



**SCAN CODE**  
To view the video  
SALES REPORT



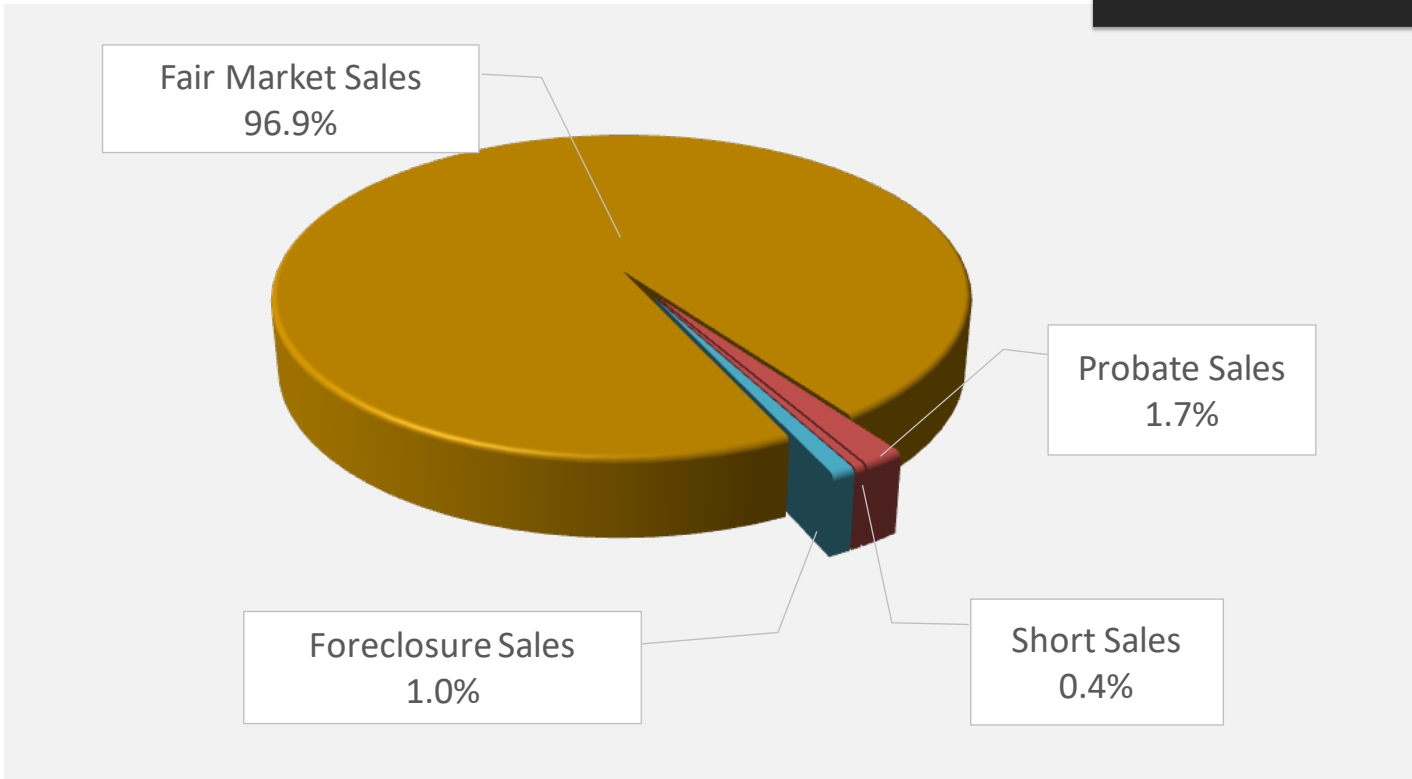
**MAY 2023**

STOCKTON REAL ESTATE SALES REPORT



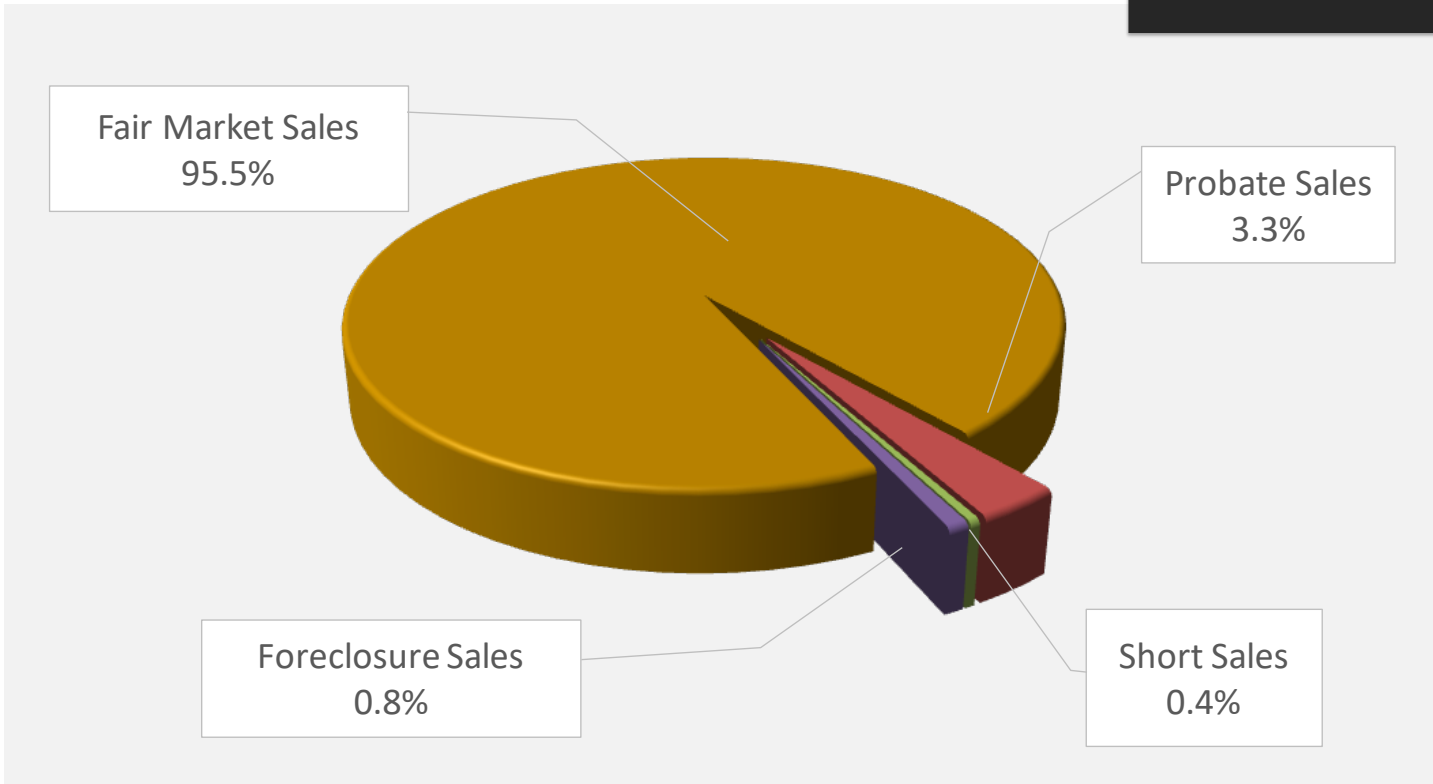
# Sold Homes Summary

191



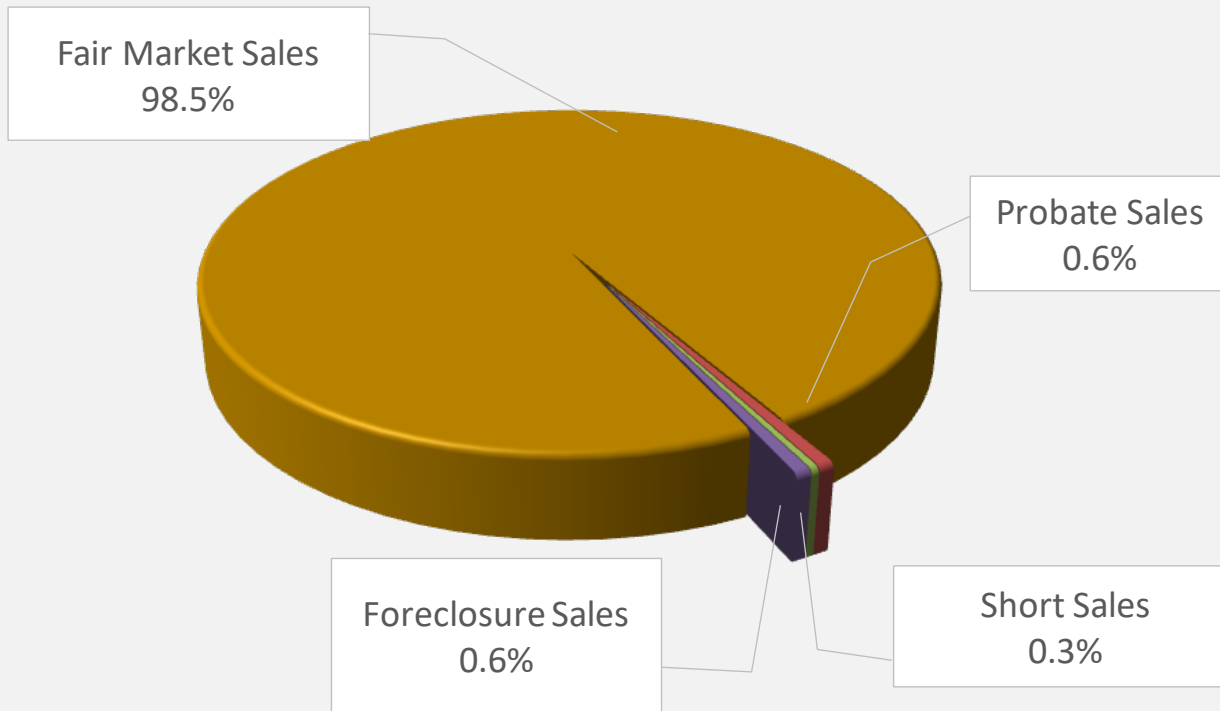
# Available Homes

245

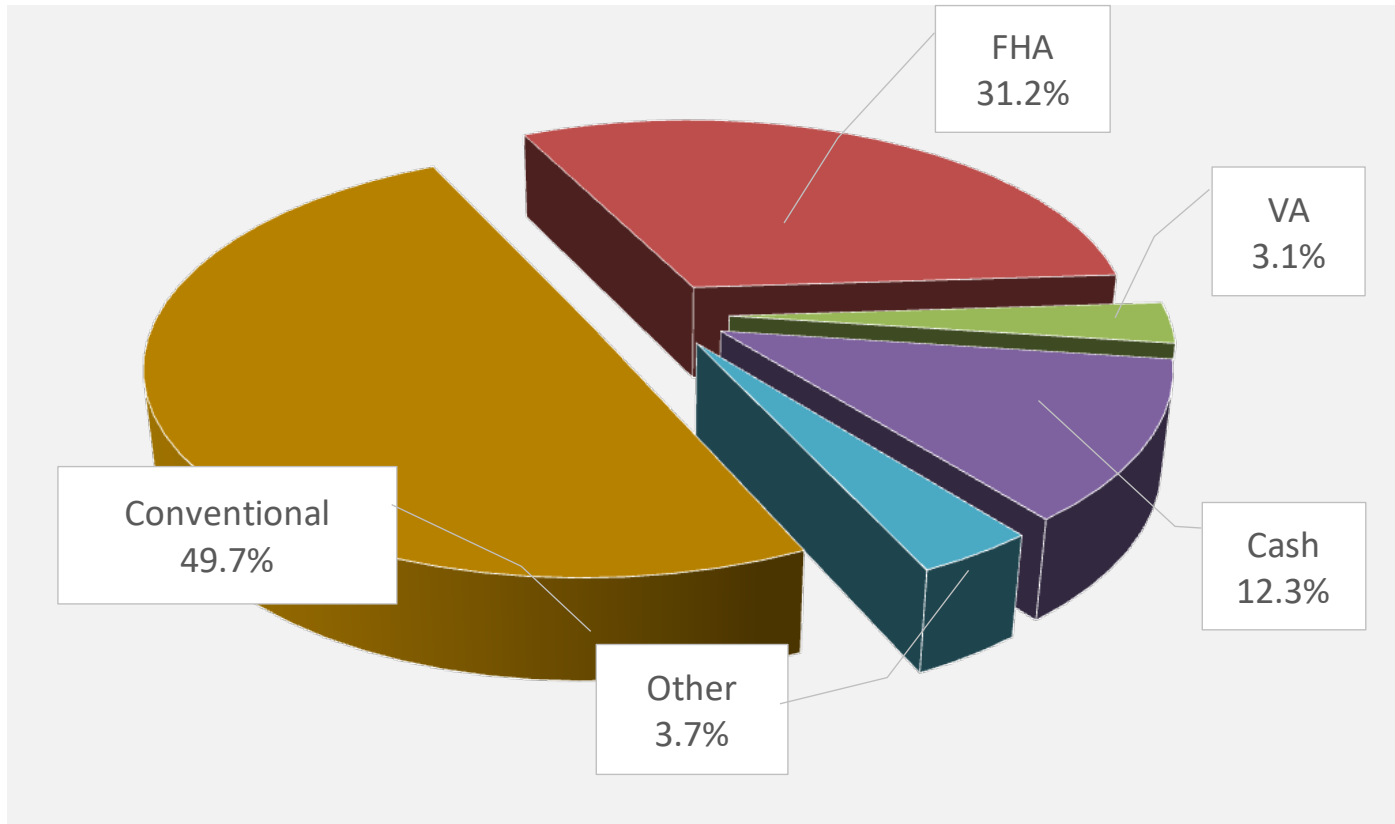


# Pending Homes

335

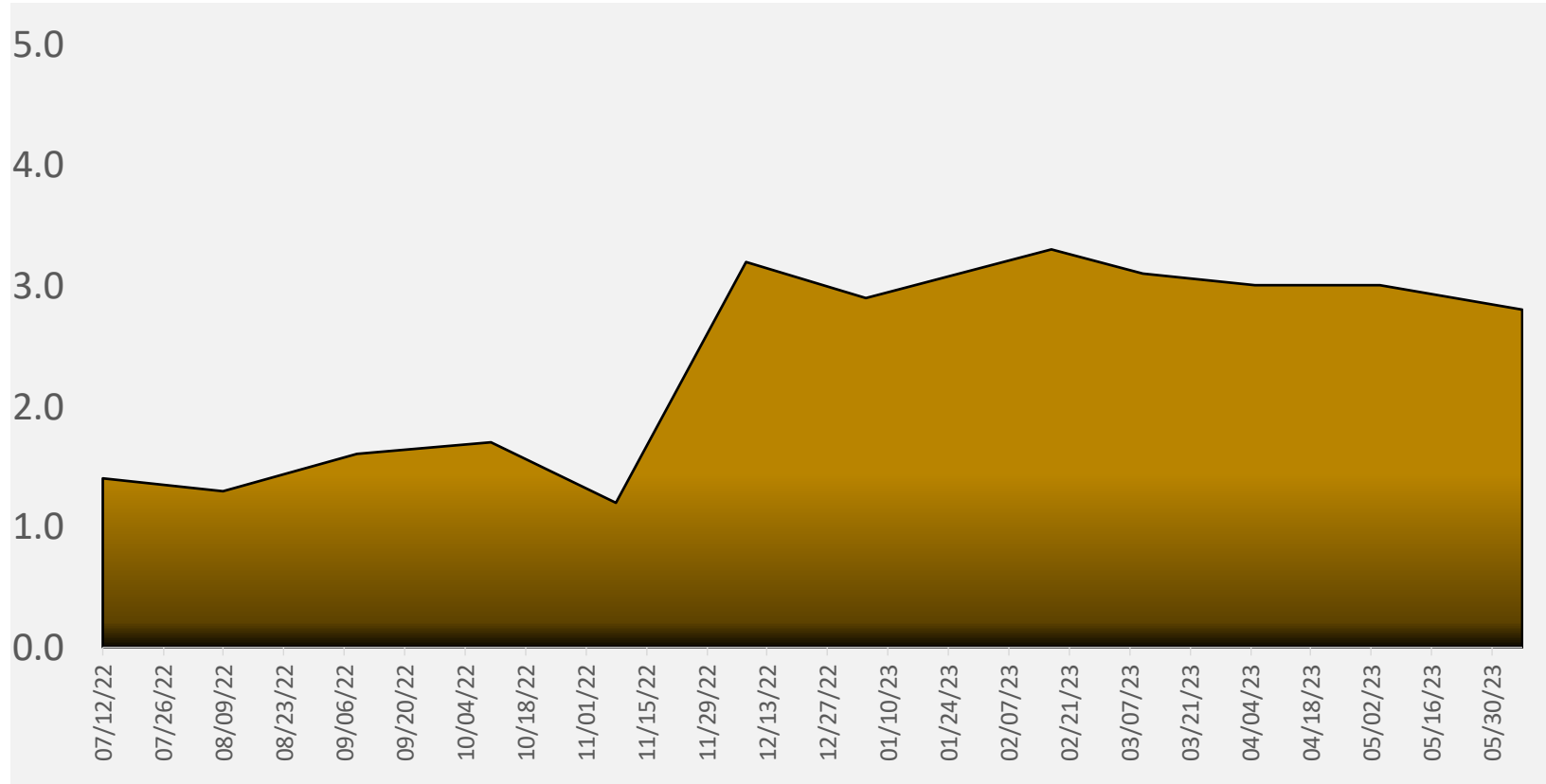


## New Financing Type





# Months of Remaining Inventory





# State of the Market

## MARKET TIMING:

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

**2.8** 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:  
**28.16%**

**29.39%**

**0**

Available homes are short sales.

**0**

Available homes are bank owned (REO).

**69**

Available homes are vacant (Includes REO)

Available homes have had price reductions since being listed

## PENDING HOME STATISTICS:

Short Sale Percentage:  
**0.30%**

REO percentage:  
**0.60%**

**15.52%**

**1**

Pending homes are short sales.

**2**

Pending homes are bank owned (REO).

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



## MARKET STATISTICS:

**191**

Homes sold in the past 30 days.

**1,147**

Homes sold in the past 6 months.

**412**

Homes sold in the past 60 days.

Average price per square foot in the past 30 days.

**\$269.23**

Average selling price in the past 6 months.

**\$438,323**

**1,675**

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

**47.6%** Homes sold above original listed price in past 30 days.

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

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

**1**

Sold homes that were bank owned.

**5**

Sold homes that were short sales.

# STOCKTON REAL ESTATE SALES SUMMARY

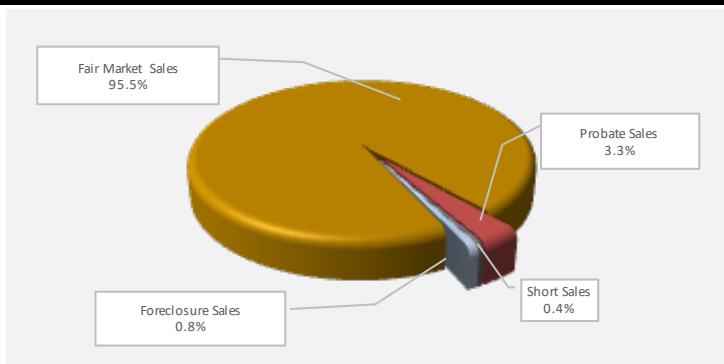
Prepared: 06/09/23

## 245 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	234	95.5%
Probate Sales	8	3.3%
Short Sales	1	0.4%
Foreclosure Sales	2	0.8%
		<b>100.0%</b>

Low	\$	139,500
Average	\$	547,394
High	\$	3,400,000
Average DOM:		46.3

Occupancy	Homes	Percentage
Occupied	176	71.8%
Vacant	69	28.2%

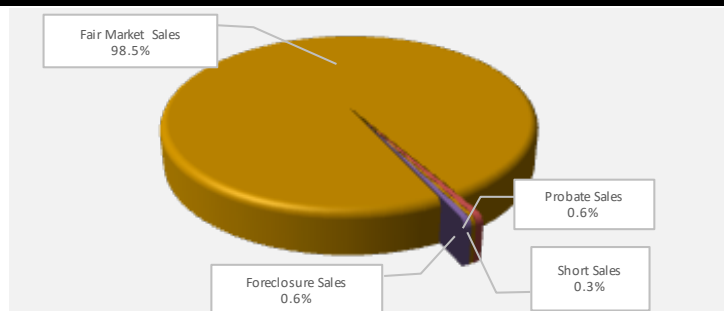


102 Listed in the past 30 days.  
164 Listed in the past 60 days.

## 335 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	330	98.5%
Probate Sales	2	0.6%
Short Sales	1	0.3%
Foreclosure Sales	2	0.6%
		<b>100.0%</b>

Low	\$	135,000
Average	\$	459,264
High	\$	1,295,000
Average DOM:		21.7

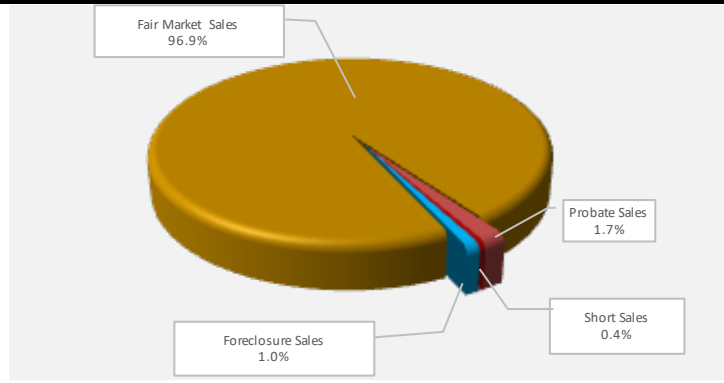


## Sold Homes Summary

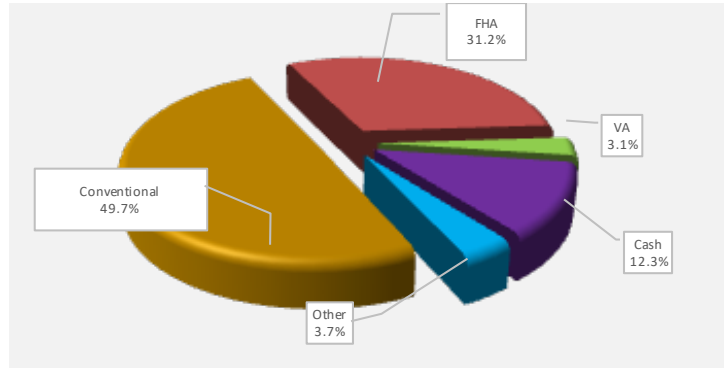
191 Sold in the past 30 days  
412 Sold in the past 60 days  
1,147 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	1,112	96.9%
Probate Sales	19	1.7%
Short Sales	5	0.4%
Foreclosure Sales	11	1.0%
		<b>100.0%</b>

Low	\$	99,500
Average	\$	441,947
High	\$	3,675,000
Average DOM:		44.7



New Financing Type	Homes	Percentage
Conventional	570	49.7%
FHA	358	31.2%
VA	36	3.1%
Cash	141	12.3%
Other	42	3.7%
		<b>100.0%</b>





## STOCKTON REAL ESTATE SALES SUMMARY

Prepared: 06/09/23		TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to \$149,999	5	2	3	60.00%
\$150,000	to \$174,999	9	5	4	44.44%
\$175,000	to \$199,999	10	8	2	20.00%
\$200,000	to \$224,999	11	6	5	45.45%
\$225,000	to \$249,999	10	4	6	60.00%
\$250,000	to \$274,999	7	3	4	57.14%
\$275,000	to \$299,999	24	15	9	37.50%
\$300,000	to \$324,999	8	2	6	75.00%
\$325,000	to \$349,999	33	12	21	63.64%
\$350,000	to \$374,999	28	8	20	71.43%
\$375,000	to \$399,999	57	28	29	50.88%
\$400,000	to \$424,999	19	5	14	73.68%
\$425,000	to \$449,999	42	9	33	78.57%
\$450,000	to \$474,999	49	12	37	75.51%
\$475,000	to \$499,999	51	8	43	84.31%
\$500,000	to \$524,999	27	8	19	70.37%
\$525,000	to \$549,999	40	24	16	40.00%
\$550,000	to \$574,999	22	8	14	63.64%
\$575,000	to \$599,999	31	12	19	61.29%
\$600,000	to \$624,999	9	5	4	44.44%
\$625,000	to \$649,999	10	6	4	40.00%
\$650,000	to \$674,999	8	5	3	37.50%
\$675,000	to \$699,999	15	13	2	13.33%
\$700,000	to \$724,999	4	1	3	75.00%
\$725,000	to \$749,999	2	1	1	50.00%
\$750,000	to \$774,999	7	5	2	28.57%
\$775,000	and up	42	30	12	28.57%
<b>TOTAL</b>		<b>580</b>	<b>245</b>	<b>335</b>	<b>57.76%</b>

### MARKET TIMING:

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### 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%
- 69** Available homes are vacant (includes REO). Vacancy rate: 28.16%
- 29.39%** Available homes have had price reductions since being listed.

### PENDING HOME STATISTICS:

- 1** Pending homes are short sales. Short Sale Percentage: 0.30%
- 2** Pending homes are bank owned (REO). REO percentage: 0.60%
- 15.52%** Of homes are pending for less than the original asking price.

### MARKET STATISTICS:

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- \$438,323** Average selling price in the past 6 months.
- \$269.23** Average price per square foot in the past 30 days.
- 1,675** Average square footage for home sold in the past 30 days.
- 47.6%** Homes sold above original listed price in past 30 days.
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- 412** Homes sold in the past 60 days.
- 1,147** Homes sold in the past 6 months.
- 5** Sold homes that were short sales. Short Sale Percentage: 0.44%
- 11** Sold homes that were bank owned. REO percentage: 0.96%