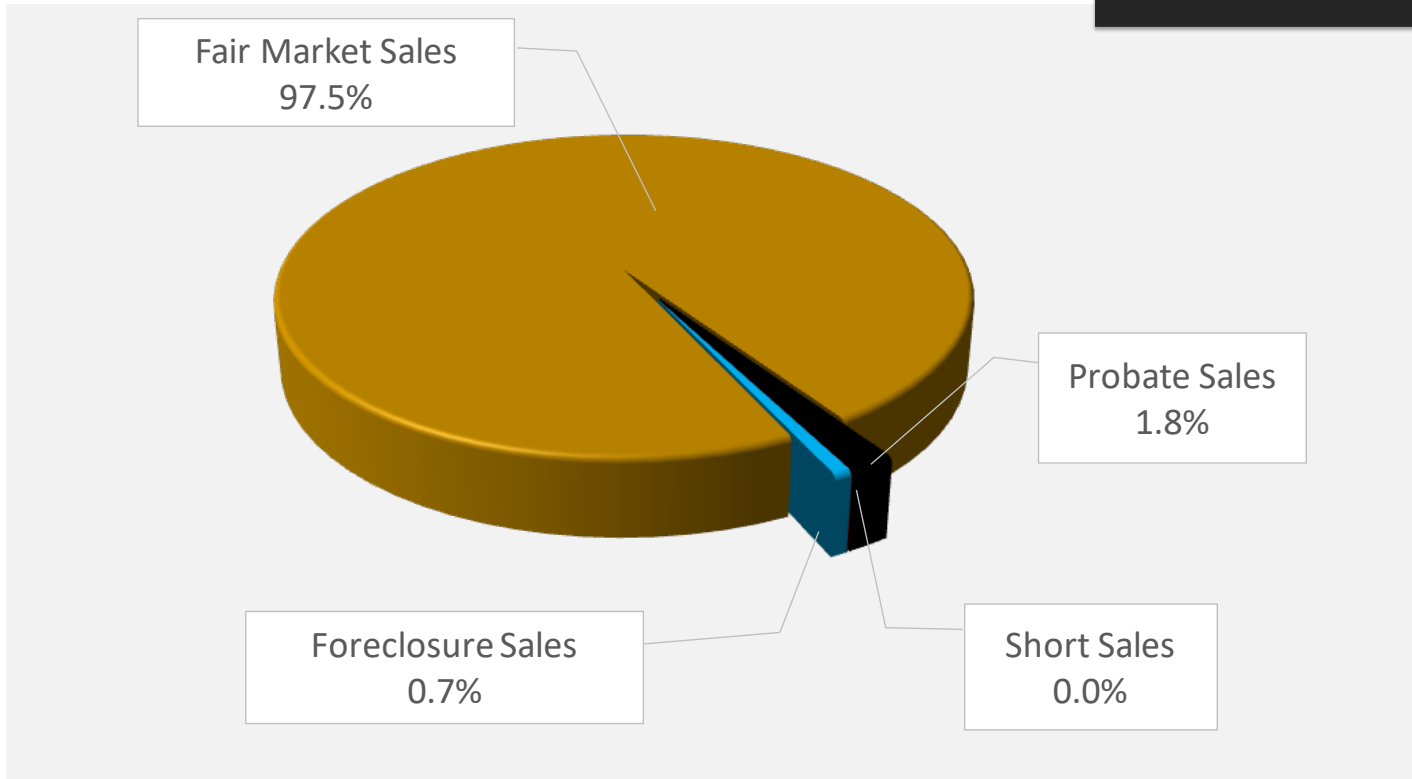
**GOLDEN LION**  
REAL ESTATE, INC.

**MAY 2023**

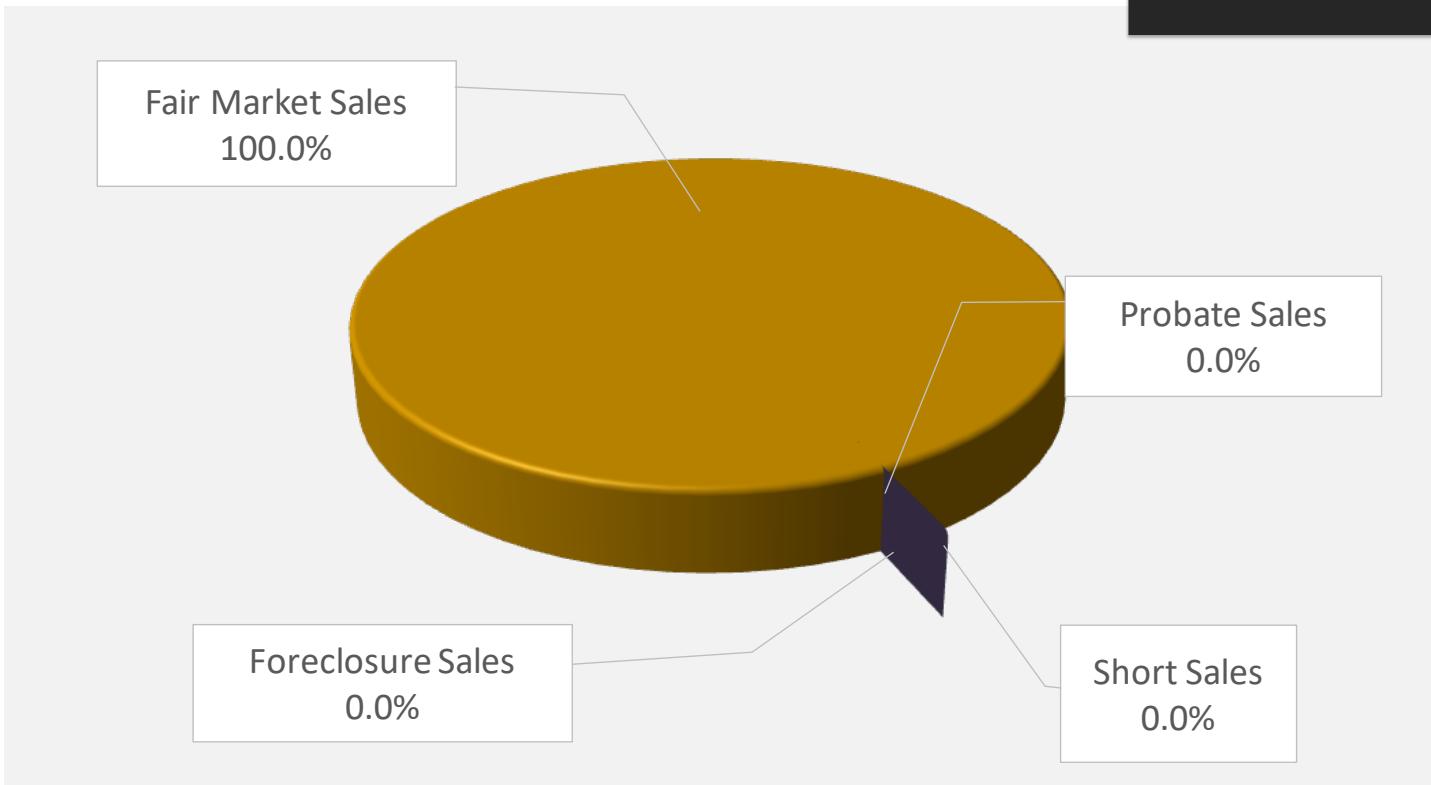
MANTECA REAL ESTATE SALES REPORT

# Sold Homes Summary

47

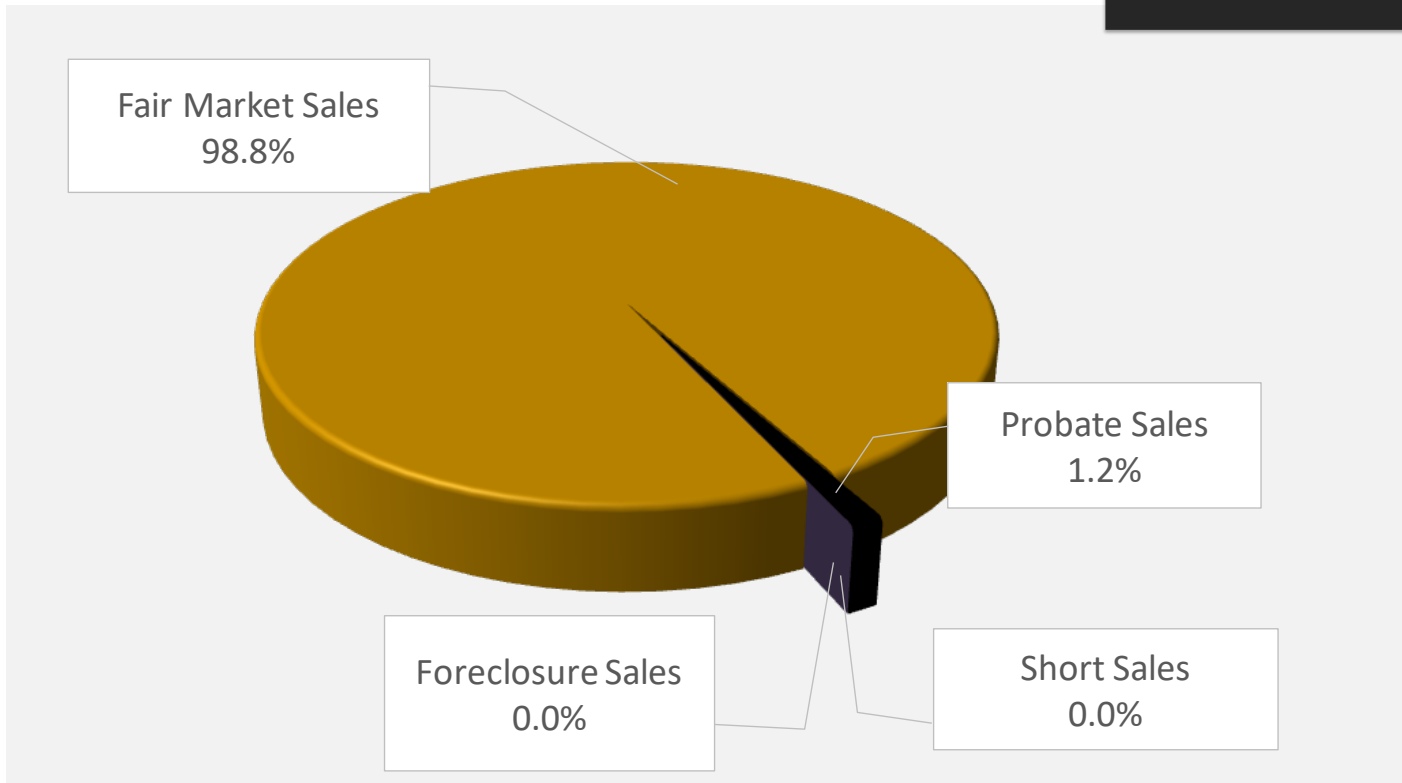


# Available Homes



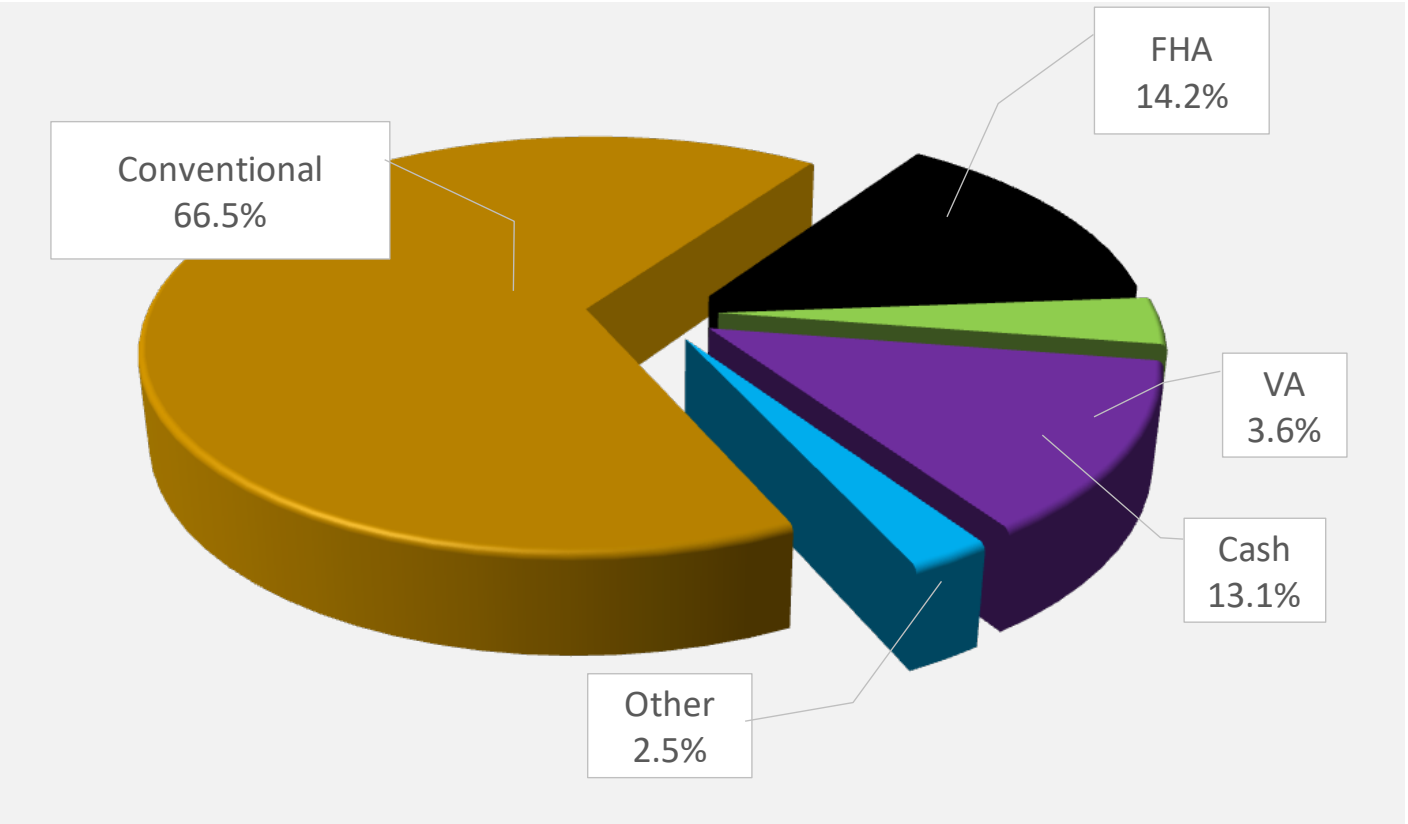
# Pending Homes

84

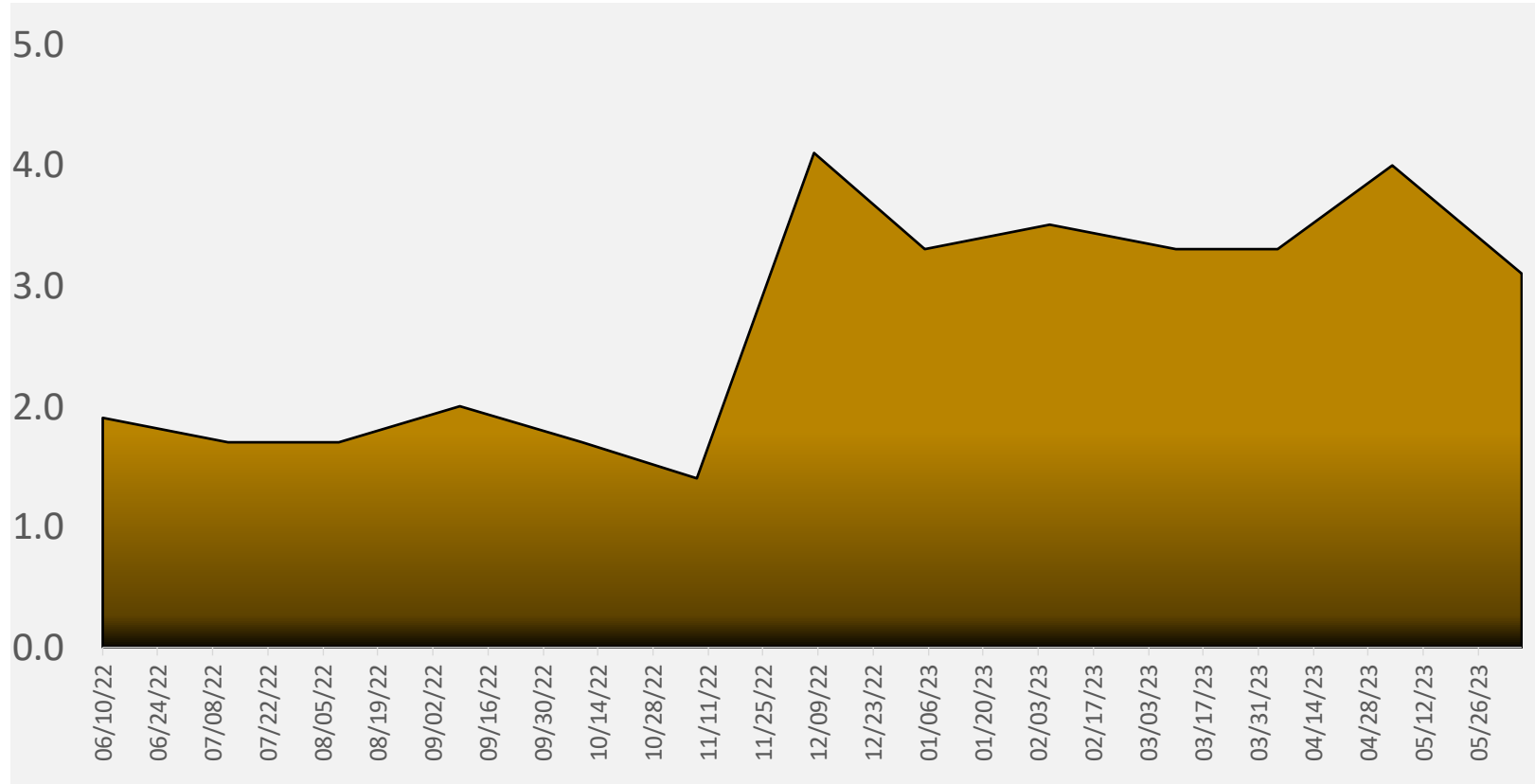




# New Financing Type



# Months of Remaining Inventory





# State of the Market

## MARKET TIMING:

<b>33.9</b>	Average days on market for homes in escrow.	<b>3.1</b>	Months of remaining inventory (based on average of last 6 months sales).
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## AVAILABLE HOME STATISTICS:

<b>0.00%</b> Short Sale Percentage:	<b>0.00%</b> REO percentage:	<b>33.82%</b> Vacancy rate:	<b>32.35%</b> Available homes have had price reductions since being listed
<b>0</b> Available homes are short sales.	<b>0</b> Available homes are bank owned (REO).	<b>23</b> Available homes are vacant (Includes REO)	

## PENDING HOME STATISTICS:

<b>0.00%</b> Short Sale Percentage:	<b>0.00%</b> REO percentage:	<b>25.00%</b> Of homes are pending for less than the original asking price.
<b>0</b> Pending homes are short sales.	<b>0</b> Pending homes are bank owned (REO).	

<b>68</b> HOMES FOR SALE	<b>84</b> HOMES IN ESCROW
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## MARKET STATISTICS:

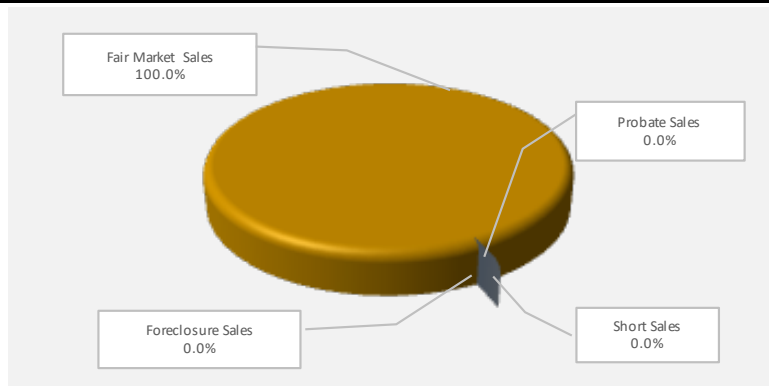
<b>47</b> Homes sold in the past 30 days.	<b>275</b> Homes sold in the past 6 months.	<b>97</b> Homes sold in the past 60 days.
<b>\$321.93</b> Average price per square foot in the past 30 days.	<b>\$606,904</b> Average selling price in the past 6 months.	
<b>1,988</b> Average square footage for home sold in the past 30 days.	<b>40.4%</b> Homes sold above original listed price in past 30 days.	<b>98.4%</b> Average Asked to Sold Ratio in the past 30 days.
<b>2</b> Sold homes that were bank owned.	<b>100.0%</b> Median Asked to Sold Ratio in the past 30 days.	<b>0</b> Sold homes that were short sales.

# MANTECA REAL ESTATE SALES SUMMARY

Prepared: 06/09/23

## 68 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	68	100.0%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		<b>100.0%</b>
Low	\$ 254,900	
Average	\$ 717,883	
High	\$ 1,345,000	
Average DOM:	41.3	

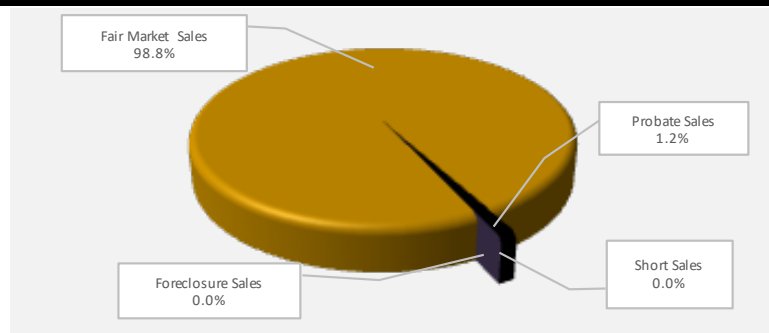


**34** Listed in the past 30 days.  
**50** Listed in the past 60 days.

Occupancy	Homes	Percentage
Occupied	45	66.2%
Vacant	23	33.8%

## 84 Pending Homes

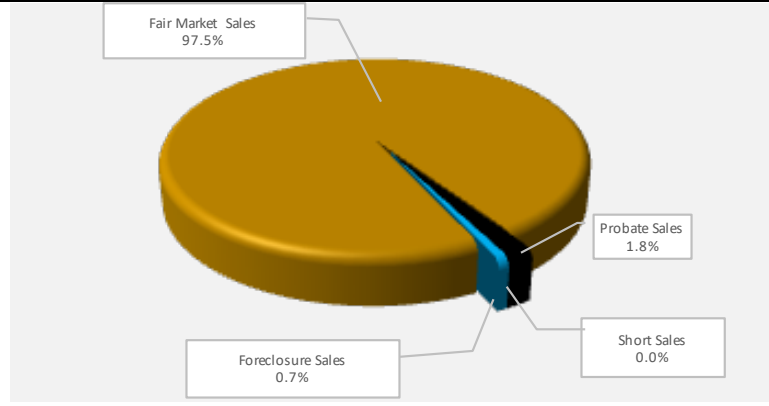
Existing Financing	Homes	Percentage
Fair Market Sales	83	98.8%
Probate Sales	1	1.2%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		<b>100.0%</b>
Low	\$ 255,000	
Average	\$ 643,277	
High	\$ 1,500,000	
Average DOM:	33.9	



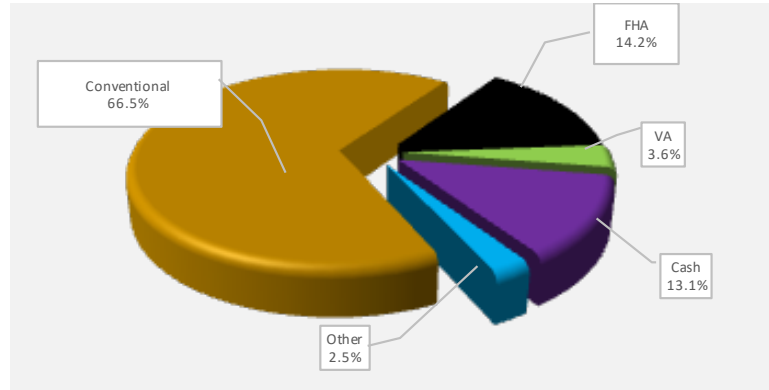
## Sold Homes Summary

47 Sold in the past 30 days  
 97 Sold in the past 60 days  
 275 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	268	97.5%
Probate Sales	5	1.8%
Short Sales	0	0.0%
Foreclosure Sales	2	0.7%
		<b>100.0%</b>
Low	\$ 239,900	
Average	\$ 618,619	
High	\$ 1,290,000	
Average DOM:	46.3	



New Financing Type	Homes	Percentage
Conventional	183	66.5%
FHA	39	14.2%
VA	10	3.6%
Cash	36	13.1%
Other	7	2.5%
		<b>100.0%</b>





## MANTECA REAL ESTATE SALES SUMMARY

Prepared: 06/09/23			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to	\$399,999	5	3	2	40.00%
\$400,000	to	\$424,999	5	2	3	60.00%
\$425,000	to	\$449,999	5	3	2	40.00%
\$450,000	to	\$474,999	1	0	1	100.00%
\$475,000	to	\$499,999	9	4	5	55.56%
\$500,000	to	\$524,999	6	1	5	83.33%
\$525,000	to	\$549,999	3	1	2	66.67%
\$550,000	to	\$574,999	6	3	3	50.00%
\$575,000	to	\$599,999	12	3	9	75.00%
\$600,000	to	\$624,999	13	4	9	69.23%
\$625,000	to	\$649,999	6	3	3	50.00%
\$650,000	to	\$674,999	7	2	5	71.43%
\$675,000	to	\$699,999	7	1	6	85.71%
\$700,000	to	\$724,999	5	2	3	60.00%
\$725,000	to	\$749,999	12	6	6	50.00%
\$750,000	to	\$774,999	14	4	10	71.43%
\$775,000	to	\$799,999	10	8	2	20.00%
\$800,000	to	\$824,999	1	1	0	0.00%
\$825,000	to	\$849,999	3	1	2	66.67%
\$850,000	to	\$874,999	3	2	1	33.33%
\$875,000	to	\$899,999	5	3	2	40.00%
\$900,000	to	\$924,999	1	0	1	100.00%
\$925,000	to	\$949,999	1	1	0	0.00%
\$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		9	7	2	22.22%
<b>TOTAL</b>			<b>152</b>	<b>68</b>	<b>84</b>	<b>55.26%</b>

### MARKET TIMING:

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

**3.1** 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%

**23** Available homes are vacant (includes REO). Vacancy rate: 33.82%

**32.35%** 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%

**25.00%** Of homes are pending for less than the original asking price.

### MARKET STATISTICS:

**47** Homes sold in the past 30 days.

**\$606,904** Average selling price in the past 6 months.

**\$321.93** Average price per square foot in the past 30 days.

**1,988** Average square footage for home sold in the past 30 days.

**40.4%** Homes sold above original listed price in past 30 days.

**98.4%** Average Asked to Sold Ratio in the past 30 days.

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

**97** Homes sold in the past 60 days.

**275** 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: 0.73%