



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



**GOLDEN LION**  
REAL ESTATE, INC.

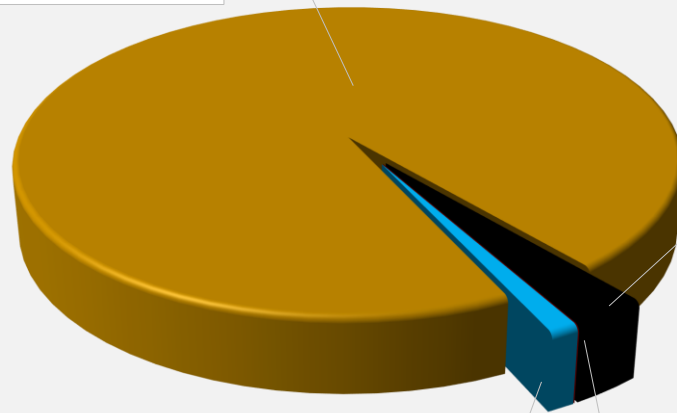
# AUGUST 2023

MODESTO REAL ESTATE SALES REPORT

# Sold Homes Summary

131

Fair Market Sales  
95.7%



Probate Sales  
3.1%

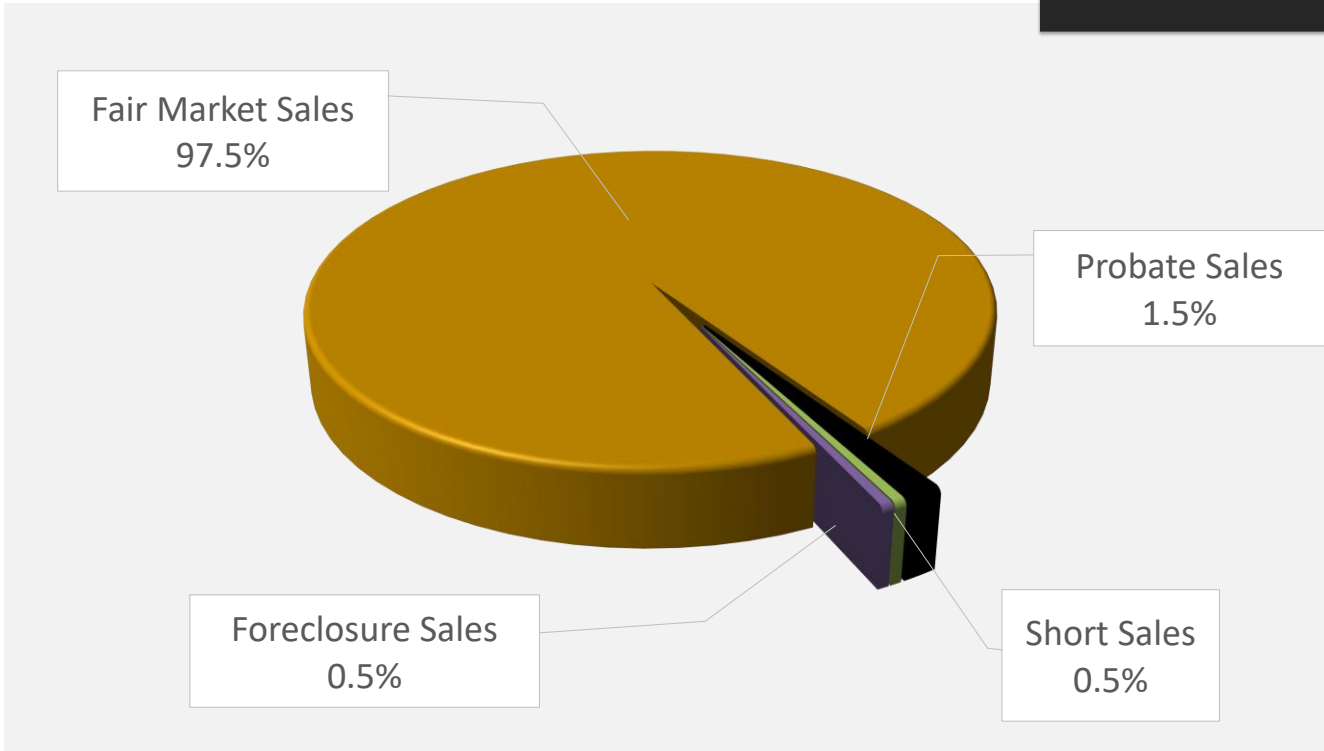
Foreclosure Sales  
1.2%

Short Sales  
0.0%



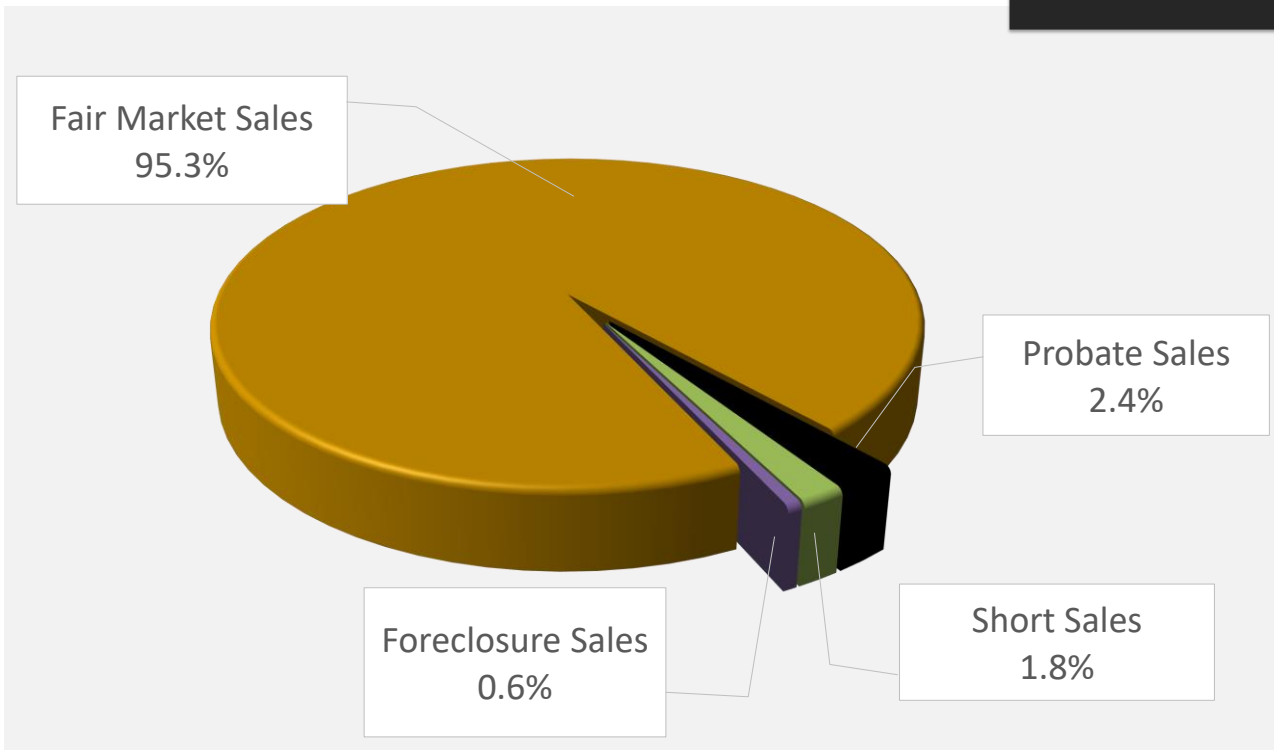
# Available Homes

200

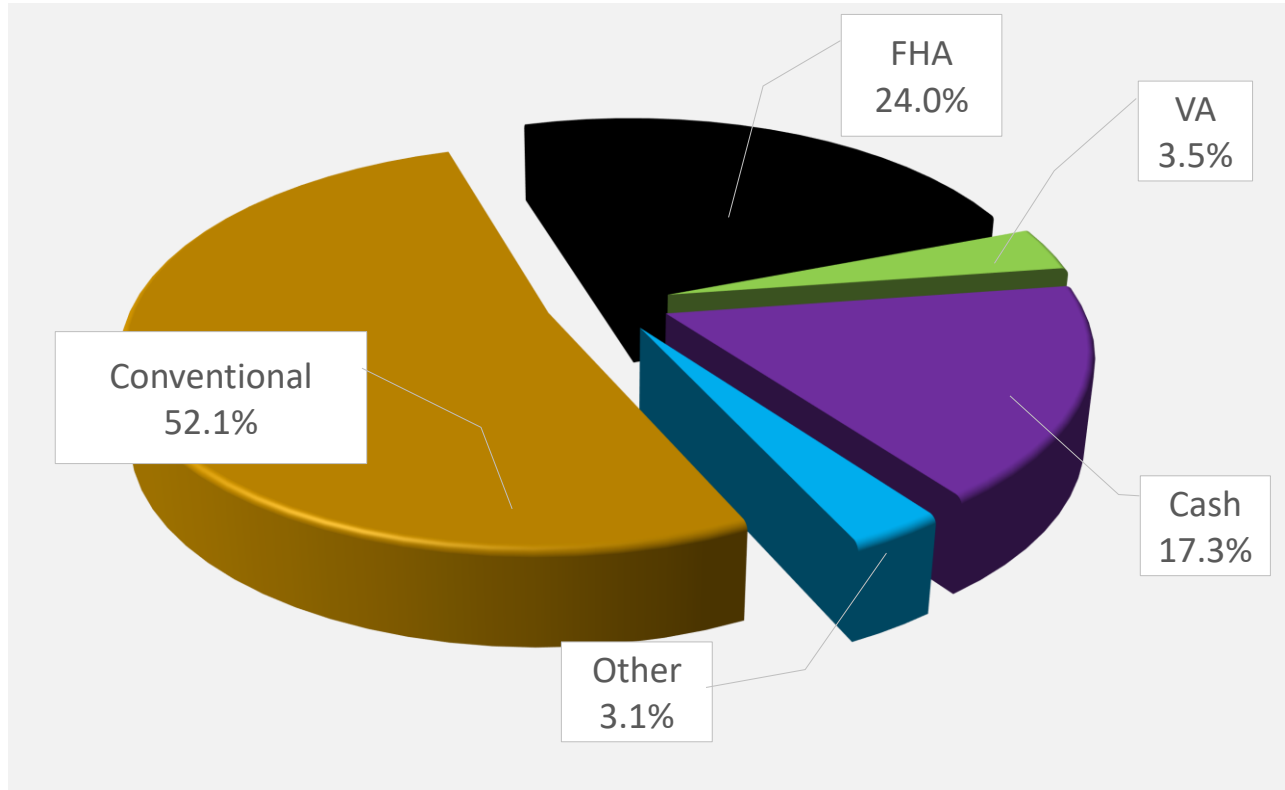


## Pending Homes

170

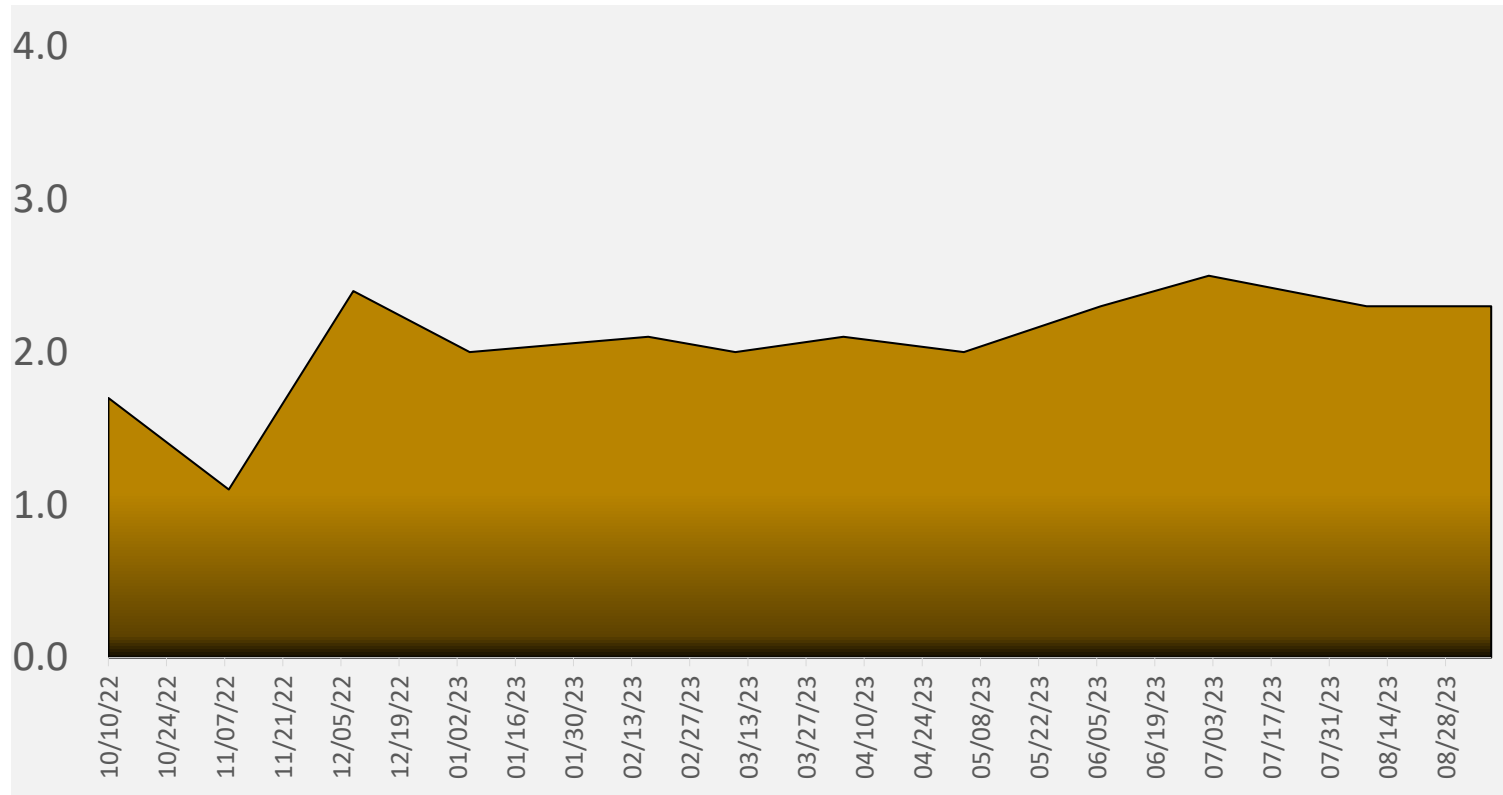


## New Financing Type





# Months of Remaining Inventory





# State of the Market

## MARKET TIMING:

24.7

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:

28.00%

41.50%

Available homes have had price reductions since being listed

0

Available homes are short sales.

0

Available homes are bank owned (REO).

56

Available homes are vacant (includes REO)

## PENDING HOME STATISTICS:

Short Sale Percentage:

1.76%

REO percentage:

0.59%

25.29%

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

3

Pending homes are short sales.

1

Pending homes are bank owned (REO).

200

HOMES FOR SALE

170

HOMES IN ESCROW

## MARKET STATISTICS:

131

Homes sold in the past 30 days.

904

Homes sold in the past 6 months.

310

Homes sold in the past 60 days.

Average price per square foot in the past 30 days.

\$285.66

Average selling price in the past 6 months.

\$456,246

1,652

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

48.1%

Homes sold above original listed price in past 30 days.

99.9%

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.

0

Sold homes that were short sales.

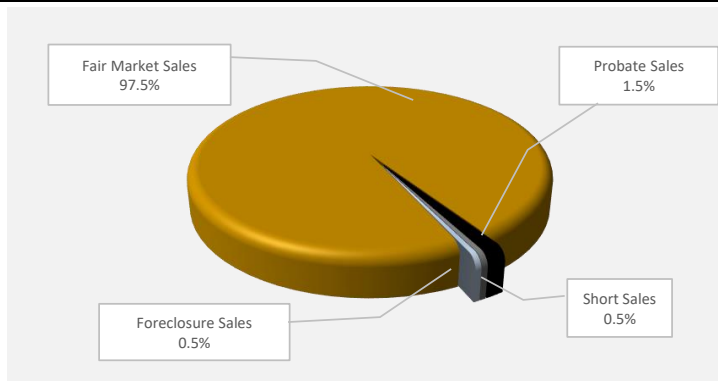
# MODESTO REAL ESTATE SALES SUMMARY

Prepared: 09/08/23

## 200 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	195	97.5%
Probate Sales	3	1.5%
Short Sales	1	0.5%
Foreclosure Sales	1	0.5%
		<b>100.0%</b>

Low	\$ 199,000
Average	\$ 571,943
High	\$ 2,500,000
Average DOM:	44.0



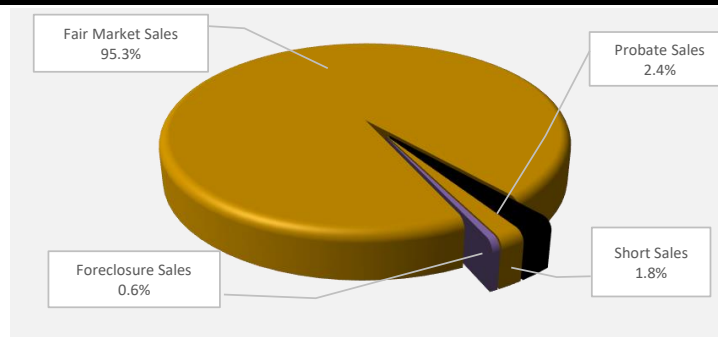
92 Listed in the past 30 days.  
145 Listed in the past 60 days.

Occupancy	Homes	Percentage
Occupied	144	72.0%
Vacant	56	28.0%

## 170 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	162	95.3%
Probate Sales	4	2.4%
Short Sales	3	1.8%
Foreclosure Sales	1	0.6%
		<b>100.0%</b>

Low	\$ 170,000
Average	\$ 473,828
High	\$ 1,600,000
Average DOM:	24.7

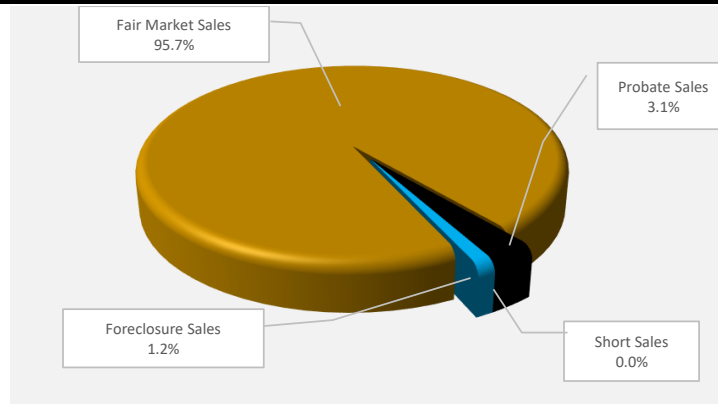


## Sold Homes Summary

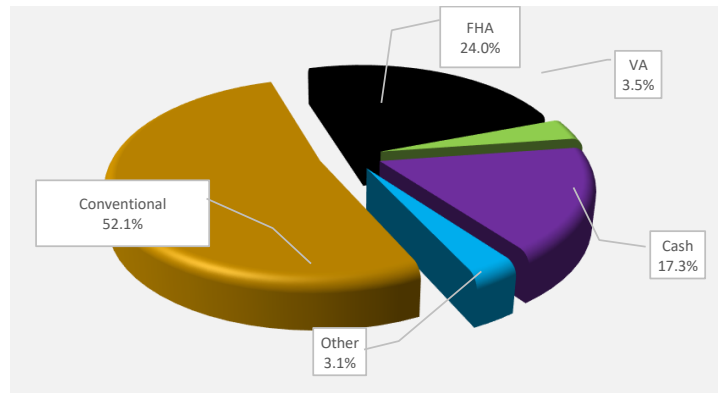
131 Sold in the past 30 days  
310 Sold in the past 60 days  
904 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	865	95.7%
Probate Sales	28	3.1%
Short Sales	0	0.0%
Foreclosure Sales	11	1.2%
		<b>100.0%</b>

Low	\$ 70,000
Average	\$ 455,475
High	\$ 2,950,000
Average DOM:	23.6



New Financing Type	Homes	Percentage
Conventional	471	52.1%
FHA	217	24.0%
VA	32	3.5%
Cash	156	17.3%
Other	28	3.1%
		<b>100.0%</b>





# MODESTO REAL ESTATE SALES SUMMARY

Prepared: 09/08/23		TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to \$224,999	6	4	2	33.33%
\$225,000	to \$249,999	1	0	1	100.00%
\$250,000	to \$274,999	10	6	4	40.00%
\$275,000	to \$299,999	18	13	5	27.78%
\$300,000	to \$324,999	11	5	6	54.55%
\$325,000	to \$349,999	11	2	9	81.82%
\$350,000	to \$374,999	15	4	11	73.33%
\$375,000	to \$399,999	30	12	18	60.00%
\$400,000	to \$424,999	21	8	13	61.90%
\$425,000	to \$449,999	40	17	23	57.50%
\$450,000	to \$474,999	27	17	10	37.04%
\$475,000	to \$499,999	33	18	15	45.45%
\$500,000	to \$524,999	19	12	7	36.84%
\$525,000	to \$549,999	17	10	7	41.18%
\$550,000	to \$574,999	17	10	7	41.18%
\$575,000	to \$599,999	22	12	10	45.45%
\$600,000	to \$624,999	6	6	0	0.00%
\$625,000	to \$649,999	6	4	2	33.33%
\$650,000	to \$674,999	6	2	4	66.67%
\$675,000	to \$699,999	7	4	3	42.86%
\$700,000	to \$724,999	4	3	1	25.00%
\$725,000	to \$749,999	7	5	2	28.57%
\$750,000	to \$774,999	2	0	2	100.00%
\$775,000	to \$799,999	4	3	1	25.00%
\$800,000	to \$824,999	1	0	1	100.00%
\$825,000	and up	29	23	6	20.69%
<b>TOTAL</b>		<b>370</b>	<b>200</b>	<b>170</b>	<b>45.95%</b>

## MARKET TIMING:

**24.7** 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%

**56** Available homes are vacant (includes REO). Vacancy rate: 28.00%

**41.50%** Available homes have had price reductions since being listed.

## PENDING HOME STATISTICS:

**3** Pending homes are short sales. Short Sale Percentage: 1.76%

**1** Pending homes are bank owned (REO). REO percentage: 0.59%

**25.29%** Of homes are pending for less than the original asking price.

## MARKET STATISTICS:

**131** Homes sold in the past 30 days.

**\$456,246** Average selling price in the past 6 months.

**\$285.66** Average price per square foot in the past 30 days.

**1,652** Average square footage for home sold in the past 30 days.

**48.1%** Homes sold above original listed price in past 30 days.

**99.9%** Average Asked to Sold Ratio in the past 30 days.

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

**310** Homes sold in the past 60 days.

**904** Homes sold in the past 6 months.

**0** Sold homes that were short sales. Short Sale Percentage: 0.00%

**11** Sold homes that were bank owned. REO percentage: 1.22%