



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

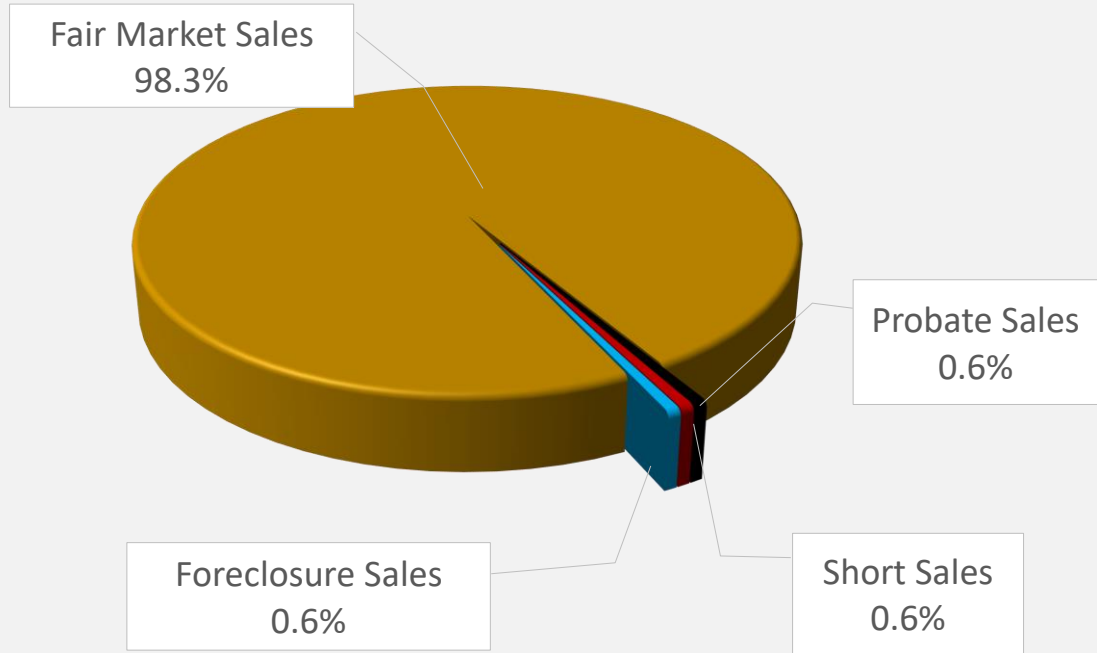


# AUGUST 2023

LATHROP REAL ESTATE SALES

# Sold Homes Summary

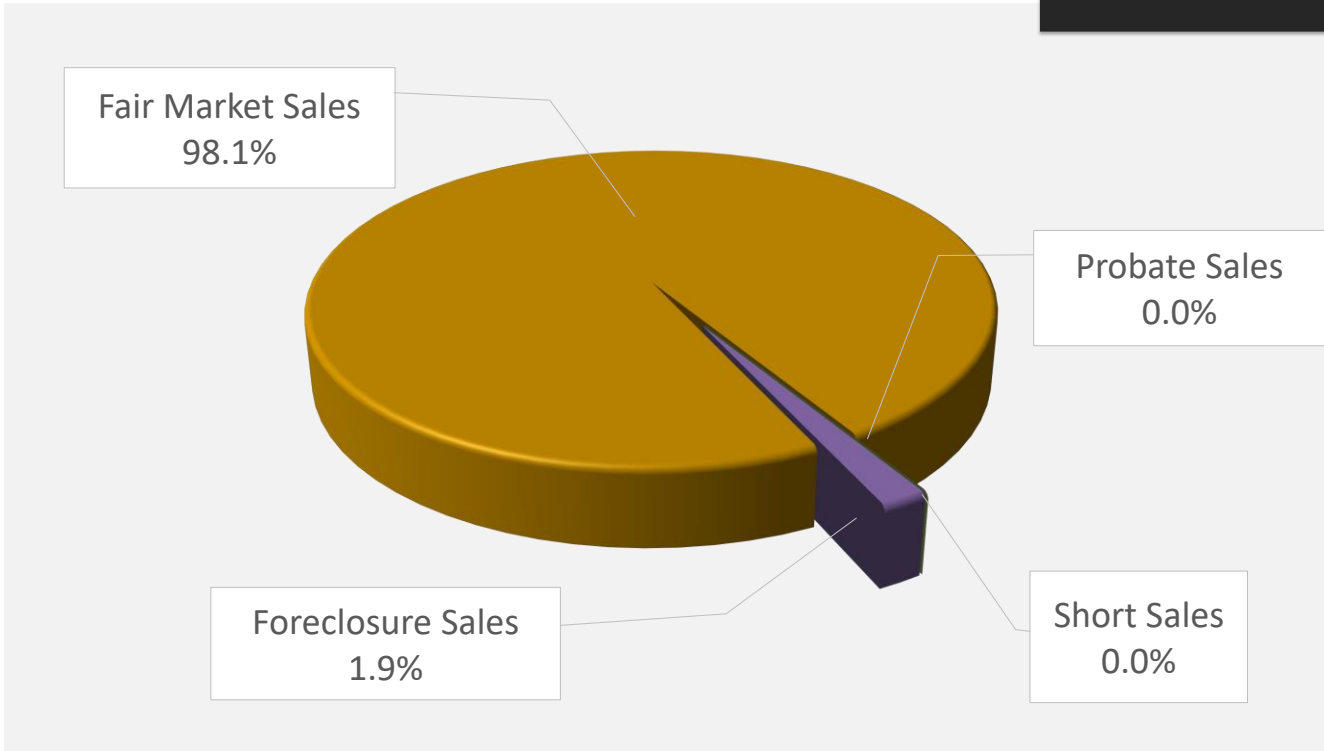
22





# Available Homes

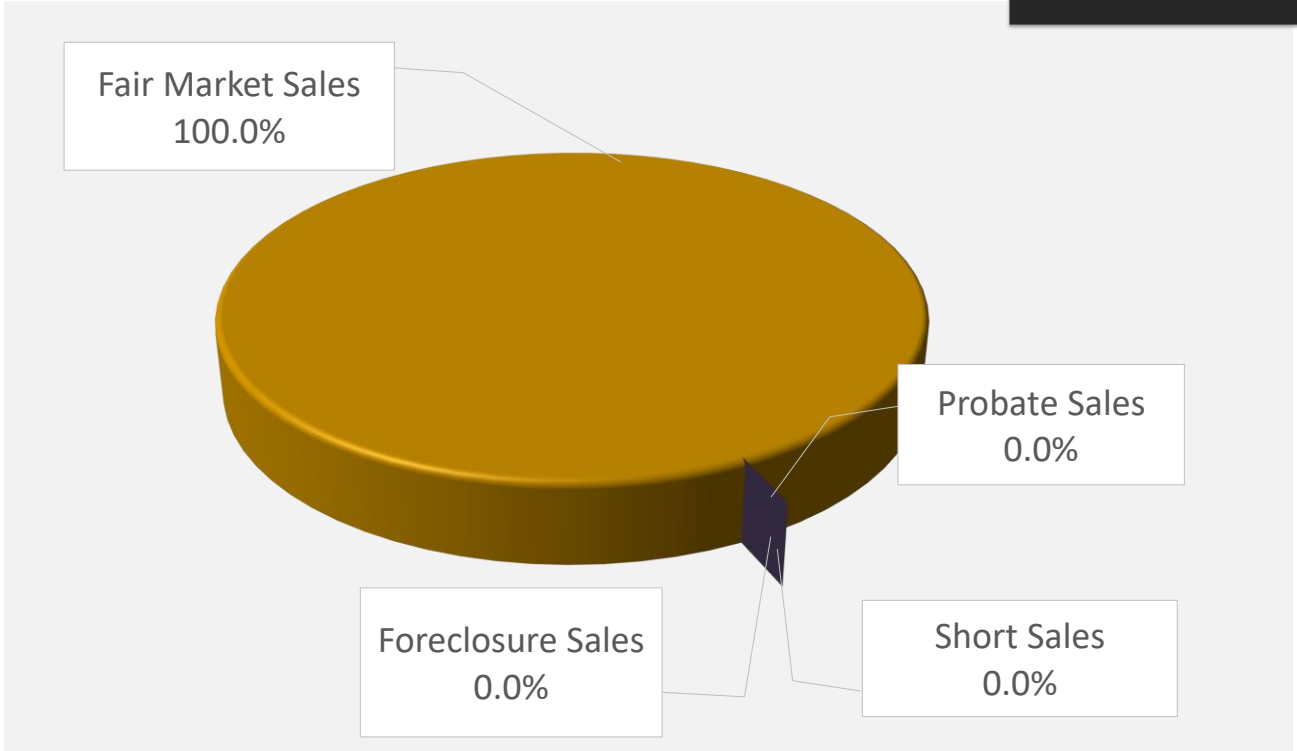
54





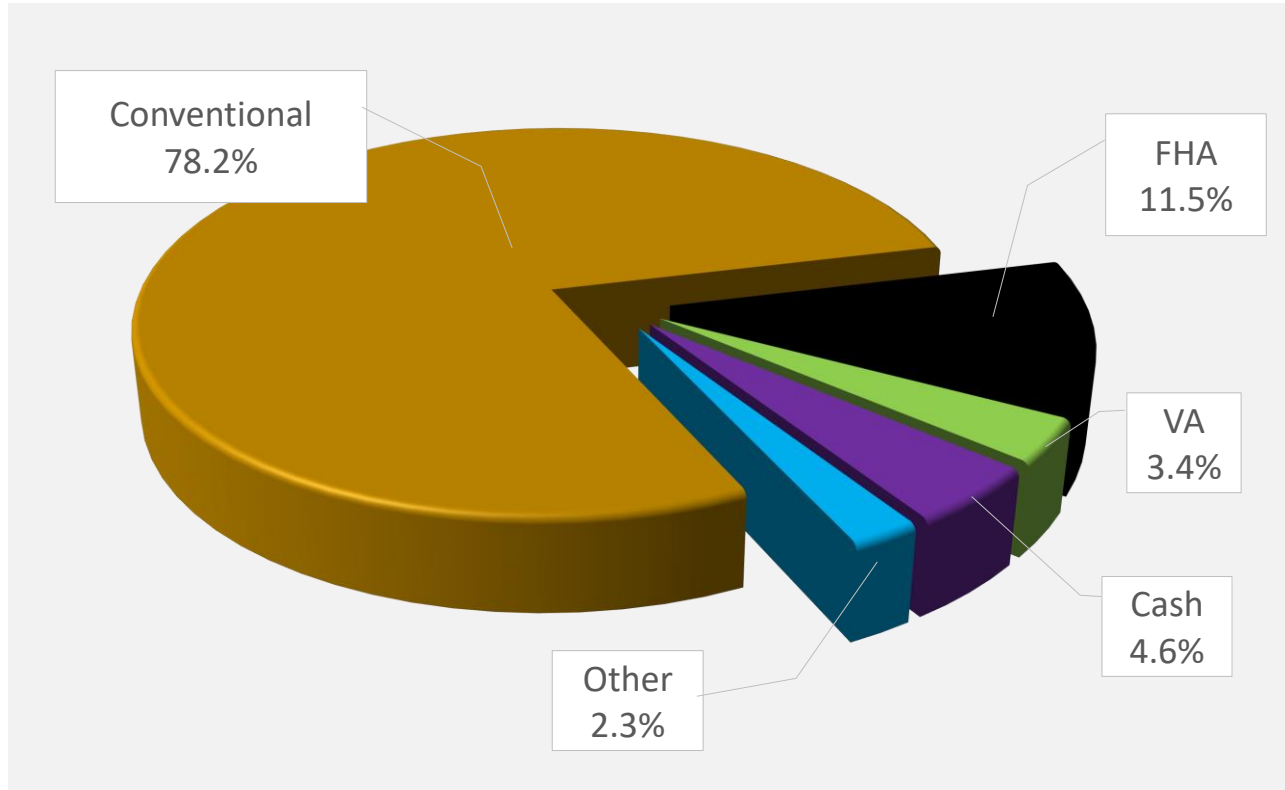
# Pending Homes

57



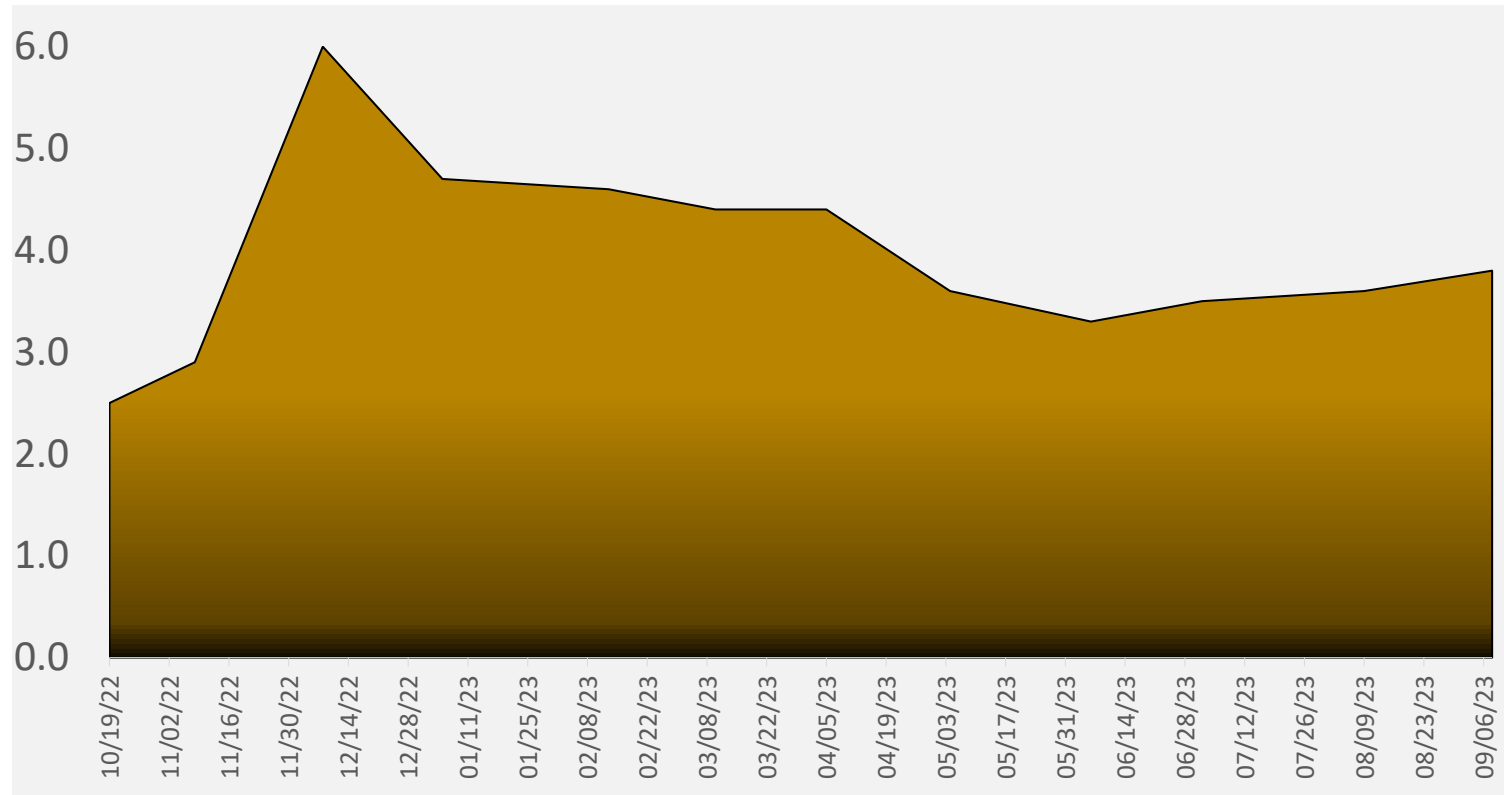


## New Financing Type





## Months of Remaining Inventory





# State of the Market

## MARKET TIMING:

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

**3.8** 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:  
**7.41%**

**22.22%**

**0**

Available homes are short sales.

**0**

Available homes are bank owned (REO).

**4**

Available homes are vacant (includes REO)

Available homes have had price reductions since being listed

## PENDING HOME STATISTICS:

Short Sale Percentage:  
**0.00%**

REO percentage:  
**0.00%**

**15.79%**

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:

**22**

Homes sold in the past 30 days.

**174**

Homes sold in the past 6 months.

**51**

Homes sold in the past 60 days.

Average price per square foot in the past 30 days.

**\$308.72**

Average selling price in the past 6 months.

**\$695,267**

**2,330**

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

**54.5%**

Homes sold above original listed price in past 30 days.

**99.4%**

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.

**1**

Sold homes that were short sales.

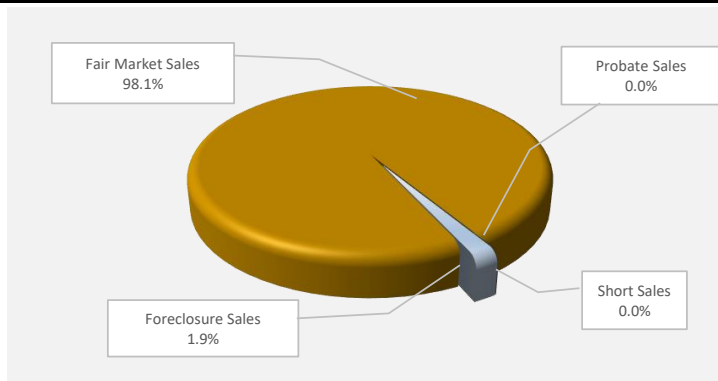
# LATHROP REAL ESTATE SALES SUMMARY

Prepared: 09/08/23

## 54 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	53	98.1%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	1	1.9%
		<b>100.0%</b>

Low	\$ 499,500
Average	\$ 750,875
High	\$ 1,180,000
Average DOM:	54.4



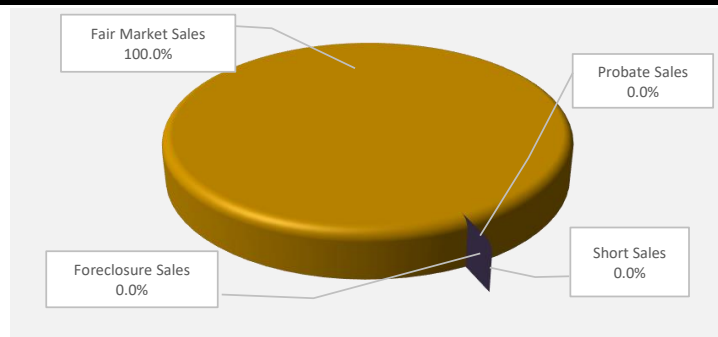
25 Listed in the past 30 days.  
36 Listed in the past 60 days.

Occupancy	Homes	Percentage
Occupied	50	92.6%
Vacant	4	7.4%

## 57 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	57	100.0%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		<b>100.0%</b>

Low	\$ 489,000
Average	\$ 706,164
High	\$ 1,299,999
Average DOM:	27.2

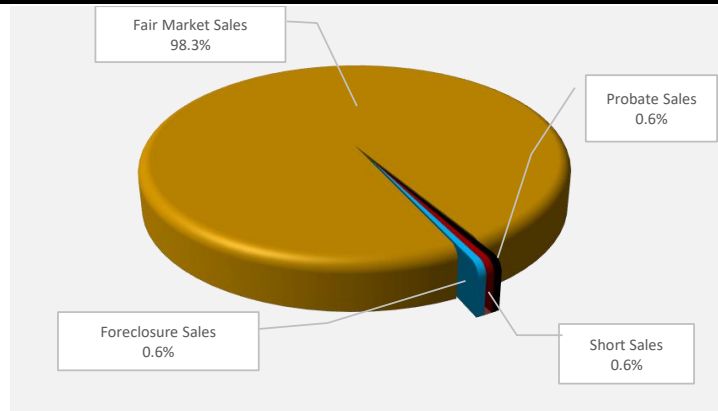


## Sold Homes Summary

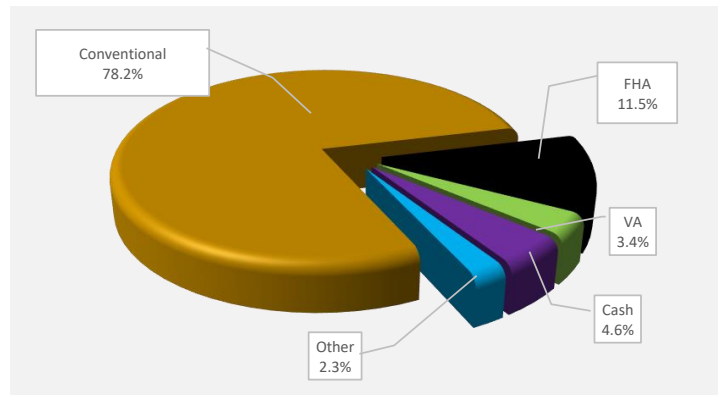
22 Sold in the past 30 days  
51 Sold in the past 60 days  
174 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	171	98.3%
Probate Sales	1	0.6%
Short Sales	1	0.6%
Foreclosure Sales	1	0.6%
		<b>100.0%</b>

Low	\$ 269,000
Average	\$ 704,239
High	\$ 1,250,000
Average DOM:	46.9



New Financing Type	Homes	Percentage
Conventional	136	78.2%
FHA	20	11.5%
VA	6	3.4%
Cash	8	4.6%
Other	4	2.3%
		<b>100.0%</b>





# LATHROP REAL ESTATE SALES SUMMARY

Prepared: 09/08/23		TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to \$424,999	0	0	0	
\$425,000	to \$449,999	0	0	0	
\$450,000	to \$474,999	0	0	0	
\$475,000	to \$499,999	7	2	5	71.43%
\$500,000	to \$524,999	4	4	0	0.00%
\$525,000	to \$549,999	3	0	3	100.00%
\$550,000	to \$574,999	4	1	3	75.00%
\$575,000	to \$599,999	9	6	3	33.33%
\$600,000	to \$624,999	2	0	2	100.00%
\$625,000	to \$649,999	13	5	8	61.54%
\$650,000	to \$674,999	3	0	3	100.00%
\$675,000	to \$699,999	15	8	7	46.67%
\$700,000	to \$724,999	7	5	2	28.57%
\$725,000	to \$749,999	8	3	5	62.50%
\$750,000	to \$774,999	4	2	2	50.00%
\$775,000	to \$799,999	1	0	1	100.00%
\$800,000	to \$824,999	2	1	1	50.00%
\$825,000	to \$849,999	2	0	2	100.00%
\$850,000	to \$874,999	1	1	0	0.00%
\$875,000	to \$899,999	6	3	3	50.00%
\$900,000	to \$924,999	4	2	2	50.00%
\$925,000	to \$949,999	4	2	2	50.00%
\$950,000	to \$974,999	3	3	0	0.00%
\$975,000	to \$999,999	3	2	1	33.33%
\$1,000,000	to \$1,024,999	0	0	0	
\$1,025,000	to \$1,049,999	0	0	0	
\$1,050,000	to \$1,074,999	0	0	0	
\$1,075,000	and up	6	4	2	33.33%
<b>TOTAL</b>		<b>111</b>	<b>54</b>	<b>57</b>	<b>51.35%</b>

## MARKET TIMING:

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3.8 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%

4 Available homes are vacant (includes REO). Vacancy rate: 7.41%

22.22% Available homes have had price reductions since being listed.

## PENDING HOME STATISTICS:

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15.79% Of homes are pending for less than the original asking price.

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