



**SCAN CODE**

To view the video  
SALES REPORT

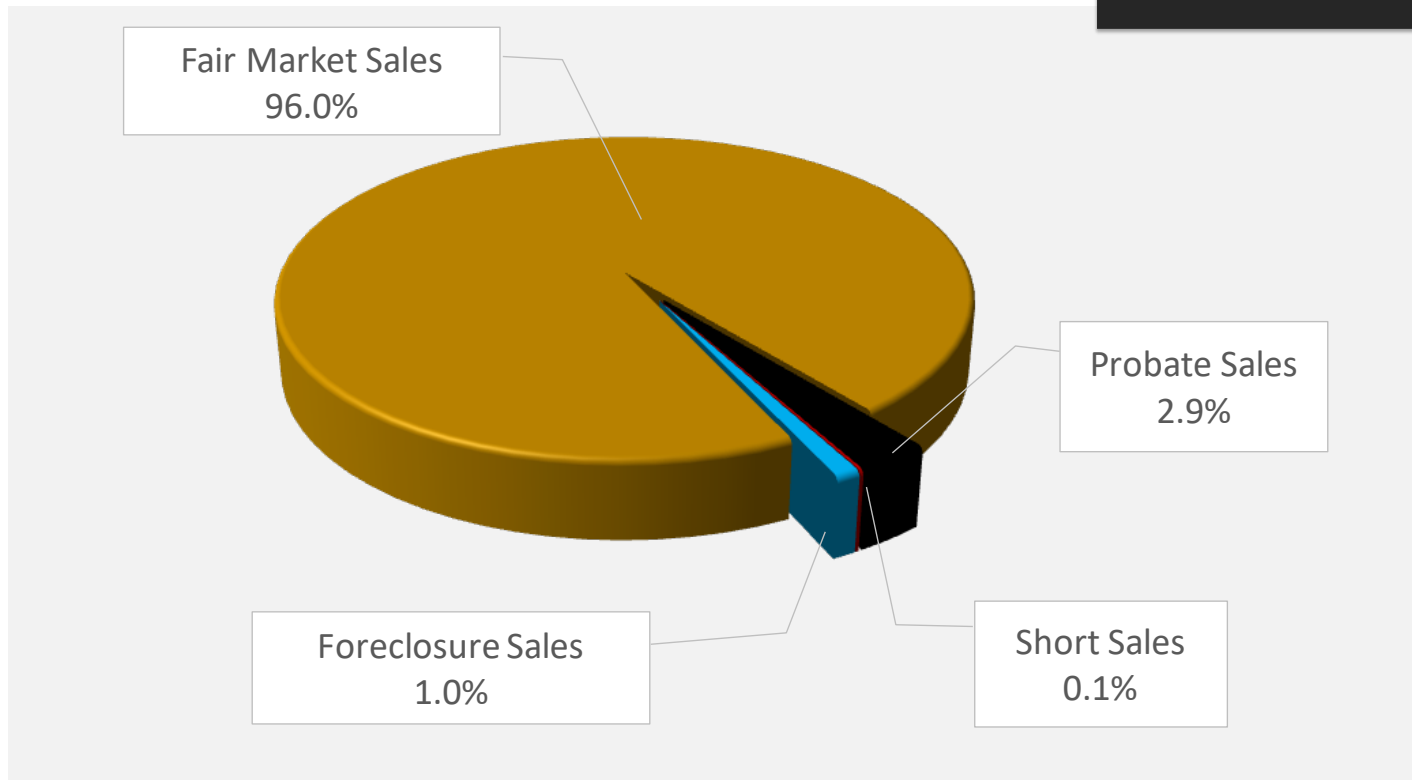


**JUNE 2023**

MODESTO REAL ESTATE SALES REPORT

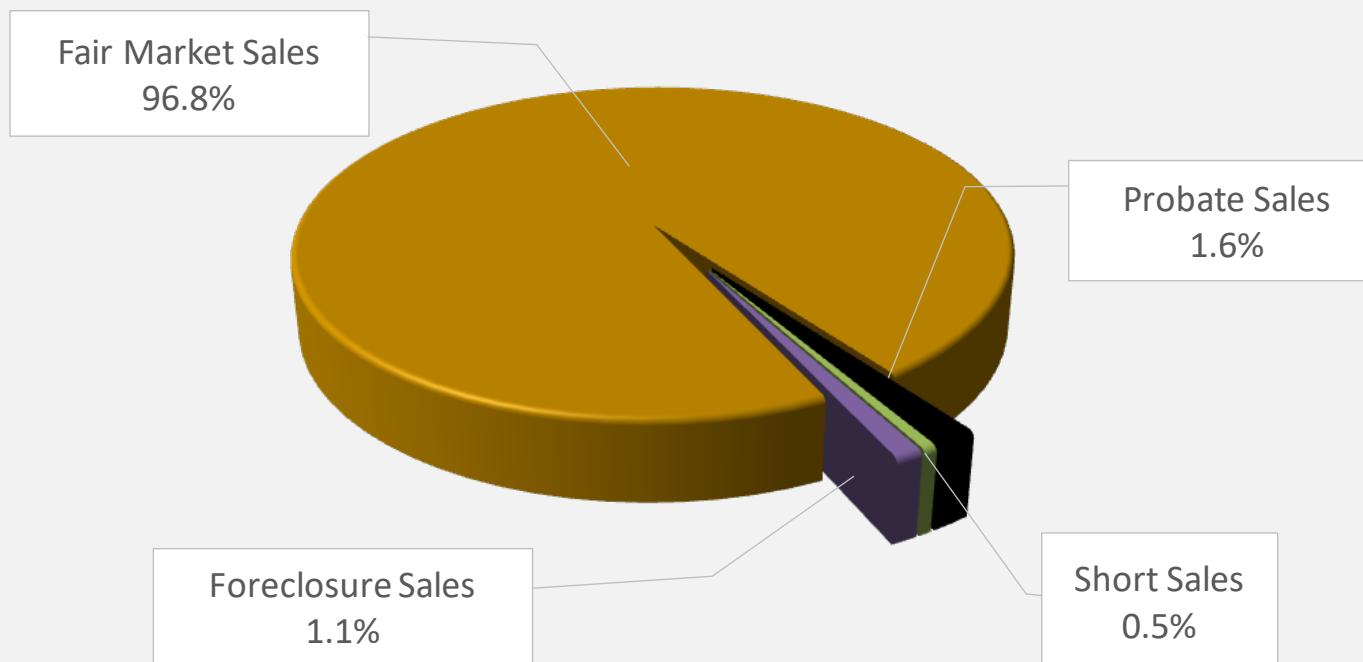
## Sold Homes Summary

131



## Available Homes

186



## Pending Homes

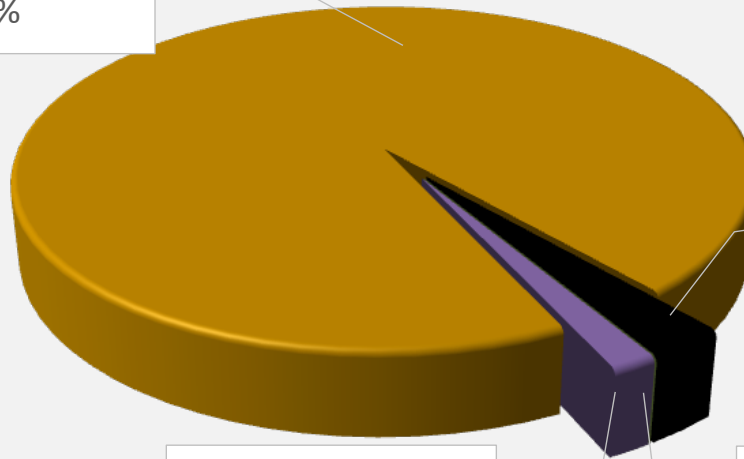
177

Fair Market Sales  
95.5%

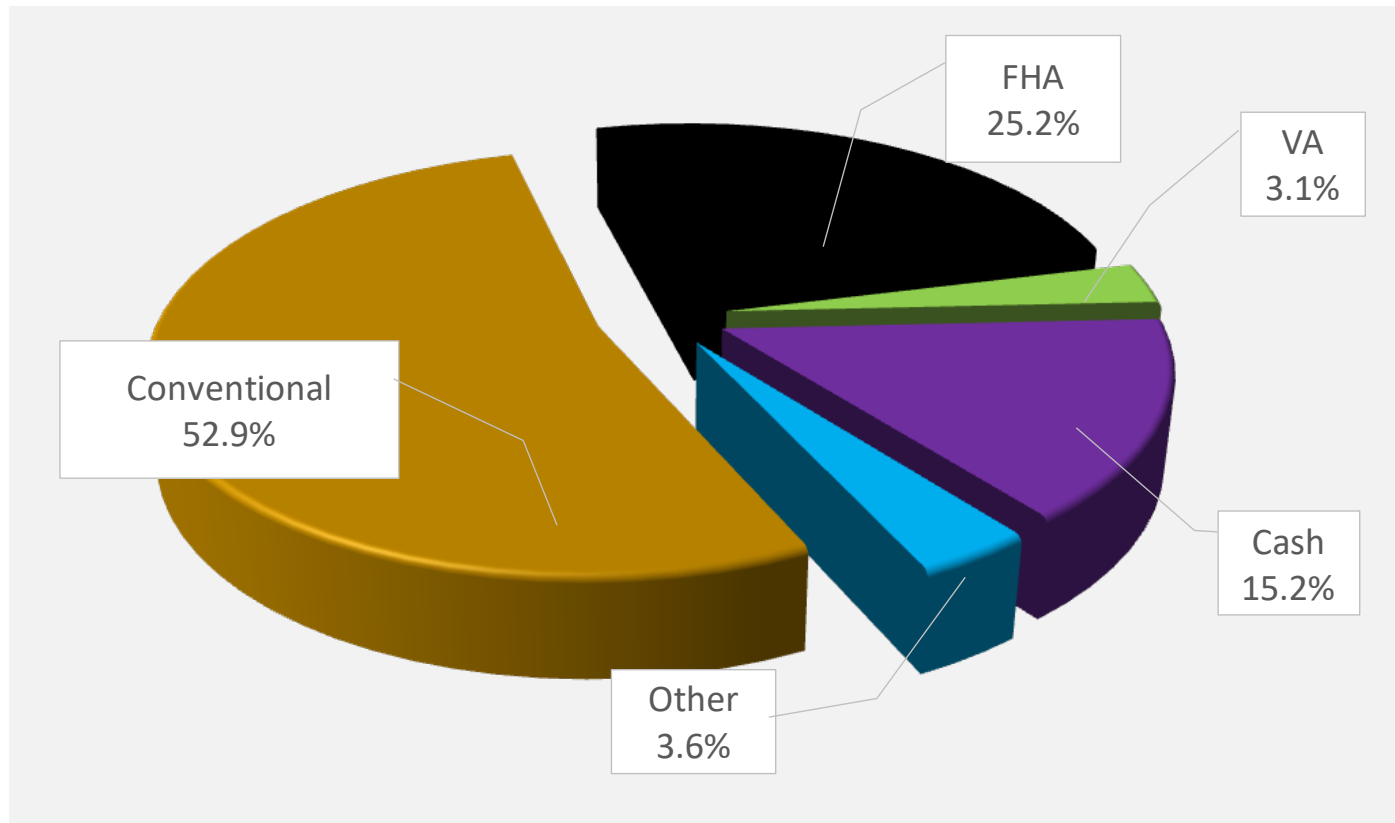
Probate Sales  
2.8%

Foreclosure Sales  
1.7%

Short Sales  
0.0%

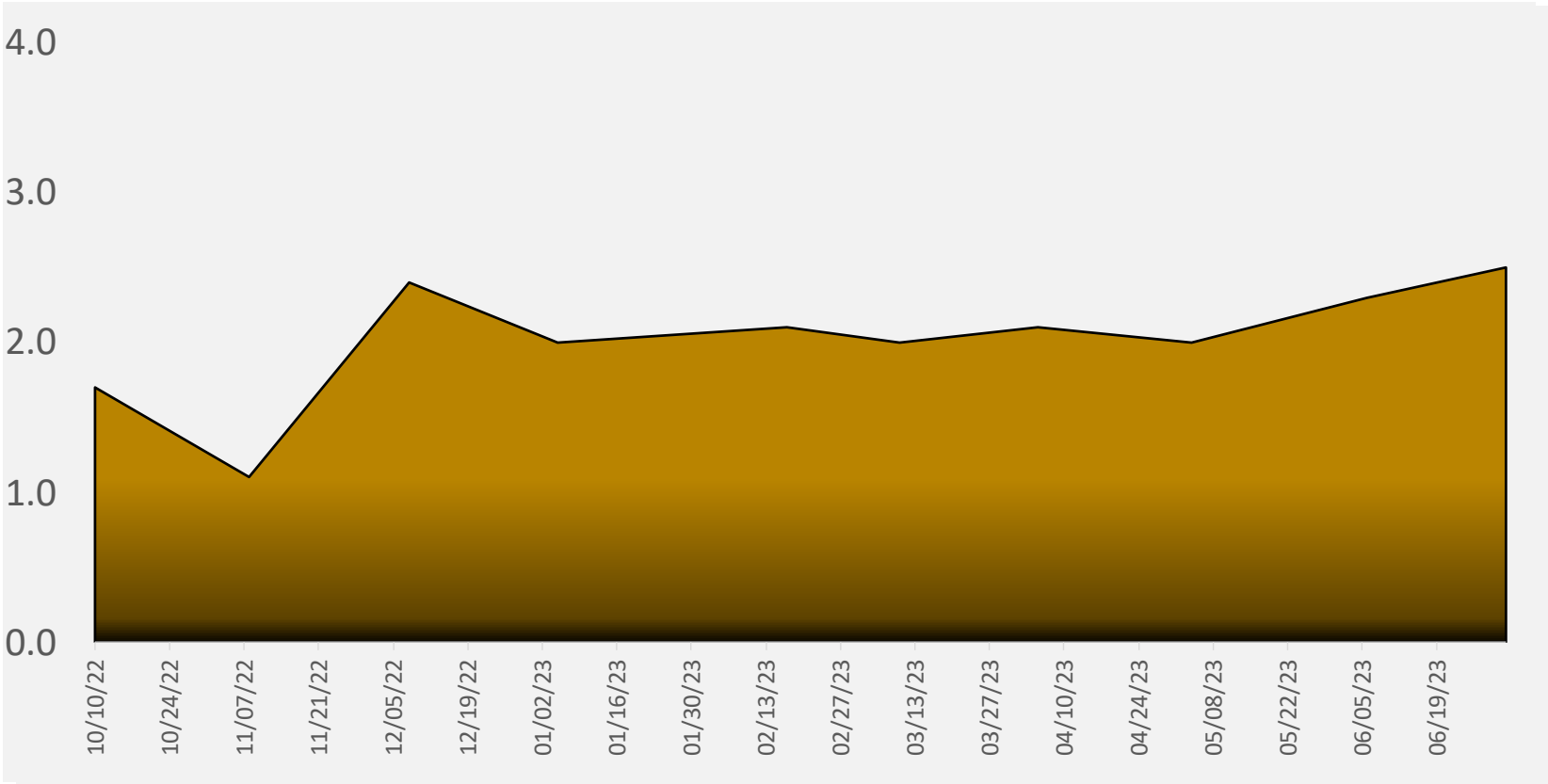


## New Financing Type





# 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:

Short Sale  
Percentage:  
**0.00%**

REO percentage:  
**0.00%**

Vacancy rate:  
**32.26%**

**32.26%**

Available homes have  
had price reductions  
since being listed

**0**  
Available homes are  
short sales.

**0**  
Available homes are  
bank owned (REO).

**60**  
Available homes are  
vacant (Includes REO)

### PENDING HOME STATISTICS:

Short Sale  
Percentage:  
**0.00%**

REO percentage:  
**1.69%**

**13.56%**

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

**0**  
Pending homes are short  
sales.

**3**  
Pending homes are bank  
owned (REO).

**186** HOMES FOR  
SALE

**177** 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.

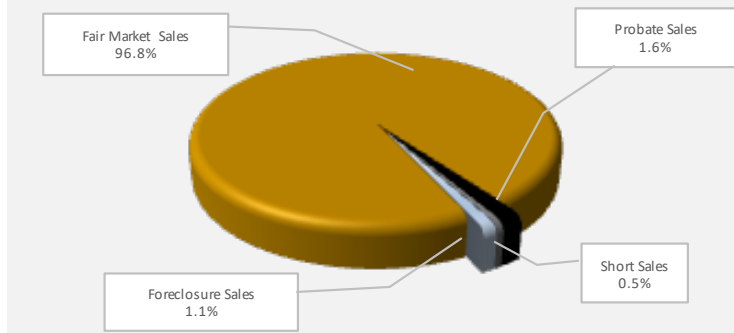
## MODESTO REAL ESTATE SALES SUMMARY

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



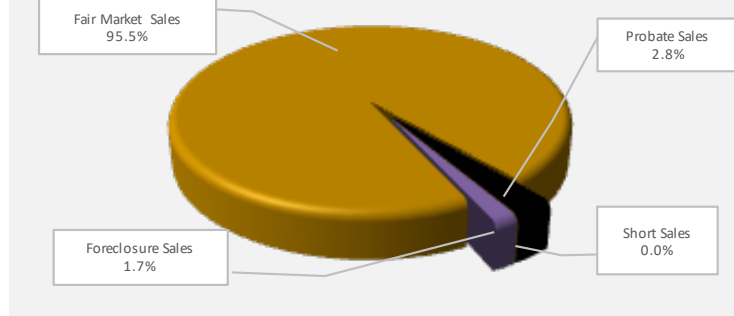
98 Listed in the past 30 days.

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

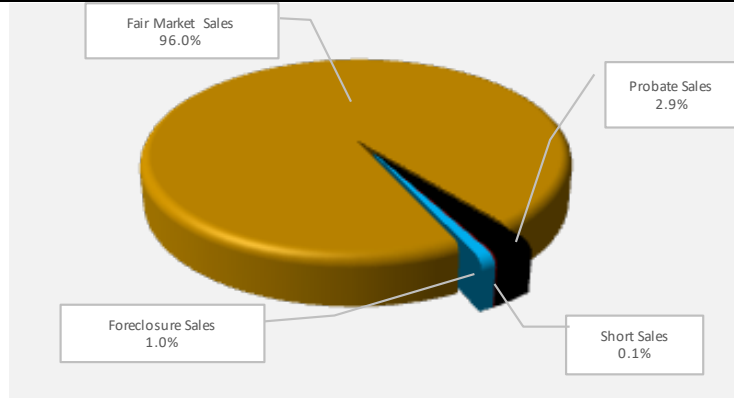
131 Sold in the past 30 days

254 Sold in the past 60 days

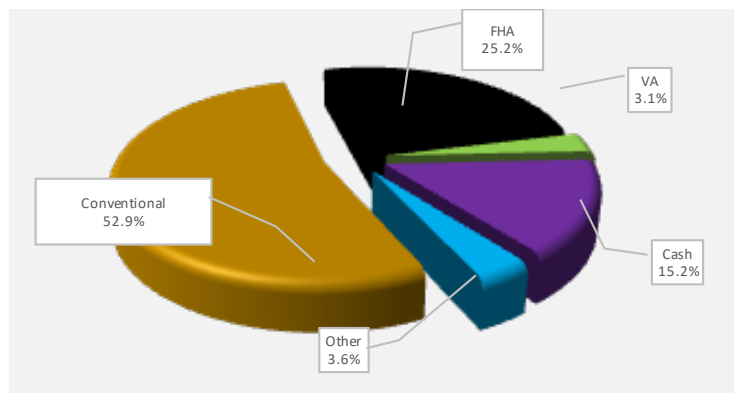
803 Sold in the past 6 months

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						
PRICE RANGE			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	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:

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**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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**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%