



SCAN CODE
To view the video
SALES REPORT



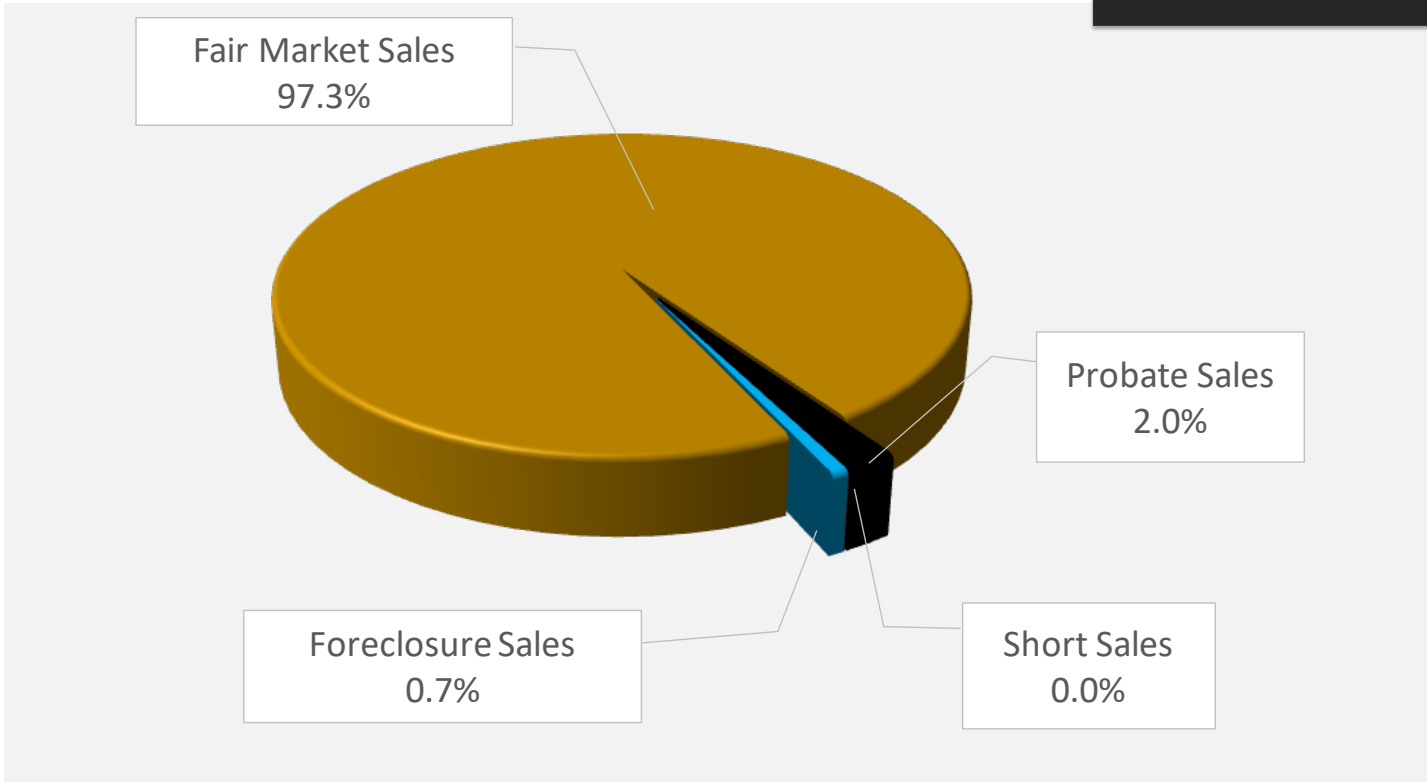
GOLDEN LION
REAL ESTATE, INC.

JUNE 2023

TRACY REAL ESTATE SALES REPORT

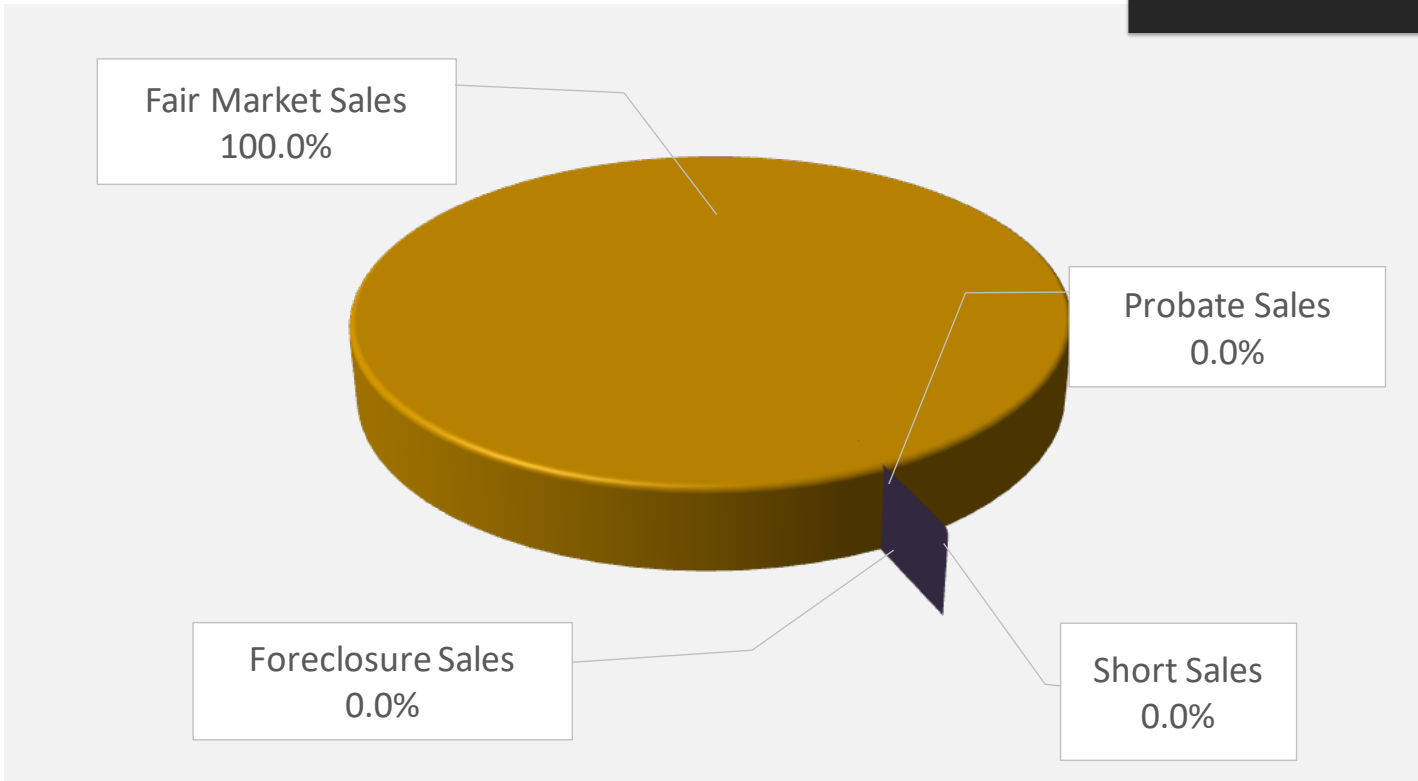
Sold Homes Summary

47



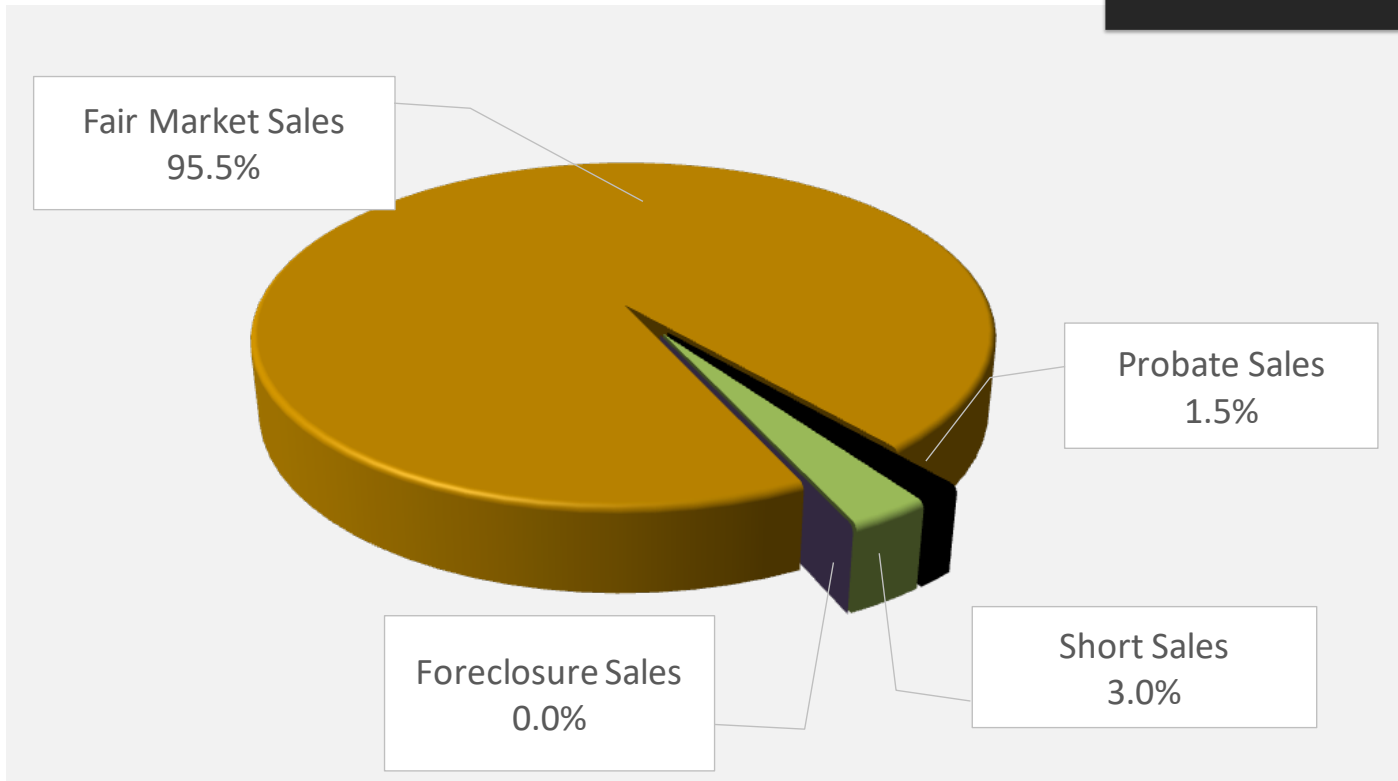
Available Homes

59

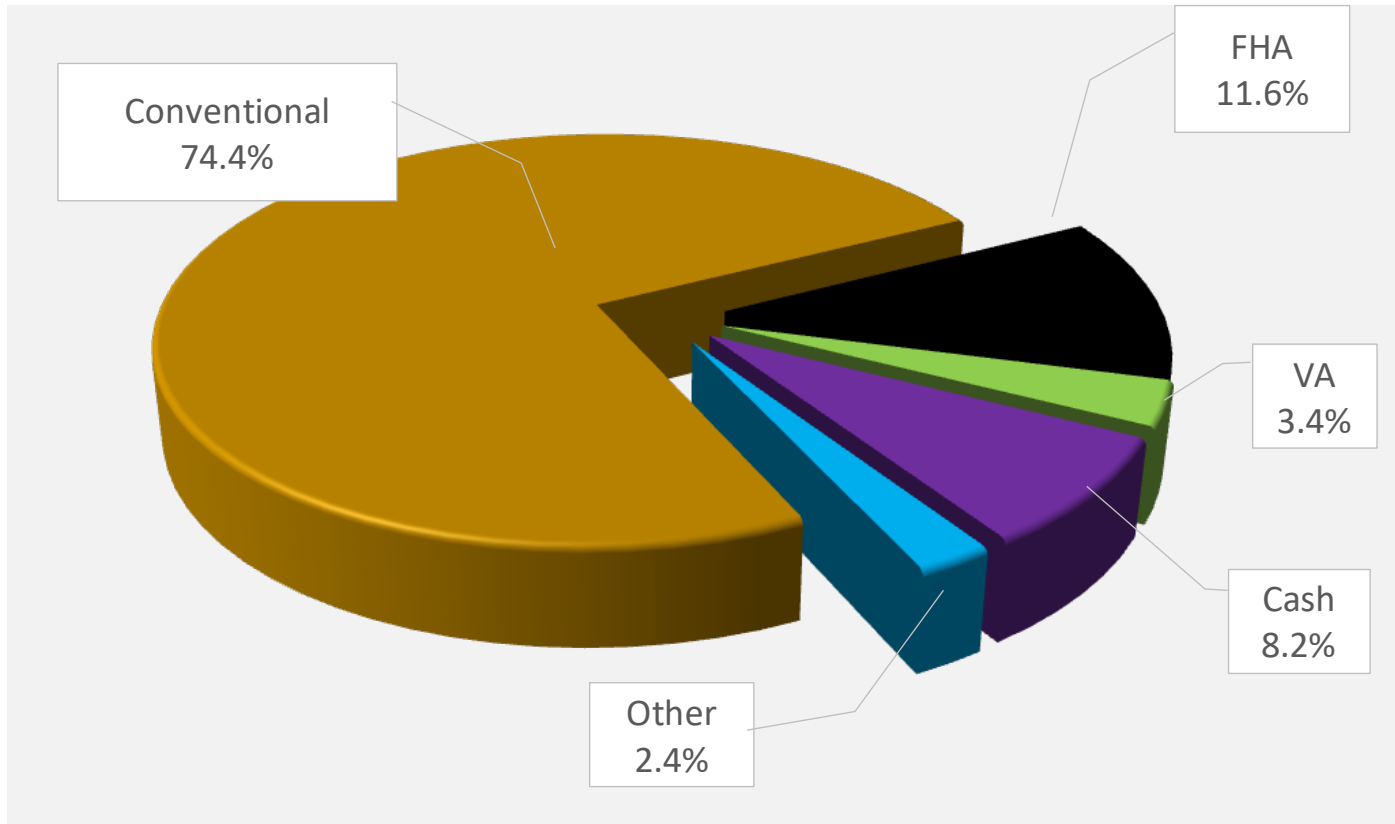


Pending Homes

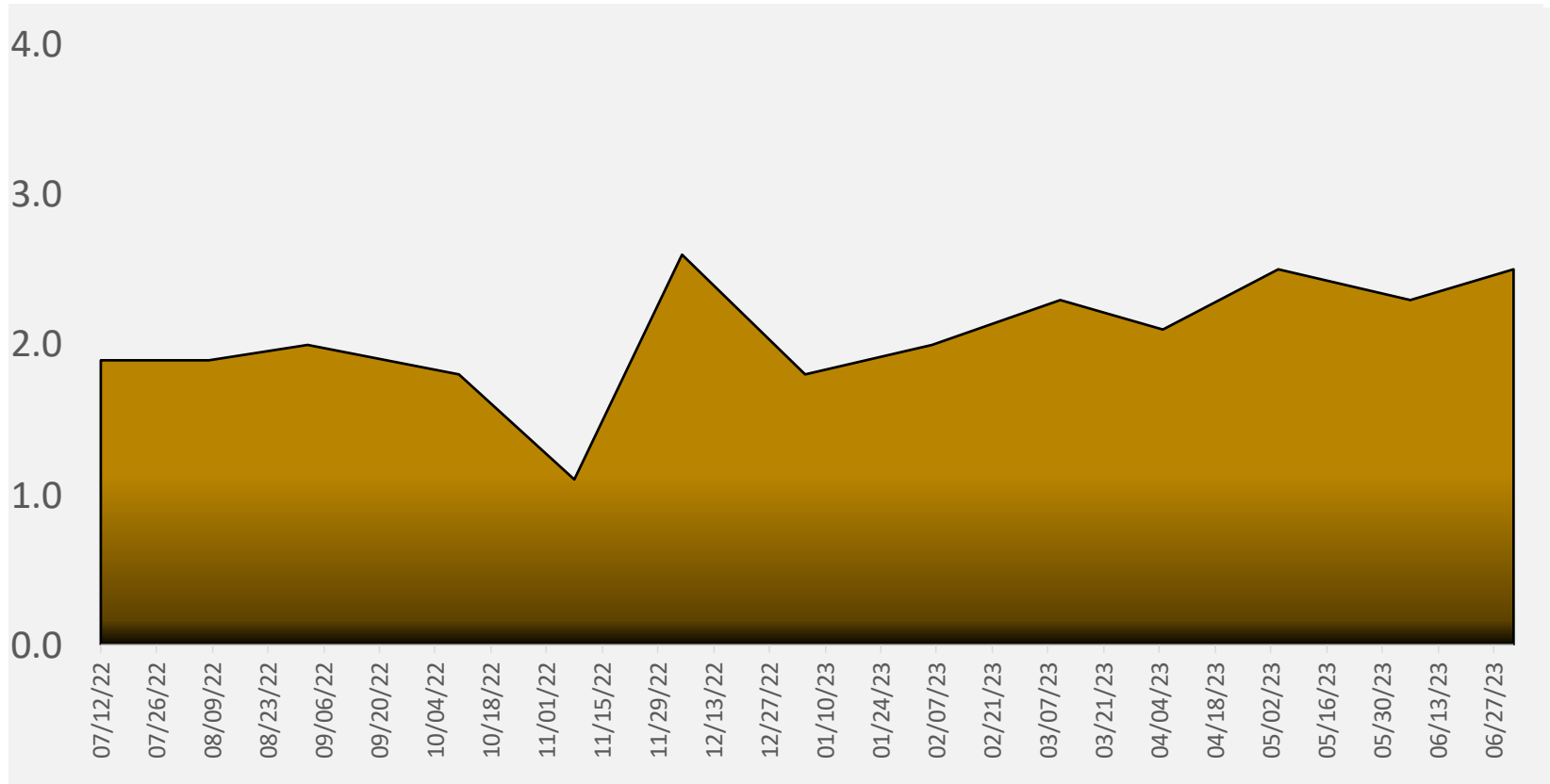
67



New Financing Type



Months of Remaining Inventory



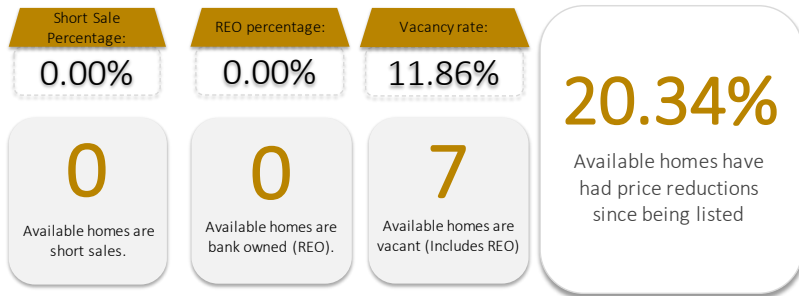


State of the Market

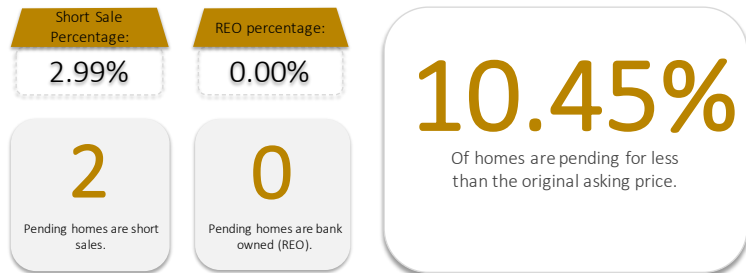
MARKET TIMING:



AVAILABLE HOME STATISTICS:



PENDING HOME STATISTICS:



MARKET STATISTICS:



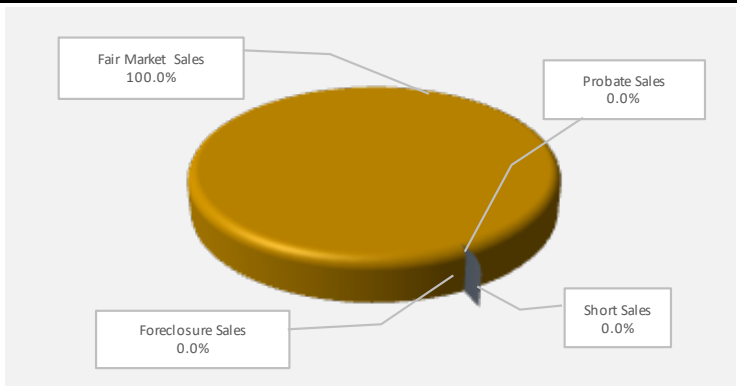
TRACY REAL ESTATE SALES SUMMARY

Prepared: 07/05/23

59 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	59	100.0%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$	389,000
Average	\$	858,741
High	\$	2,088,000
Average DOM:		23.1



36 Listed in the past 30 days.

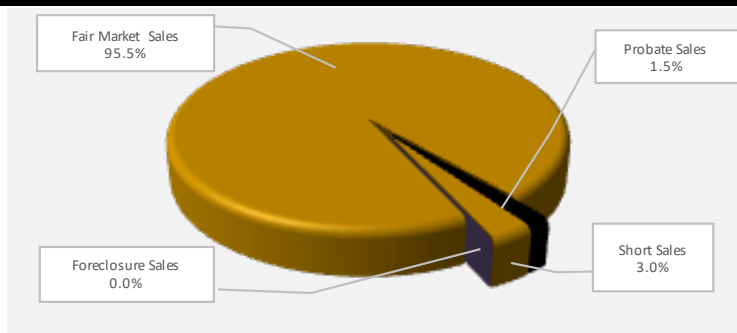
51 Listed in the past 60 days.

Occupancy	Homes	Percentage
Occupied	52	88.1%
Vacant	7	11.9%

67 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	64	95.5%
Probate Sales	1	1.5%
Short Sales	2	3.0%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$	300,000
Average	\$	753,178
High	\$	1,875,000
Average DOM:		19.0

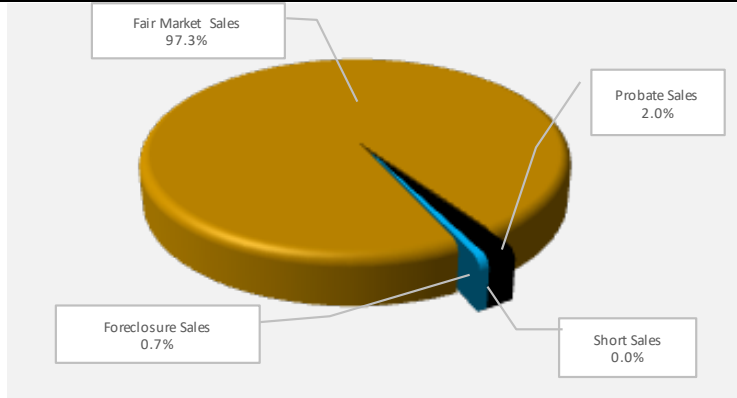


Sold Homes Summary

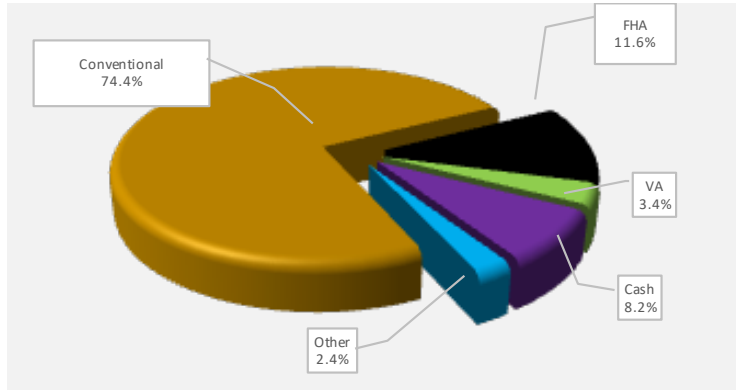
47 Sold in the past 30 days
 109 Sold in the past 60 days
 293 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	285	97.3%
Probate Sales	6	2.0%
Short Sales	0	0.0%
Foreclosure Sales	2	0.7%
		100.0%

Low	\$	329,000
Average	\$	704,818
High	\$	2,020,000
Average DOM:		35.2



New Financing Type	Homes	Percentage
Conventional	218	74.4%
FHA	34	11.6%
VA	10	3.4%
Cash	24	8.2%
Other	7	2.4%
		100.0%



TRACY REAL ESTATE SALES SUMMARY

Prepared: 07/05/23					
PRICE RANGE		TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to \$524,999	9	1	8	88.89%
\$525,000	to \$549,999	6	4	2	33.33%
\$550,000	to \$574,999	1	1	0	0.00%
\$575,000	to \$599,999	8	2	6	75.00%
\$600,000	to \$624,999	5	1	4	80.00%
\$625,000	to \$649,999	5	3	2	40.00%
\$650,000	to \$674,999	9	5	4	44.44%
\$675,000	to \$699,999	10	5	5	50.00%
\$700,000	to \$724,999	6	2	4	66.67%
\$725,000	to \$749,999	4	2	2	50.00%
\$750,000	to \$774,999	3	1	2	66.67%
\$775,000	to \$799,999	9	4	5	55.56%
\$800,000	to \$824,999	2	1	1	50.00%
\$825,000	to \$849,999	6	2	4	66.67%
\$850,000	to \$874,999	1	1	0	0.00%
\$875,000	to \$899,999	7	4	3	42.86%
\$900,000	to \$924,999	3	2	1	33.33%
\$925,000	to \$949,999	7	3	4	57.14%
\$950,000	to \$974,999	5	3	2	40.00%
\$975,000	to \$999,999	0	0	0	
\$1,000,000	to \$1,024,999	1	0	1	100.00%
\$1,025,000	and up	19	12	7	36.84%
TOTAL		126	59	67	53.17%

MARKET TIMING:

19.0 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%
7 Available homes are vacant (includes REO). Vacancy rate: 11.86%

20.34% Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

2 Pending homes are short sales. Short Sale Percentage: 2.99%
0 Pending homes are bank owned (REO). REO percentage: 0.00%

10.45% Of homes are pending for less than the original asking price.

MARKET STATISTICS:

47 Homes sold in the past 30 days.
\$697,049 Average selling price in the past 6 months.
\$350.07 Average price per square foot in the past 30 days.
2,089 Average square footage for home sold in the past 30 days.
57.4% Homes sold above original listed price in past 30 days.
100.6% Average Asked to Sold Ratio in the past 30 days.
101.0% Median Asked to Sold Ratio in the past 30 days.
109 Homes sold in the past 60 days.
293 Homes sold in the past 6 months.
0 Sold homes that were short sales. Short Sale Percentage: 0.00%
2 Sold homes that were bank owned. REO percentage: 0.68%