



SCAN CODE
To view the video
SALES REPORT



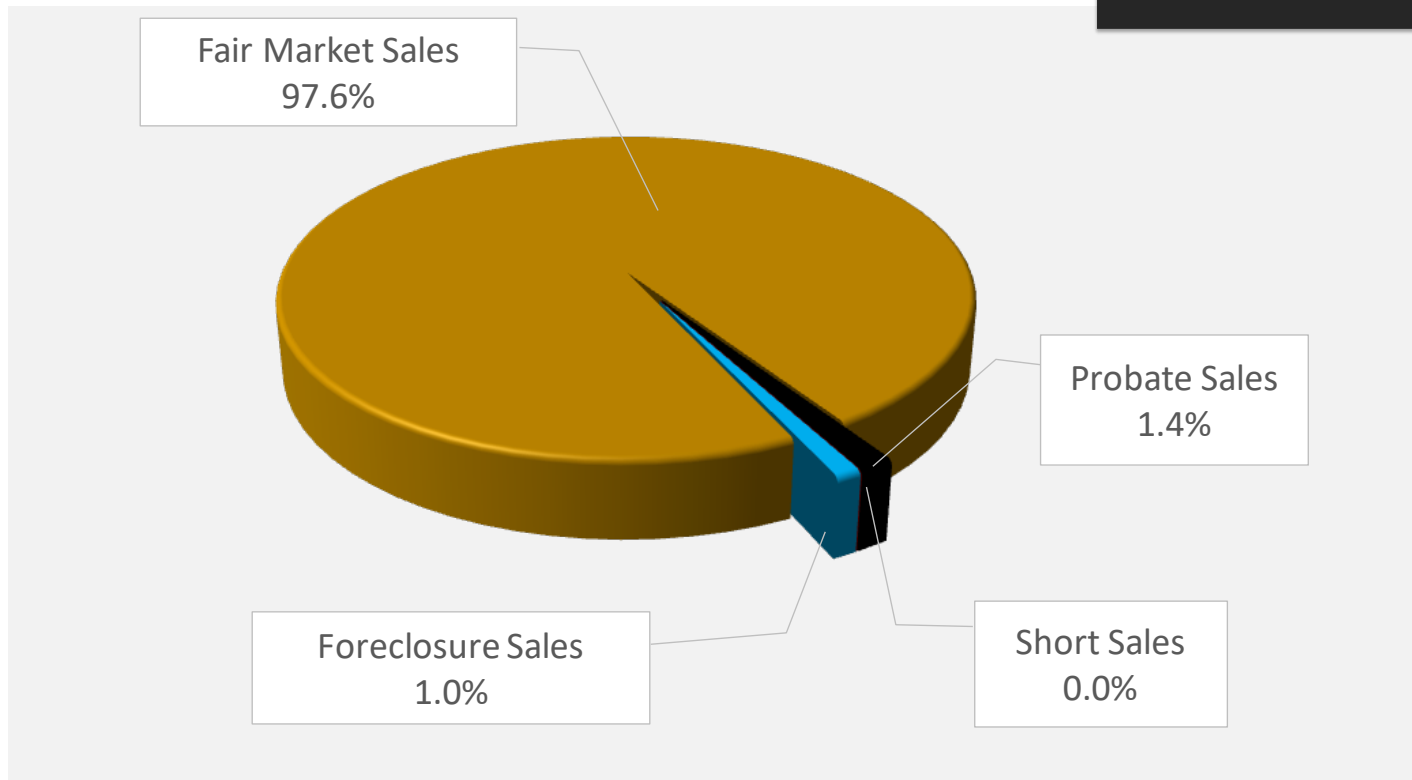
GOLDEN LION
REAL ESTATE, INC.

MAY 2023

TRACY REAL ESTATE SALES REPORT

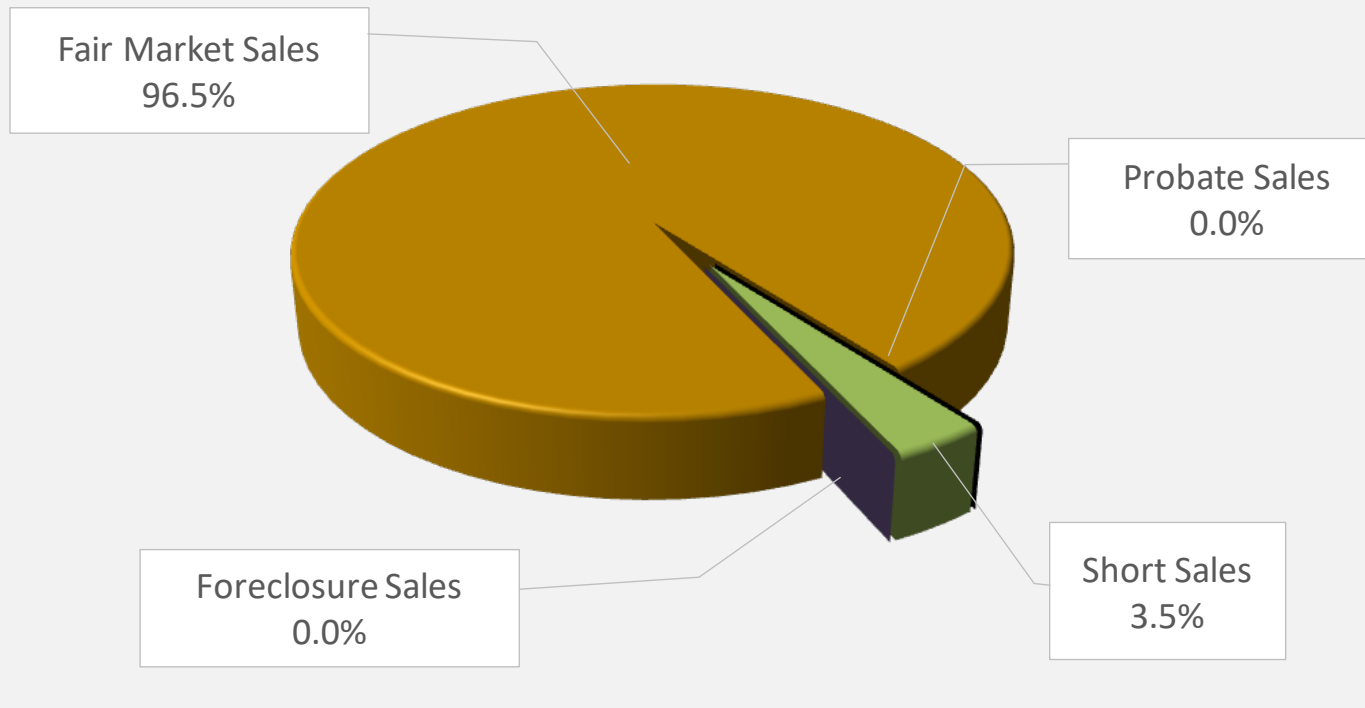
Sold Homes Summary

59



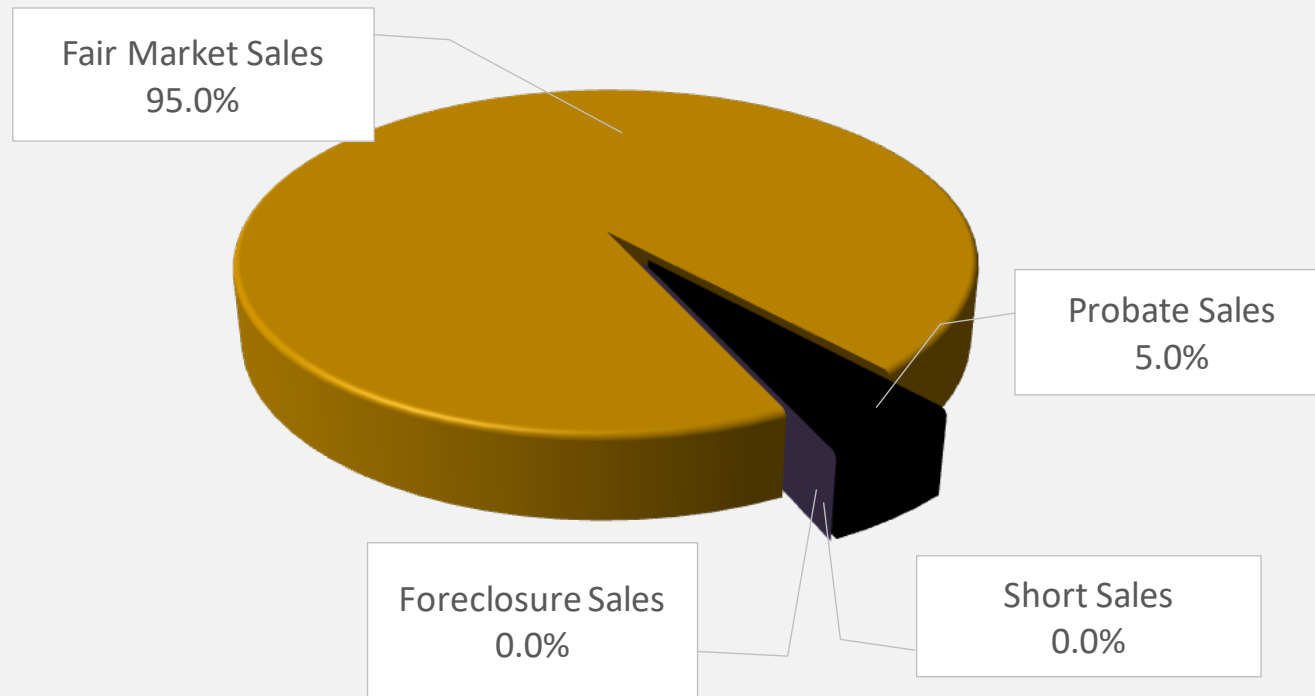
Available Homes

57

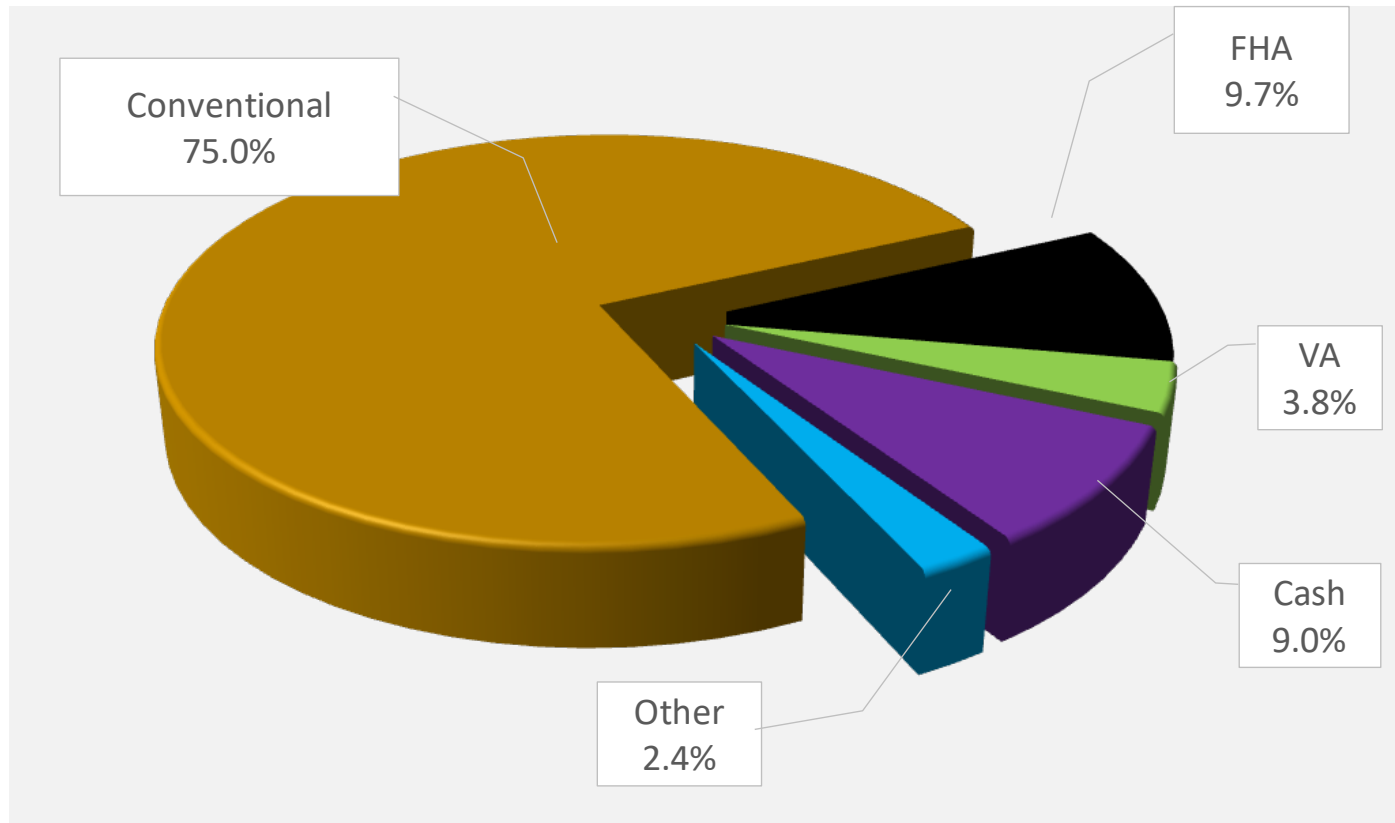


Pending Homes

60

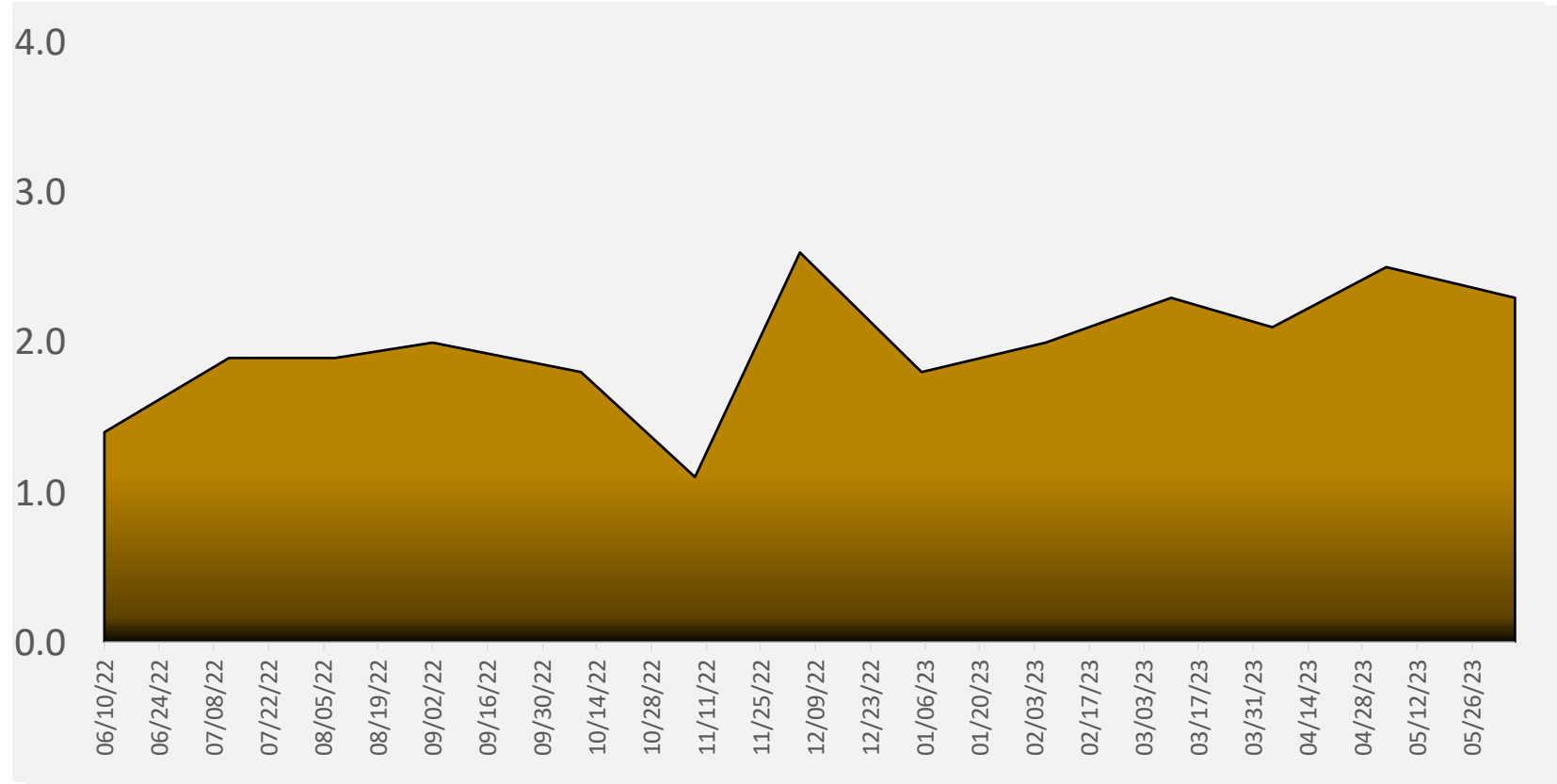


New Financing Type





Months of Remaining Inventory



State of the Market

MARKET TIMING:

19.1 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:
12.28%

15.79%

Available homes have had price reductions since being listed

0
Available homes are short sales.

0
Available homes are bank owned (REO).

7
Available homes are vacant (Includes REO)

PENDING HOME STATISTICS:

Short Sale Percentage:
0.00%

REO percentage:
0.00%

13.33%

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:

59
Homes sold in the past 30 days.

288
Homes sold in the past 6 months.

102
Homes sold in the past 60 days.

Average price per square foot in the past 30 days.
\$347.47

Average selling price in the past 6 months.
\$701,645

2,119
Average square footage for home sold in the past 30 days.

45.8% Homes sold above original listed price in past 30 days.

97.9% Average Asked to Sold Ratio in the past 30 days.

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

3 Sold homes that were bank owned.

0 Sold homes that were short sales.

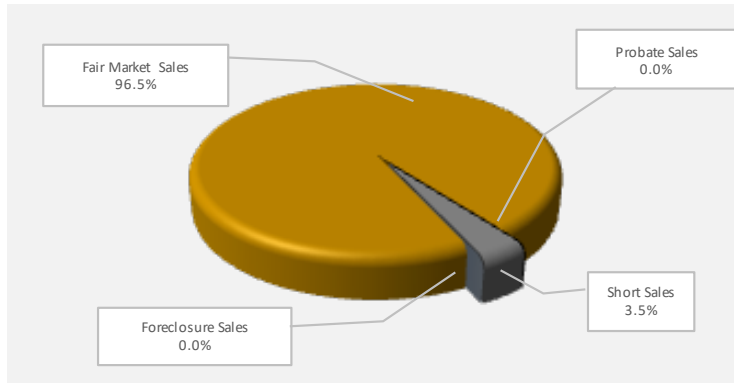
TRACY REAL ESTATE SALES SUMMARY

Prepared: 06/08/23

57 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	55	96.5%
Probate Sales	0	0.0%
Short Sales	2	3.5%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$	399,900
Average	\$	844,924
High	\$	2,020,000
Average DOM:		26.5



Occupancy	Homes	Percentage
Occupied	50	87.7%
Vacant	7	12.3%

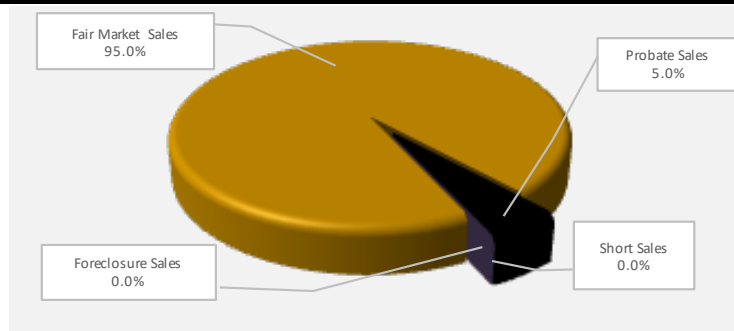
36 Listed in the past 30 days.

43 Listed in the past 60 days.

60 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	57	95.0%
Probate Sales	3	5.0%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$	329,000
Average	\$	718,648
High	\$	1,299,950
Average DOM:		19.1

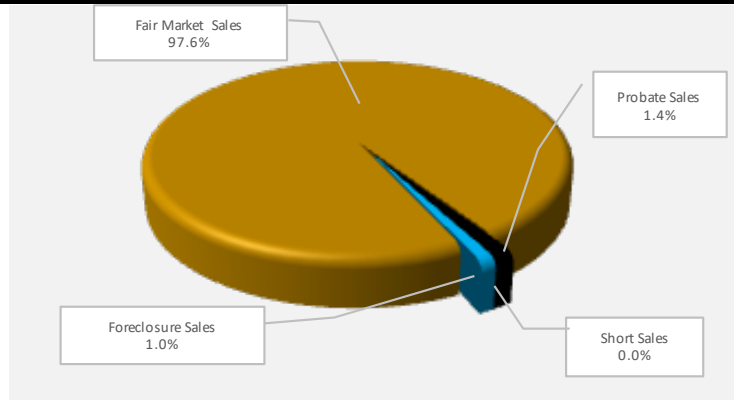


Sold Homes Summary

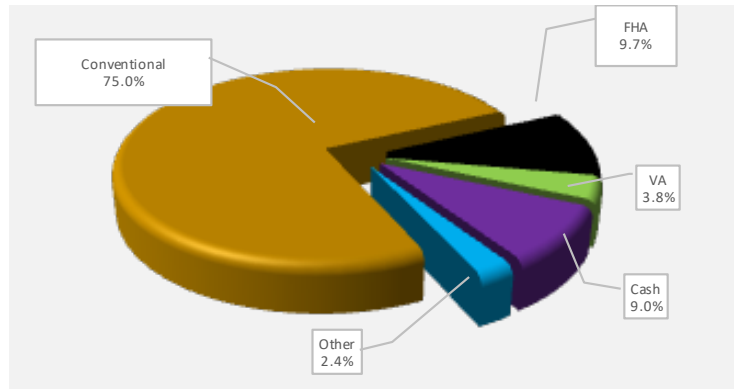
59 Sold in the past 30 days
102 Sold in the past 60 days
288 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	281	97.6%
Probate Sales	4	1.4%
Short Sales	0	0.0%
Foreclosure Sales	3	1.0%
		100.0%

Low	\$	350,000
Average	\$	713,307
High	\$	1,355,000
Average DOM:		40.4



New Financing Type	Homes	Percentage
Conventional	216	75.0%
FHA	28	9.7%
VA	11	3.8%
Cash	26	9.0%
Other	7	2.4%
		100.0%



TRACY REAL ESTATE SALES SUMMARY

Prepared: 06/09/23						
PRICE RANGE			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to	\$524,999	13	3	10	76.92%
\$525,000	to	\$549,999	4	2	2	50.00%
\$550,000	to	\$574,999	2	1	1	50.00%
\$575,000	to	\$599,999	5	0	5	100.00%
\$600,000	to	\$624,999	1	1	0	0.00%
\$625,000	to	\$649,999	4	3	1	25.00%
\$650,000	to	\$674,999	6	4	2	33.33%
\$675,000	to	\$699,999	17	9	8	47.06%
\$700,000	to	\$724,999	6	4	2	33.33%
\$725,000	to	\$749,999	7	0	7	100.00%
\$750,000	to	\$774,999	6	5	1	16.67%
\$775,000	to	\$799,999	9	4	5	55.56%
\$800,000	to	\$824,999	1	1	0	0.00%
\$825,000	to	\$849,999	4	2	2	50.00%
\$850,000	to	\$874,999	2	0	2	100.00%
\$875,000	to	\$899,999	2	0	2	100.00%
\$900,000	to	\$924,999	1	1	0	0.00%
\$925,000	to	\$949,999	9	5	4	44.44%
\$950,000	to	\$974,999	1	1	0	0.00%
\$975,000	to	\$999,999	1	0	1	100.00%
\$1,000,000	to	\$1,024,999	2	1	1	50.00%
\$1,025,000	and up		14	10	4	28.57%
TOTAL			117	57	60	51.28%

MARKET TIMING:

19.1 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%
7 Available homes are vacant (includes REO). Vacancy rate: 12.28%

15.79% 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%

13.33% Of homes are pending for less than the original asking price.

MARKET STATISTICS:

55 Homes sold in the past 30 days.
\$701,645 Average selling price in the past 6 months.
\$347.47 Average price per square foot in the past 30 days.
2,119 Average square footage for home sold in the past 30 days.
45.5% Homes sold above original listed price in past 30 days.
97.9% Average Asked to Sold Ratio in the past 30 days.
100.0% Median Asked to Sold Ratio in the past 30 days.
102 Homes sold in the past 60 days.
288 Homes sold in the past 6 months.
0 Sold homes that were short sales. Short Sale Percentage: 0.00%
3 Sold homes that were bank owned. REO percentage: 1.04%