



SCAN CODE

To view the video
SALES REPORT



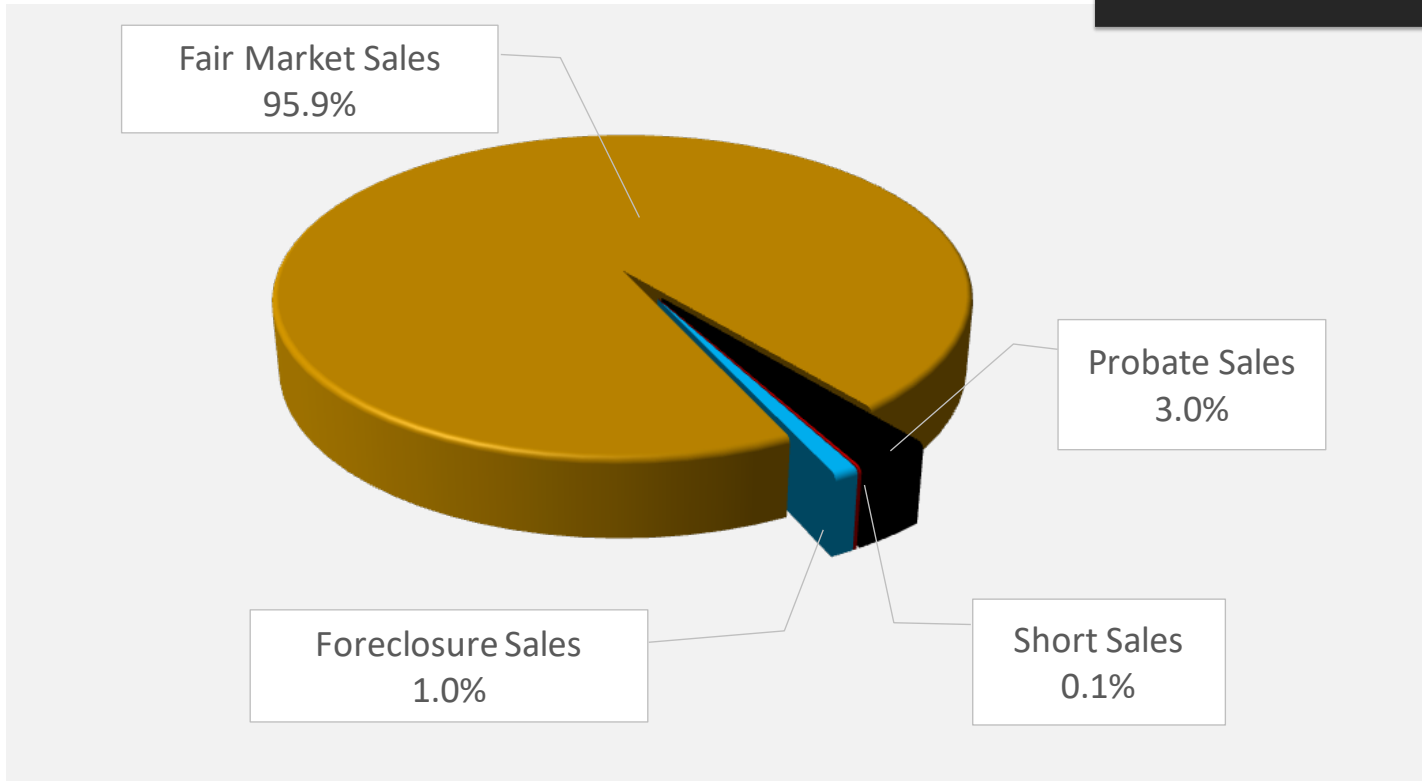
GOLDEN LION
REAL ESTATE, INC.

MAY 2023

MODESTO REAL ESTATE SALES REPORT

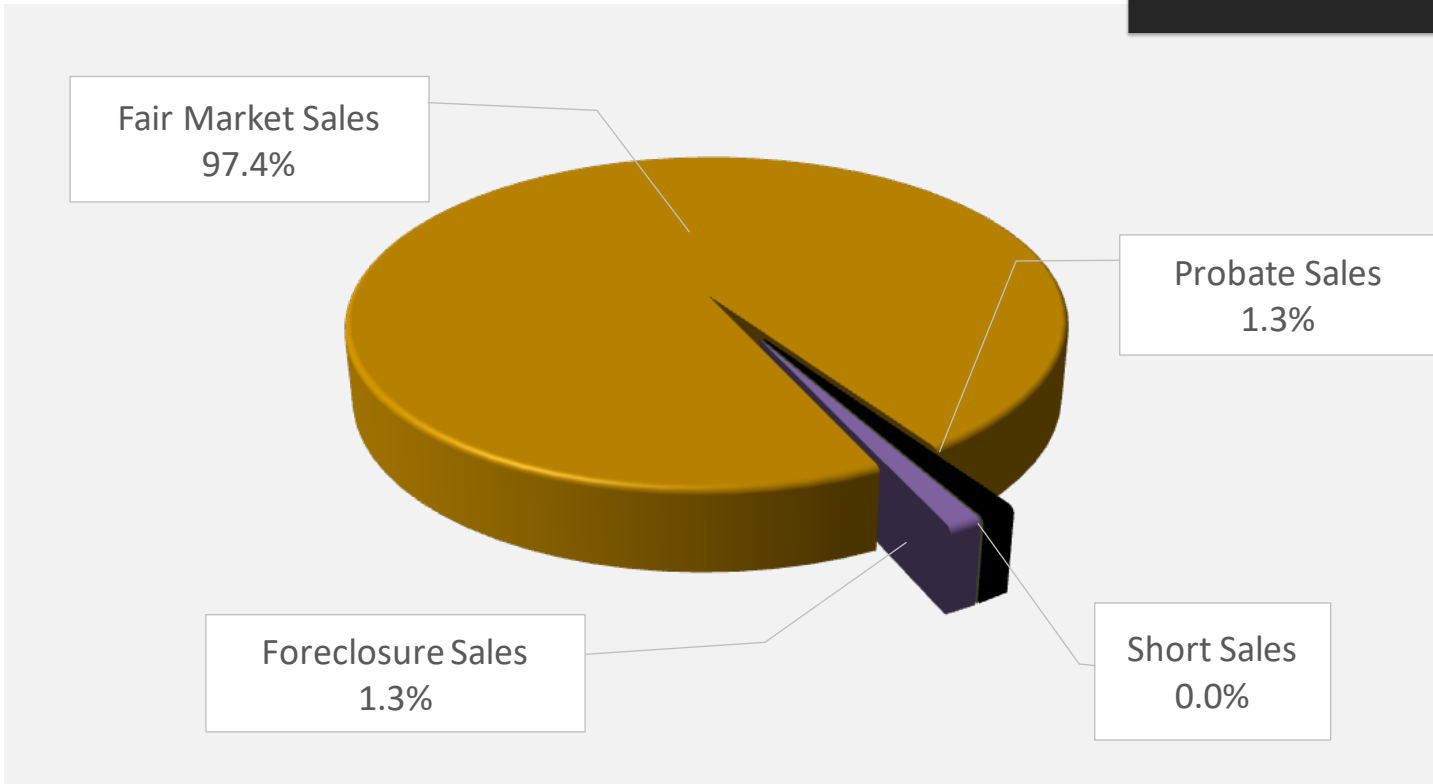
Sold Homes Summary

113



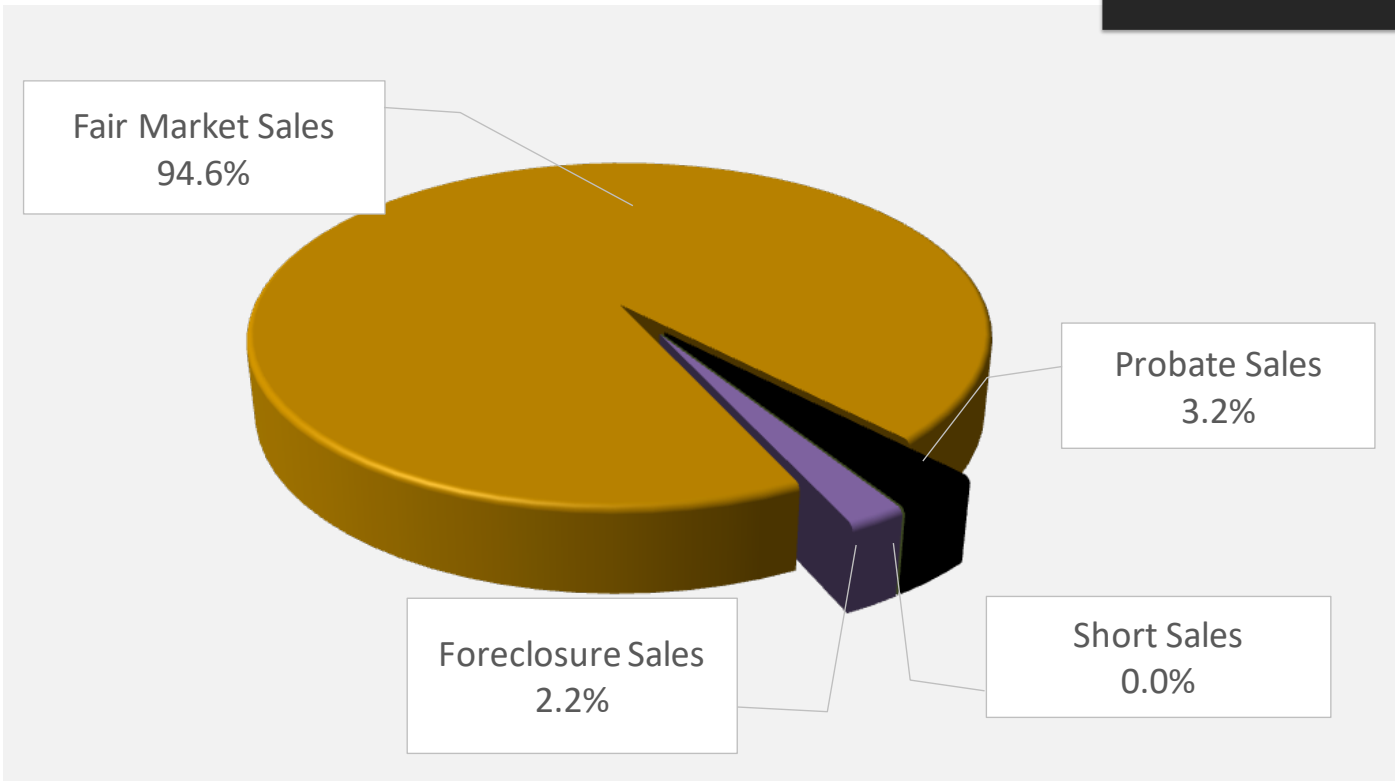
Available Homes

151

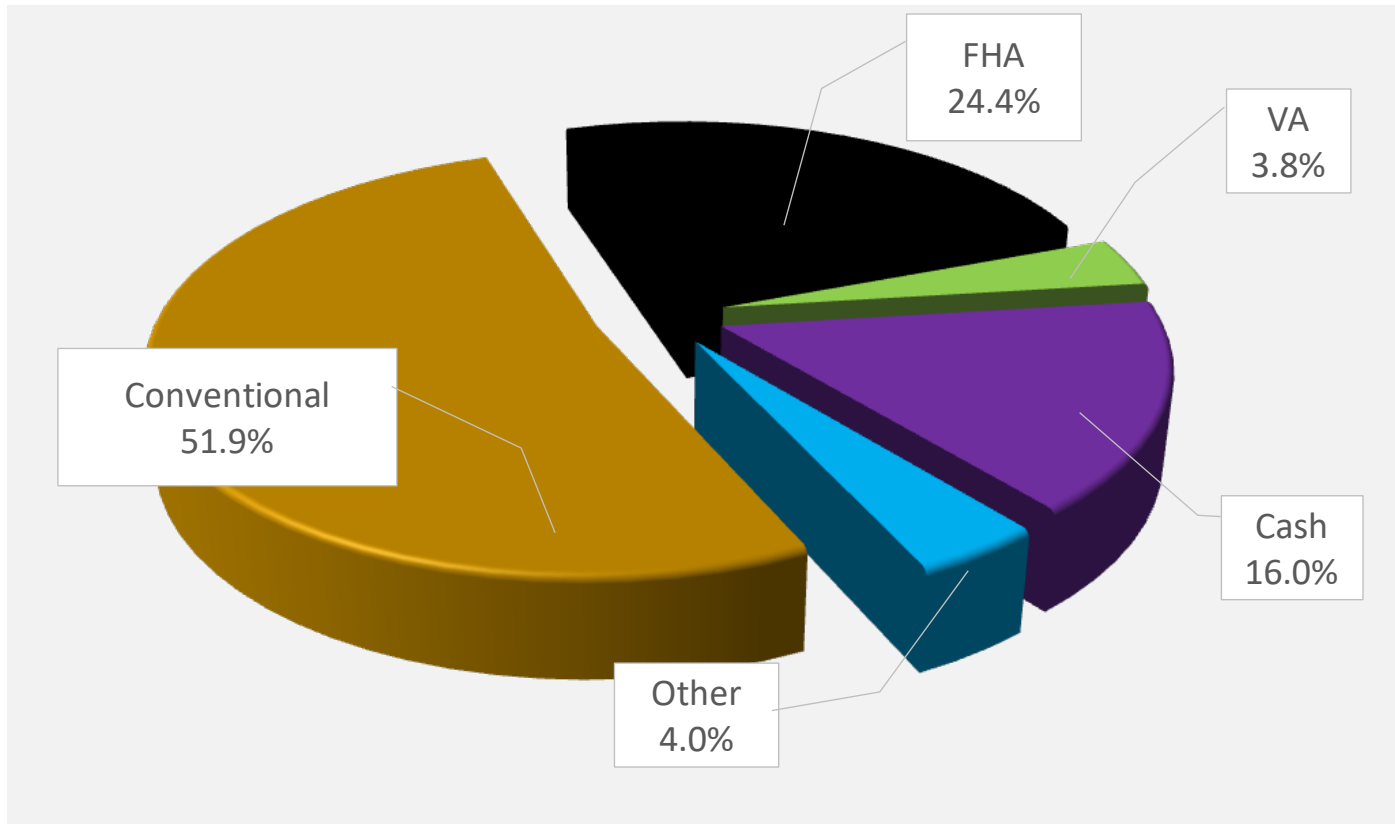


Pending Homes

185

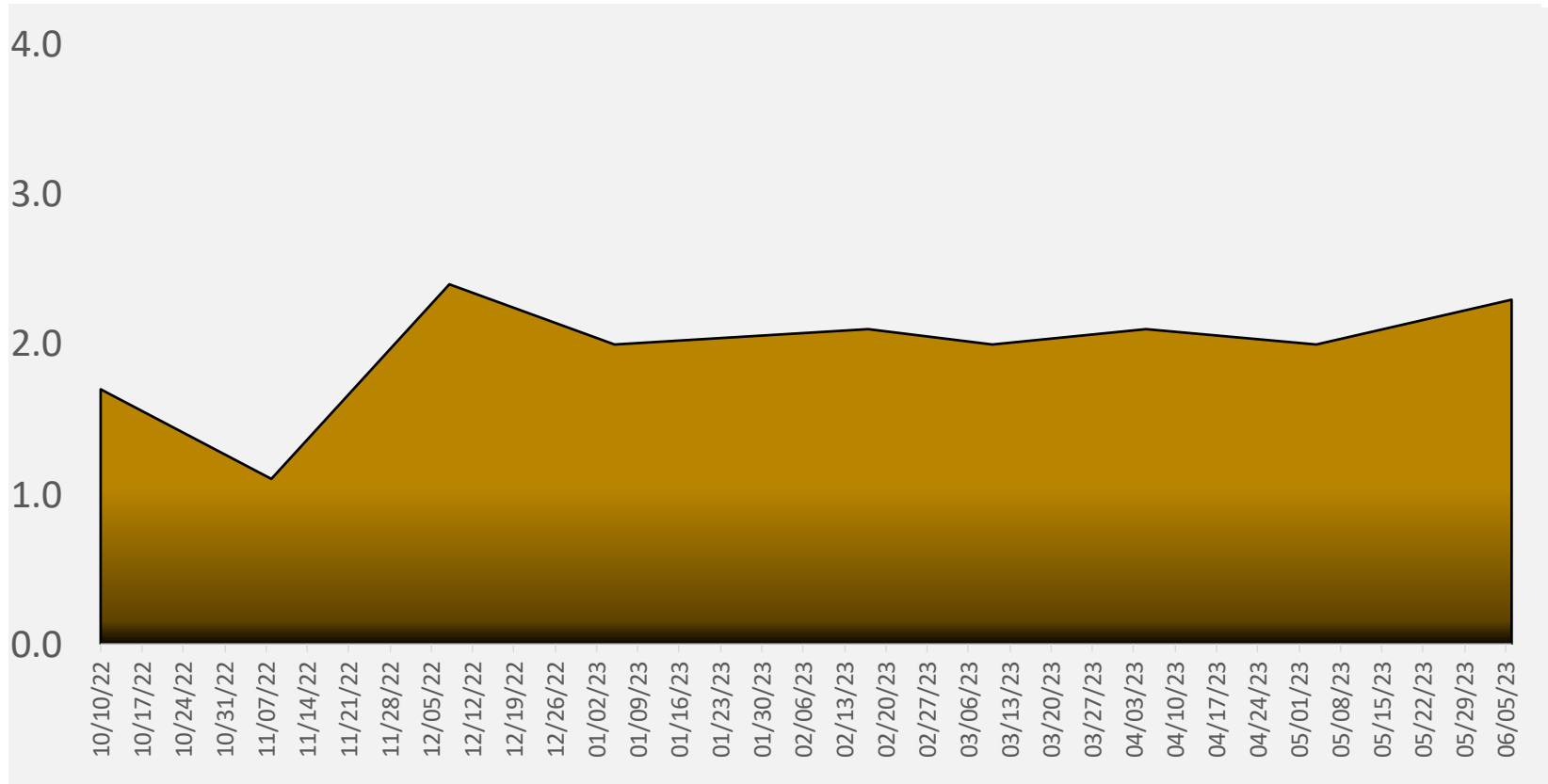


New Financing Type





Months of Remaining Inventory





State of the Market

MARKET TIMING:

25.8 Average days on market for homes in escrow.

2.3 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:
32.45%

23.84%

0
Available homes are short sales.

0
Available homes are bank owned (REO).

49
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:
2.16%

20.54%

0
Pending homes are short sales.

4
Pending homes are bank owned (REO).

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



MARKET STATISTICS:

113
Homes sold in the past 30 days.

800
Homes sold in the past 6 months.

266
Homes sold in the past 60 days.

Average price per square foot in the past 30 days.
\$279.67

Average selling price in the past 6 months.
\$434,560

1,605
Average square footage for home sold in the past 30 days.

55.8% Homes sold above original listed price in past 30 days.

100.7% Average Asked to Sold Ratio in the past 30 days.

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

8 Sold homes that were bank owned.

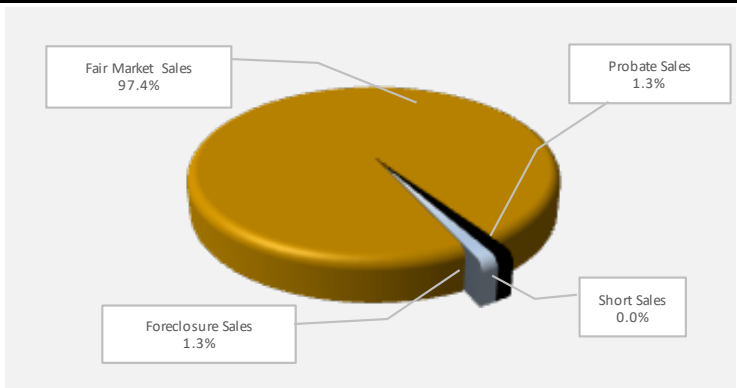
1 Sold homes that were short sales.

MODESTO REAL ESTATE SALES SUMMARY

Prepared: 06/09/23

151 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	147	97.4%
Probate Sales	2	1.3%
Short Sales	0	0.0%
Foreclosure Sales	2	1.3%
		100.0%
Low	\$ 159,000	
Average	\$ 654,014	
High	\$ 2,500,000	
Average DOM:	42.5	

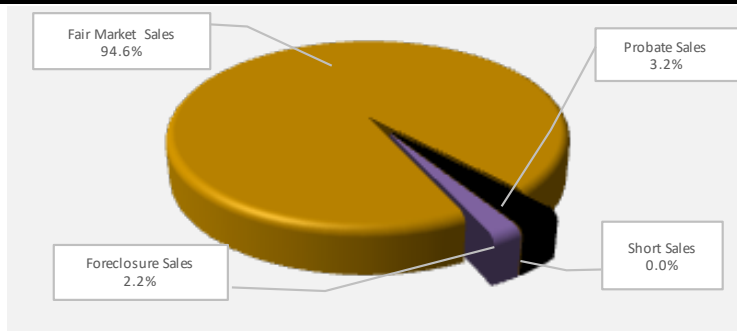


81 Listed in the past 30 days.
115 Listed in the past 60 days.

Occupancy	Homes	Percentage
Occupied	102	67.5%
Vacant	49	32.5%

185 Pending Homes

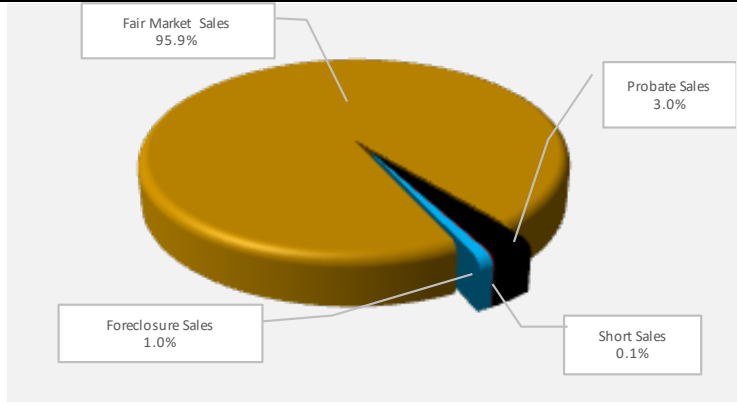
Existing Financing	Homes	Percentage
Fair Market Sales	175	94.6%
Probate Sales	6	3.2%
Short Sales	0	0.0%
Foreclosure Sales	4	2.2%
		100.0%
Low	\$ 70,000	
Average	\$ 460,022	
High	\$ 1,275,000	
Average DOM:	25.8	



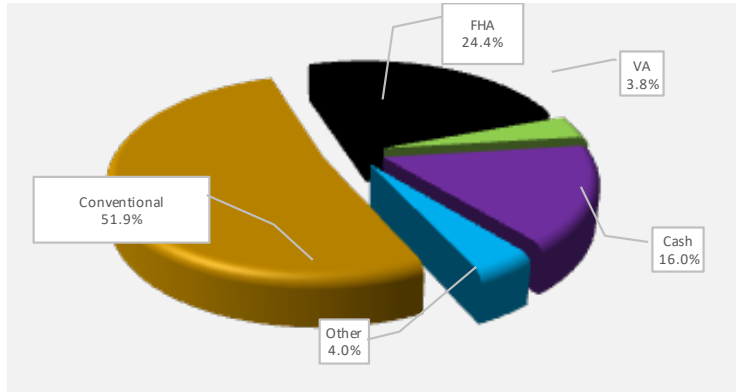
Sold Homes Summary

113 Sold in the past 30 days
 266 Sold in the past 60 days
 800 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	767	95.9%
Probate Sales	24	3.0%
Short Sales	1	0.1%
Foreclosure Sales	8	1.0%
		100.0%
Low	\$ 123,000	
Average	\$ 438,850	
High	\$ 2,950,000	
Average DOM:	33.5	



New Financing Type	Homes	Percentage
Conventional	415	51.9%
FHA	195	24.4%
VA	30	3.8%
Cash	128	16.0%
Other	32	4.0%
		100.0%



MODESTO REAL ESTATE SALES SUMMARY

Prepared: 06/09/23			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to	\$224,999	6	2	4	66.67%
\$225,000	to	\$249,999	4	1	3	75.00%
\$250,000	to	\$274,999	4	1	3	75.00%
\$275,000	to	\$299,999	9	2	7	77.78%
\$300,000	to	\$324,999	10	3	7	70.00%
\$325,000	to	\$349,999	16	3	13	81.25%
\$350,000	to	\$374,999	23	8	15	65.22%
\$375,000	to	\$399,999	38	15	23	60.53%
\$400,000	to	\$424,999	18	6	12	66.67%
\$425,000	to	\$449,999	25	9	16	64.00%
\$450,000	to	\$474,999	23	7	16	69.57%
\$475,000	to	\$499,999	25	12	13	52.00%
\$500,000	to	\$524,999	7	3	4	57.14%
\$525,000	to	\$549,999	19	10	9	47.37%
\$550,000	to	\$574,999	13	7	6	46.15%
\$575,000	to	\$599,999	10	4	6	60.00%
\$600,000	to	\$624,999	3	3	0	0.00%
\$625,000	to	\$649,999	13	7	6	46.15%
\$650,000	to	\$674,999	7	4	3	42.86%
\$675,000	to	\$699,999	13	9	4	30.77%
\$700,000	to	\$724,999	4	2	2	50.00%
\$725,000	to	\$749,999	8	4	4	50.00%
\$750,000	to	\$774,999	2	2	0	0.00%
\$775,000	to	\$799,999	6	5	1	16.67%
\$800,000	to	\$824,999	0	0	0	
\$825,000	and up		30	22	8	26.67%
TOTAL			336	151	185	55.06%

MARKET TIMING:

- 25.8** Average days on market for homes in escrow.
- 2.3** 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%
- 49** Available homes are vacant (includes REO). Vacancy rate: 32.45%
- 23.84%** Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

- 0** Pending homes are short sales. Short Sale Percentage: 0.00%
- 4** Pending homes are bank owned (REO). REO percentage: 2.16%
- 20.54%** Of homes are pending for less than the original asking price.

MARKET STATISTICS:

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- \$434,560** Average selling price in the past 6 months.
- \$279.67** Average price per square foot in the past 30 days.
- 1,605** Average square footage for home sold in the past 30 days.
- 55.8%** Homes sold above original listed price in past 30 days.
- 100.7%** Average Asked to Sold Ratio in the past 30 days.
- 100.0%** Median Asked to Sold Ratio in the past 30 days.
- 266** Homes sold in the past 60 days.
- 800** Homes sold in the past 6 months.
- 1** Sold homes that were short sales. Short Sale Percentage: 0.13%
- 8** Sold homes that were bank owned. REO percentage: 1.00%