



SCAN CODE
To view the video
SALES REPORT



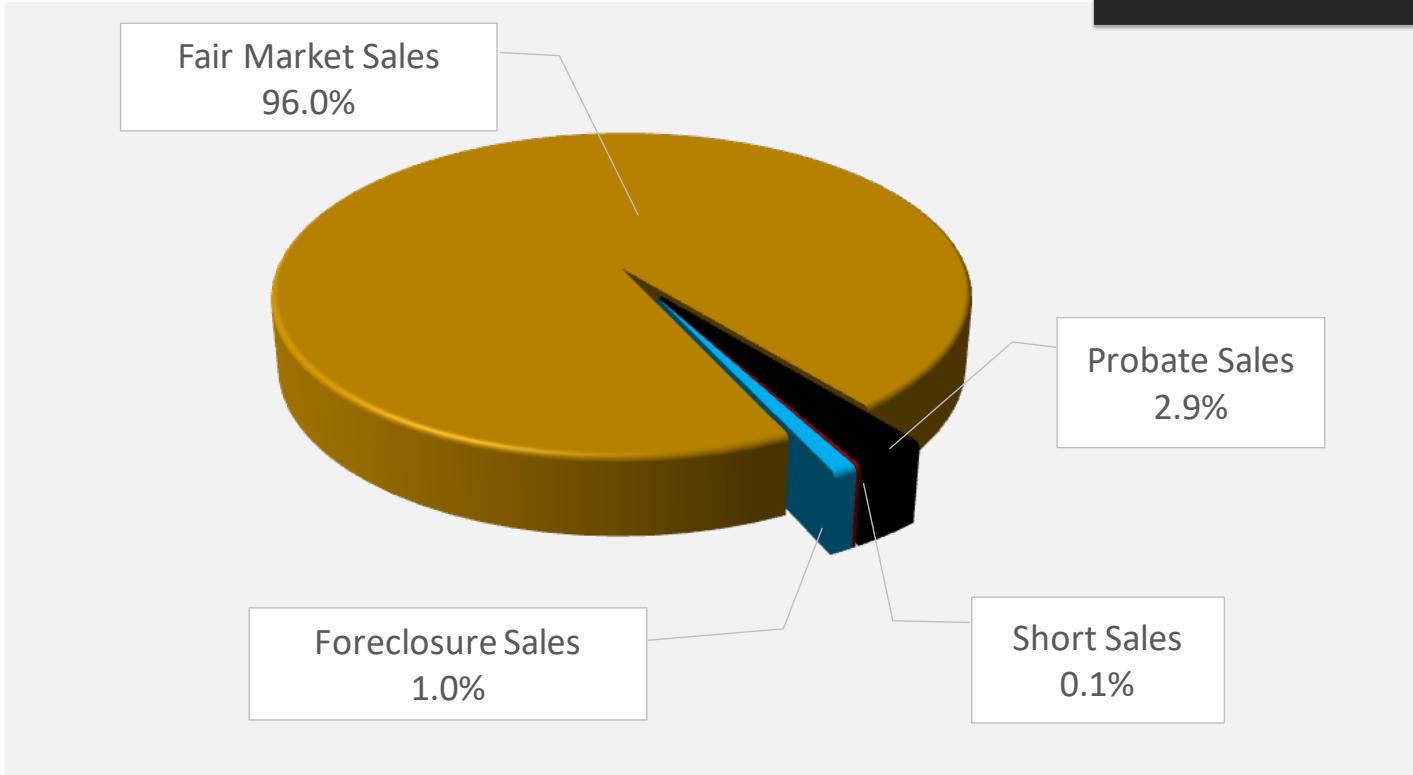
GOLDEN LION
REAL ESTATE, INC.

JUNE 2023

MODESTO REAL ESTATE SALES REPORT

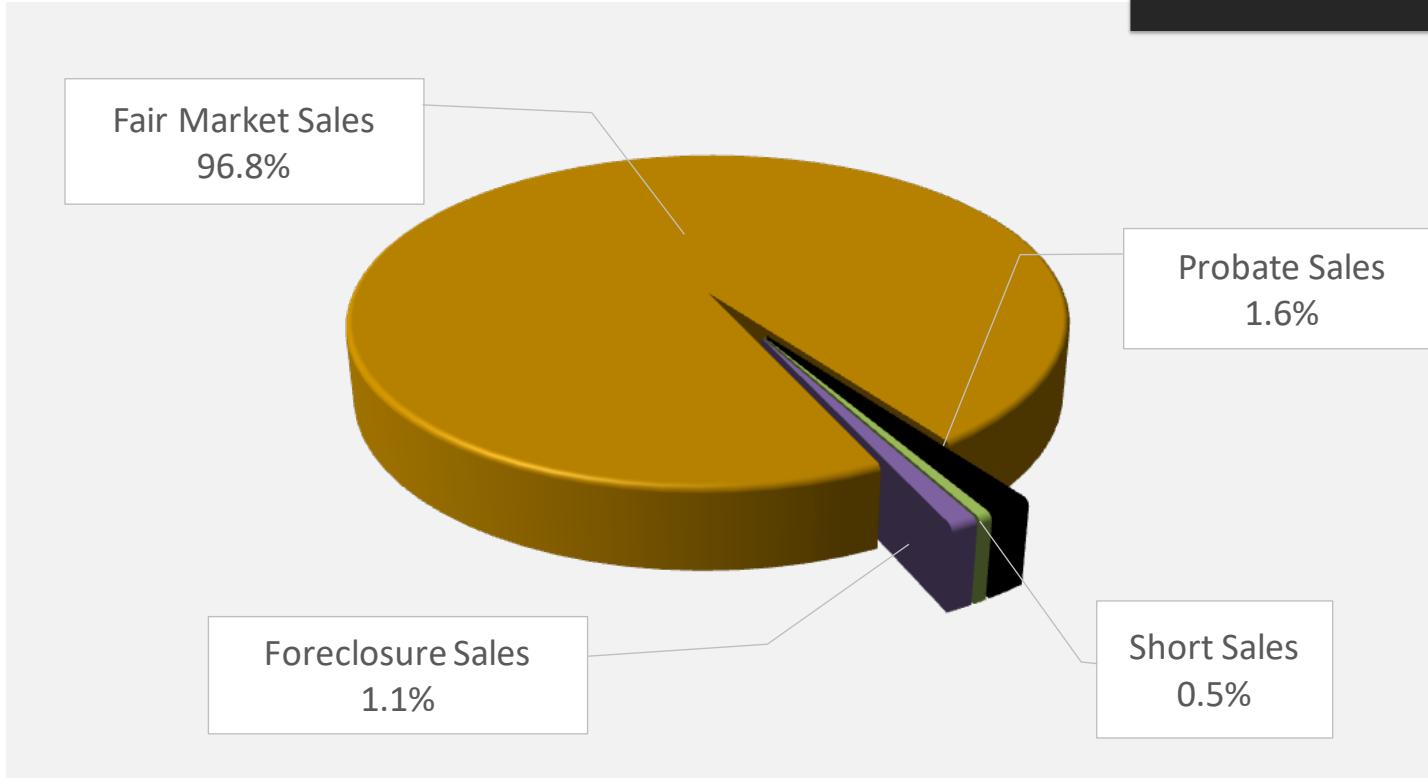
Sold Homes Summary

131



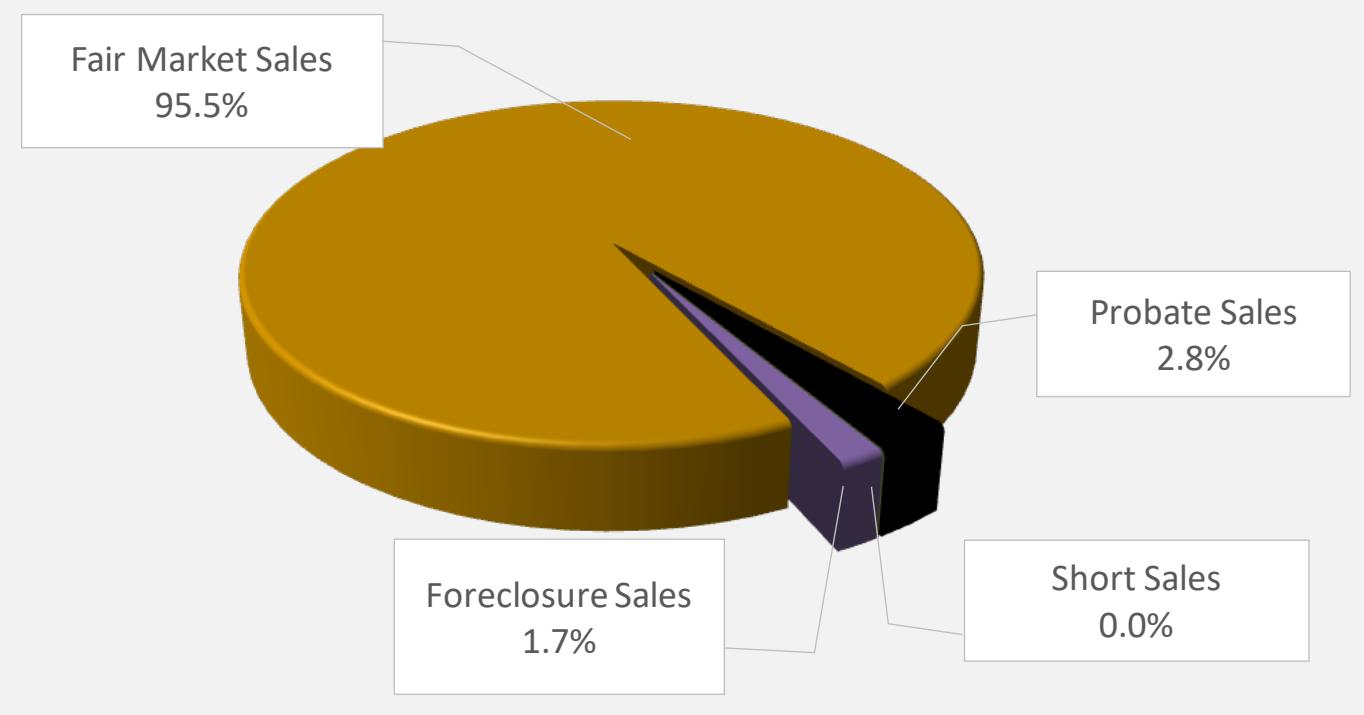
Available Homes

186

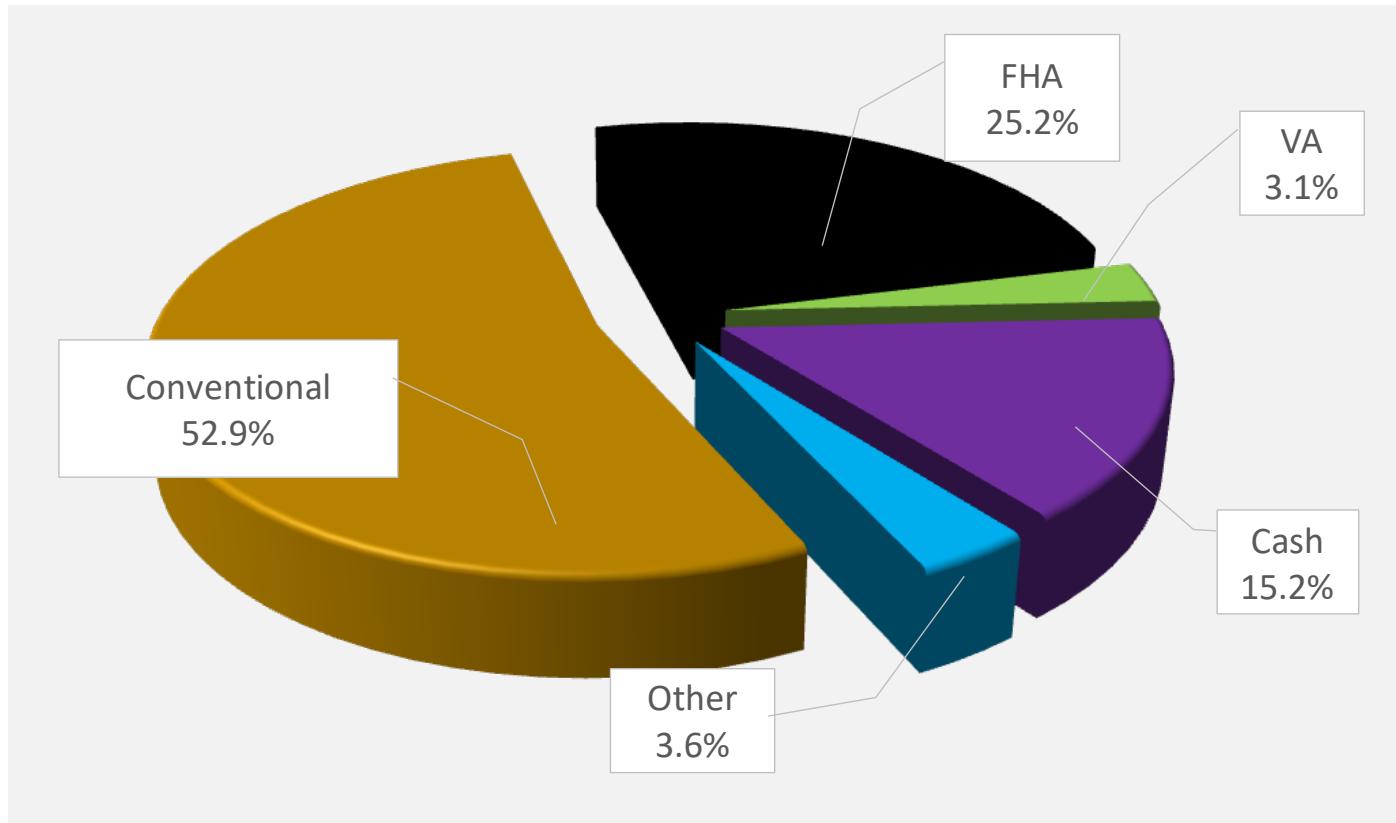


Pending Homes

177

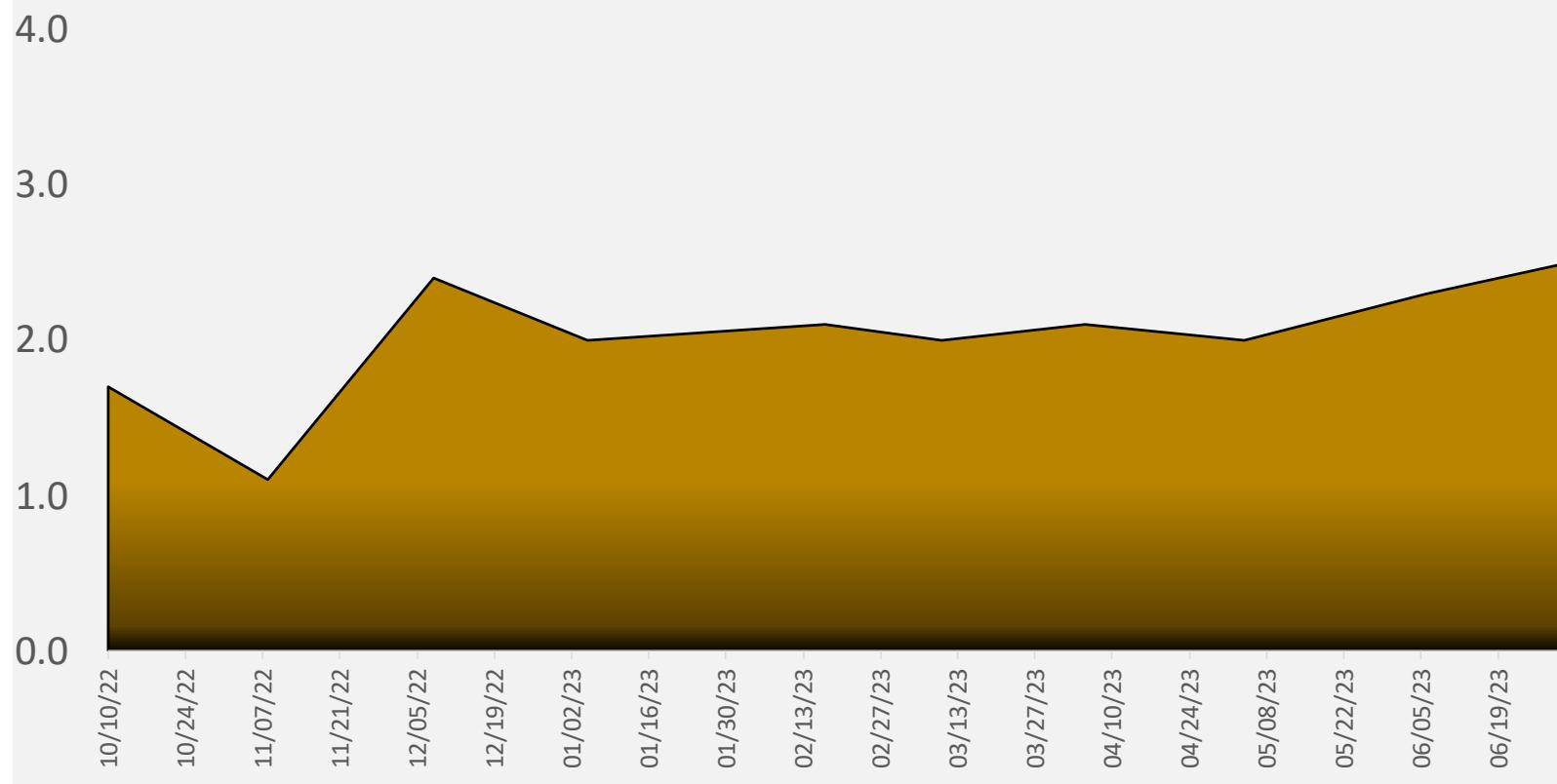


New Financing Type





Months of Remaining Inventory





State of the Market

MARKET TIMING:

18.0

Average days on market for homes in escrow.

2.5

Months of remaining inventory (based on average of last 6 months sales).

AVAILABLE HOME STATISTICS:

0.00%

Short Sale Percentage:

0.00%

REO percentage:

32.26%

Vacancy rate:

0

Available homes are short sales.

0

Available homes are bank owned (REO).

60

Available homes are vacant (Includes REO).

32.26%

Available homes have had price reductions since being listed

PENDING HOME STATISTICS:

0.00%

Short Sale Percentage:

1.69%

REO percentage:

0

Pending homes are short sales.

3

Pending homes are bank owned (REO).

13.56%

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

186

HOMES FOR SALE

1177

HOMES IN ESCROW

MARKET STATISTICS:

131

Homes sold in the past 30 days.

803

Homes sold in the past 6 months.

254

Homes sold in the past 60 days.

Average price per square foot in the past 30 days.

\$281.22

Average selling price in the past 6 months.

\$442,451

1,628

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

51.9%

Homes sold above original listed price in past 30 days.

101.0%

Average Asked to Sold Ratio in the past 30 days.

100.8%

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:

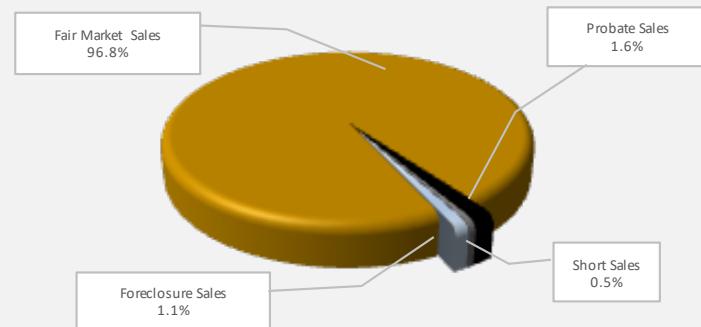
07/05/23

186 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	180	96.8%
Probate Sales	3	1.6%
Short Sales	1	0.5%
Foreclosure Sales	2	1.1%
		100.0%

Low	\$ 206,000
Average	\$ 599,333
High	\$ 2,500,000
Average DOM:	38.0

Occupancy	Homes	Percentage
Occupied	126	67.7%
Vacant	60	32.3%



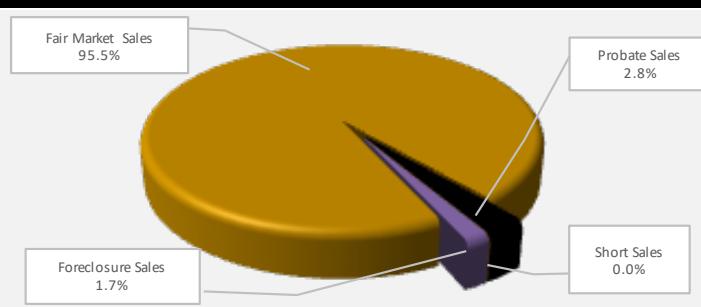
98 Listed in the past 30 days.

143 Listed in the past 60 days.

177 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	169	95.5%
Probate Sales	5	2.8%
Short Sales	0	0.0%
Foreclosure Sales	3	1.7%
		100.0%

Low	\$ 150,000
Average	\$ 474,635
High	\$ 1,600,000
Average DOM:	18.0

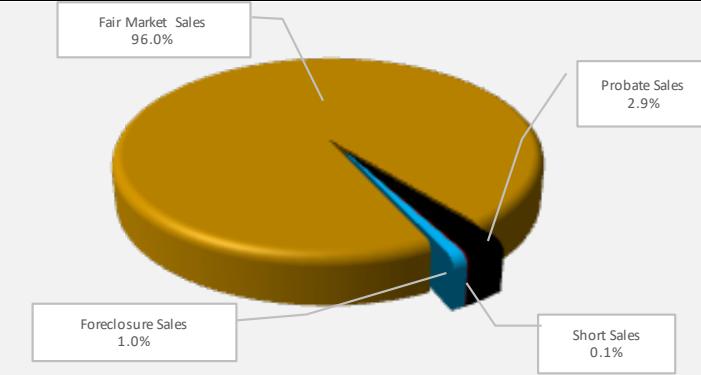


Sold Homes Summary

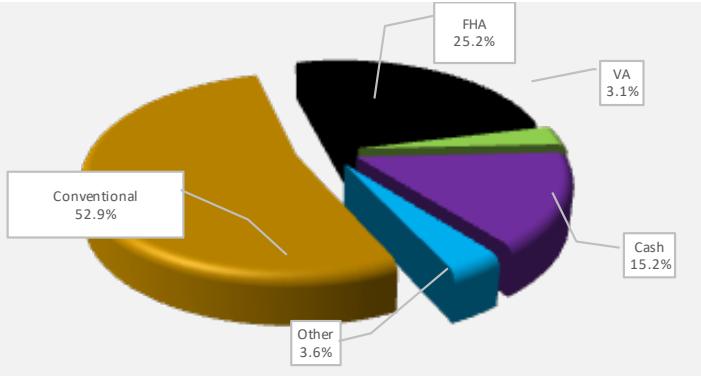
- 131 Sold in the past 30 days
- 254 Sold in the past 60 days
- 803 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	771	96.0%
Probate Sales	23	2.9%
Short Sales	1	0.1%
Foreclosure Sales	8	1.0%
		100.0%

Low	\$ 70,000
Average	\$ 444,699
High	\$ 2,950,000
Average DOM:	31.3



New Financing Type	Homes	Percentage
Conventional	425	52.9%
FHA	202	25.2%
VA	25	3.1%
Cash	122	15.2%
Other	29	3.6%
		100.0%



MODESTO REAL ESTATE SALES SUMMARY

Prepared: 07/05/23		TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS	
PRICE RANGE						
\$0	to	\$224,999	6	2	4	66.67%
\$225,000	to	\$249,999	4	1	3	75.00%
\$250,000	to	\$274,999	3	2	1	33.33%
\$275,000	to	\$299,999	11	6	5	45.45%
\$300,000	to	\$324,999	12	4	8	66.67%
\$325,000	to	\$349,999	8	4	4	50.00%
\$350,000	to	\$374,999	24	8	16	66.67%
\$375,000	to	\$399,999	39	15	24	61.54%
\$400,000	to	\$424,999	24	10	14	58.33%
\$425,000	to	\$449,999	34	10	24	70.59%
\$450,000	to	\$474,999	20	9	11	55.00%
\$475,000	to	\$499,999	31	17	14	45.16%
\$500,000	to	\$524,999	13	7	6	46.15%
\$525,000	to	\$549,999	22	10	12	54.55%
\$550,000	to	\$574,999	12	8	4	33.33%
\$575,000	to	\$599,999	12	9	3	25.00%
\$600,000	to	\$624,999	5	3	2	40.00%
\$625,000	to	\$649,999	12	7	5	41.67%
\$650,000	to	\$674,999	4	3	1	25.00%
\$675,000	to	\$699,999	13	10	3	23.08%
\$700,000	to	\$724,999	3	2	1	33.33%
\$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	7	0	0.00%
\$800,000	to	\$824,999	1	1	0	0.00%
\$825,000	and up		34	22	12	35.29%
TOTAL		363	186	177	48.76%	

MARKET TIMING:

18.0 Average days on market for homes in escrow.

2.5 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%

60 Available homes are vacant (includes REO).

Vacancy rate: 32.26%

32.26% Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

0 Pending homes are short sales.

Short Sale Percentage: 0.00%

3 Pending homes are bank owned (REO).

REO percentage: 1.69%

13.56% Of homes are pending for less than the original asking price.

MARKET STATISTICS:

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\$442,451 Average selling price in the past 6 months.

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100.8% Median Asked to Sold Ratio in the past 30 days.

254 Homes sold in the past 60 days.

803 Homes sold in the past 6 months.

1 Sold homes that were short sales.

Short Sale Percentage: 0.12%

8 Sold homes that were bank owned.

REO percentage: 1.00%