



**SCAN CODE**

To view the video  
SALES REPORT



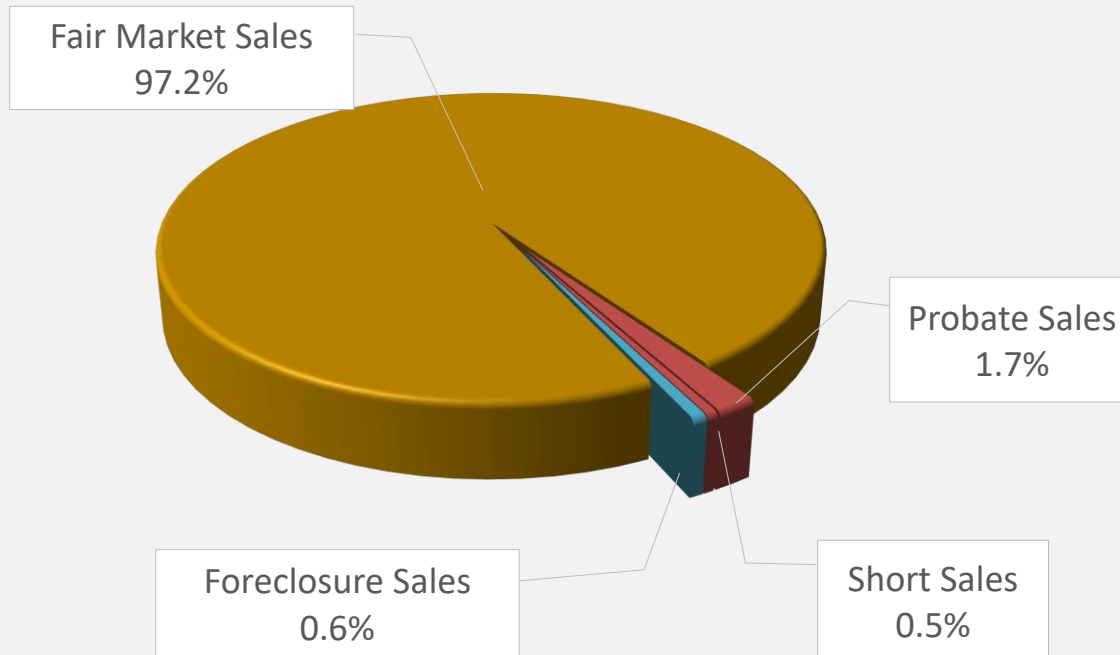
**GOLDEN LION**  
REAL ESTATE, INC.

# AUGUST 2023

STOCKTON REAL ESTATE SALES

# Sold Homes Summary

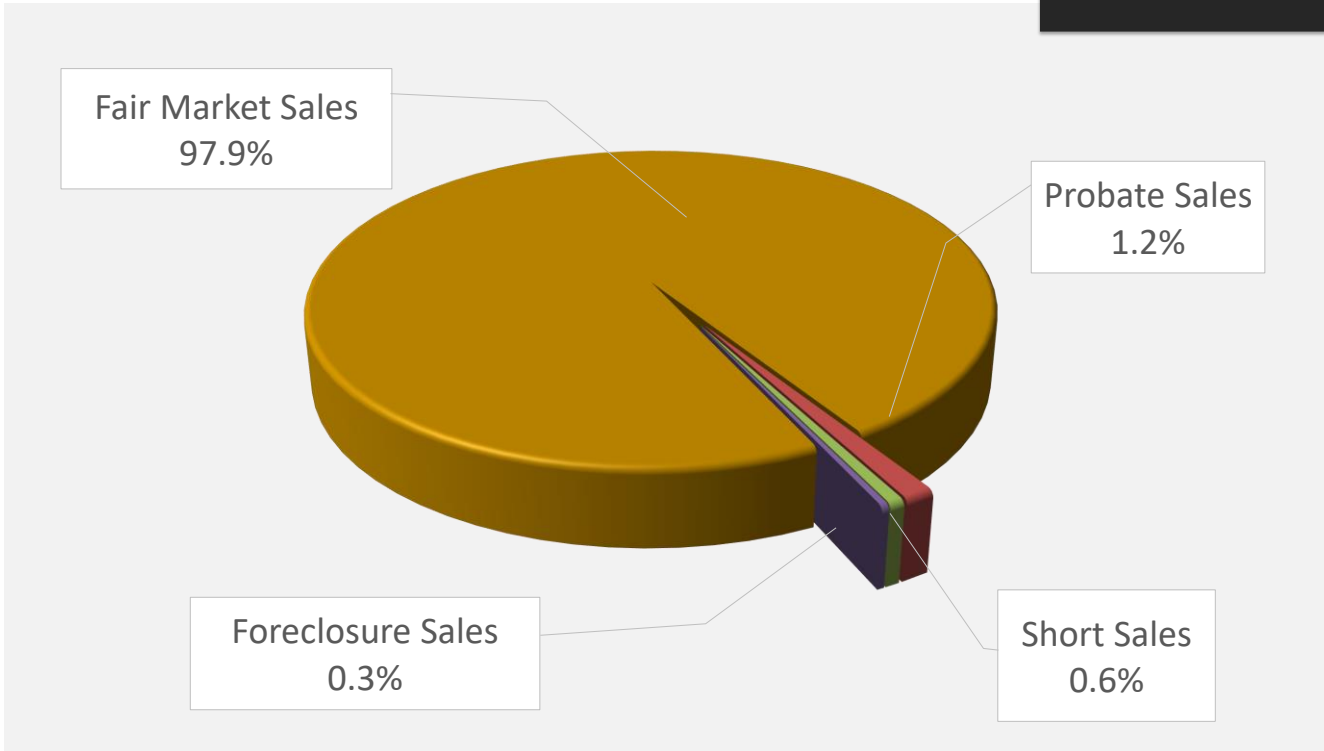
187





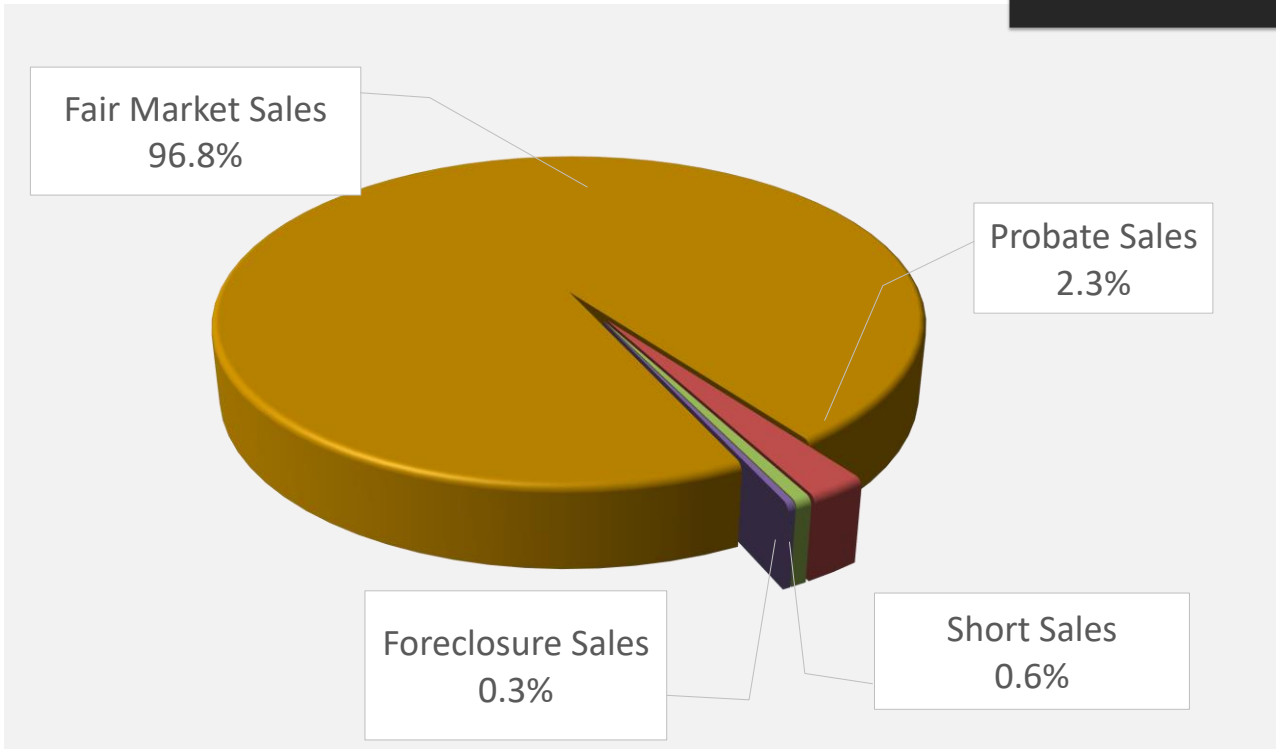
# Available Homes

326

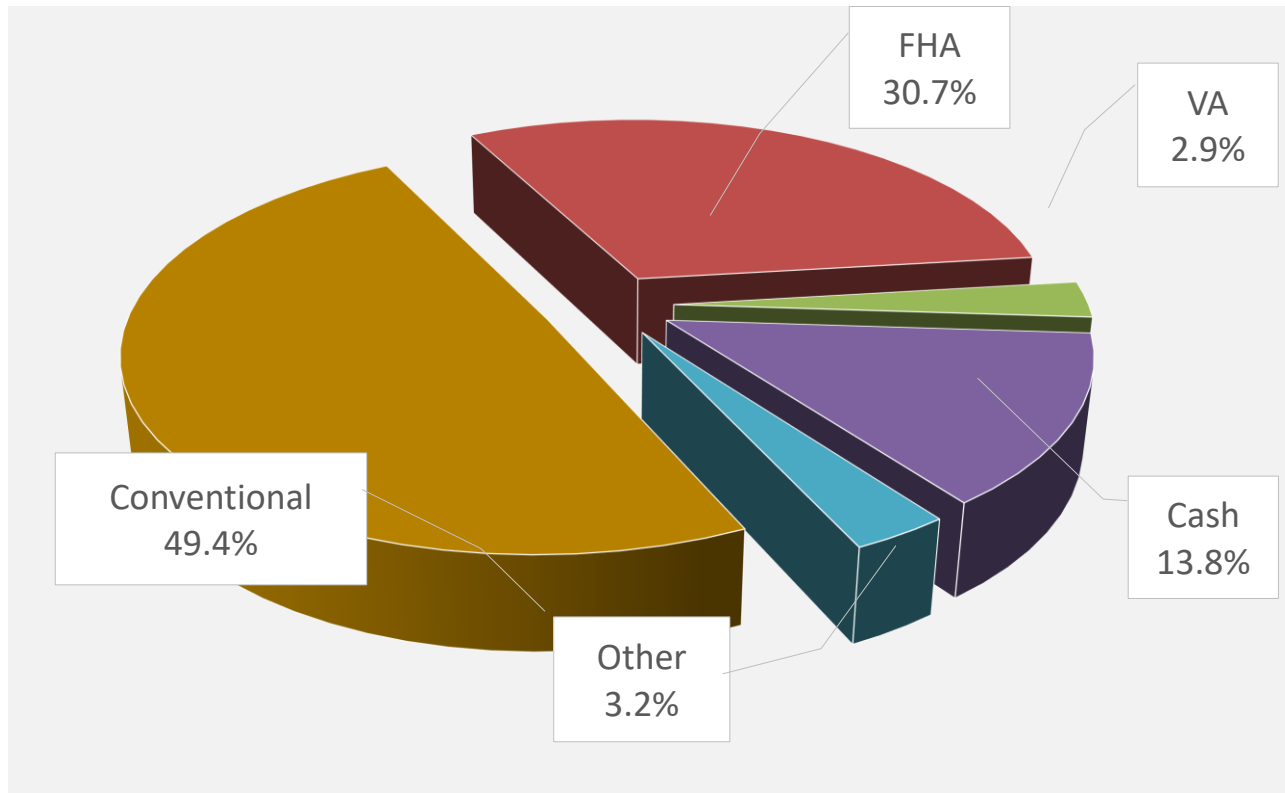


# Pending Homes

309

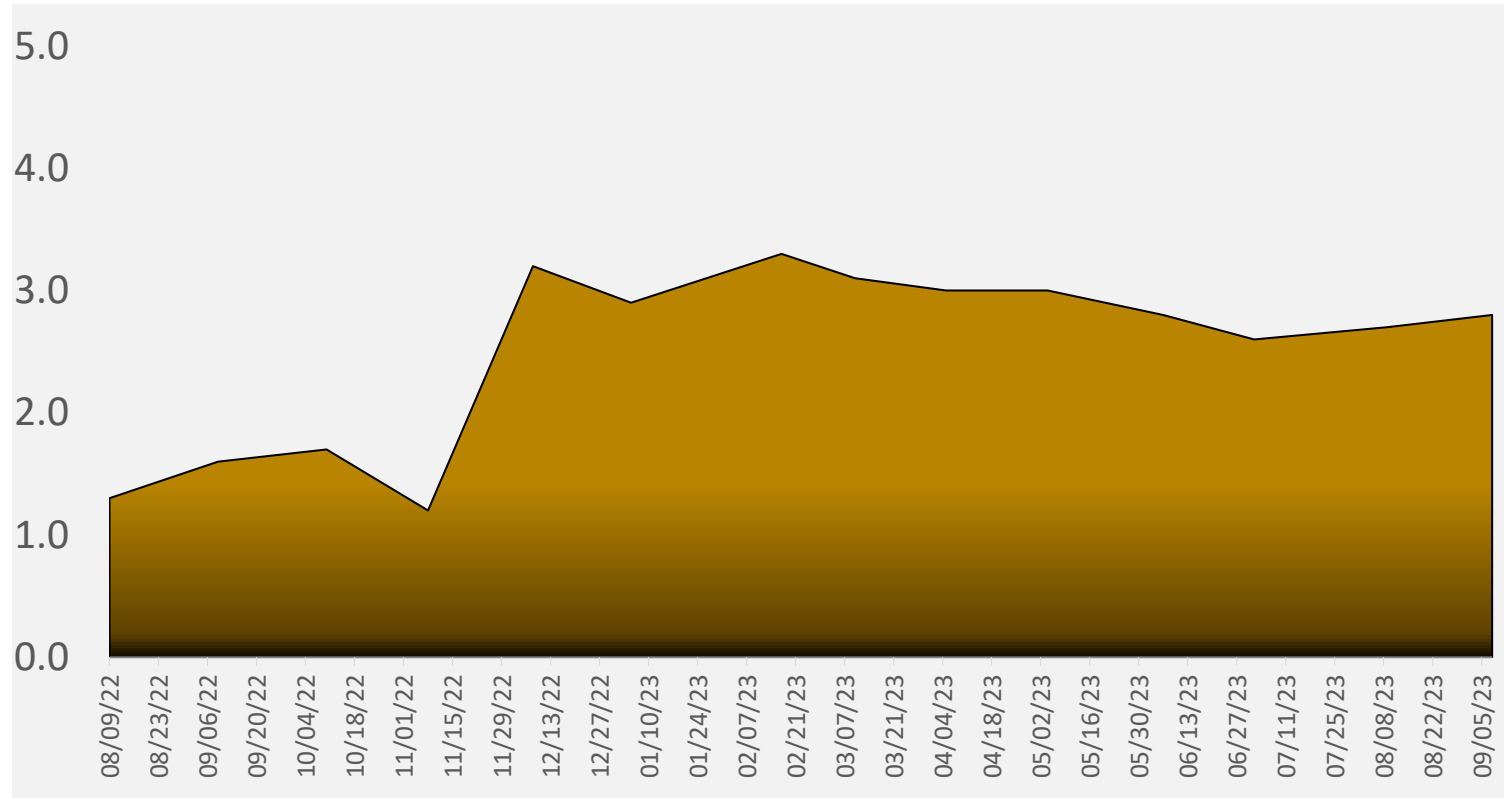


## New Financing Type





# Months of Remaining Inventory





# State of the Market

## MARKET TIMING:

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

**2.8** 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:  
**26.69%**

**32.82%**

**0**  
Available homes are short sales.

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

**87**  
Available homes are vacant (Includes REO)

Available homes have had price reductions since being listed

## PENDING HOME STATISTICS:

Short Sale Percentage:  
**0.65%**

REO percentage:  
**0.32%**

**21.36%**

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

**2**  
Pending homes are short sales.

**1**  
Pending homes are bank owned (REO).

**326** HOMES FOR SALE

**309** HOMES IN ESCROW

## MARKET STATISTICS:

**187**  
Homes sold in the past 30 days.

**1,268**  
Homes sold in the past 6 months.

**397**  
Homes sold in the past 60 days.

Average price per square foot in the past 30 days.  
**\$273.97**

Average selling price in the past 6 months.  
**\$448,540**

**1,678**  
Average square footage for home sold in the past 30 days.

**47.6%** Homes sold above original listed price in past 30 days.

**99.6%** Average Asked to Sold Ratio in the past 30 days.

**100.0%** Median Asked to Sold Ratio

**8** Sold homes that were bank owned.

**6** Sold homes that were short

# STOCKTON REAL ESTATE SALES SUMMARY

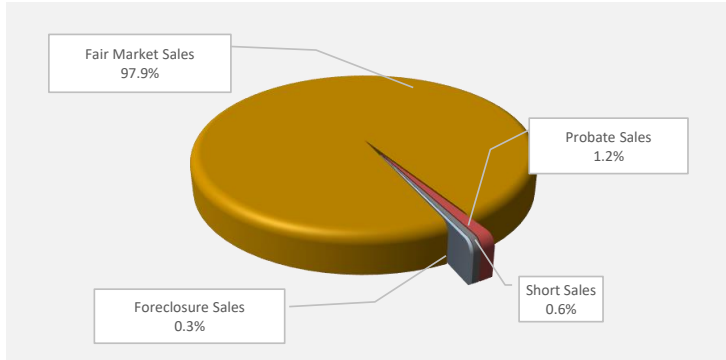
Prepared: 09/08/23

## 326 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	319	97.9%
Probate Sales	4	1.2%
Short Sales	2	0.6%
Foreclosure Sales	1	0.3%
		<b>100.0%</b>

Low	\$	169,950
Average	\$	530,452
High	\$	3,400,000
Average DOM:		47.0

Occupancy	Homes	Percentage
Occupied	239	73.3%
Vacant	87	26.7%

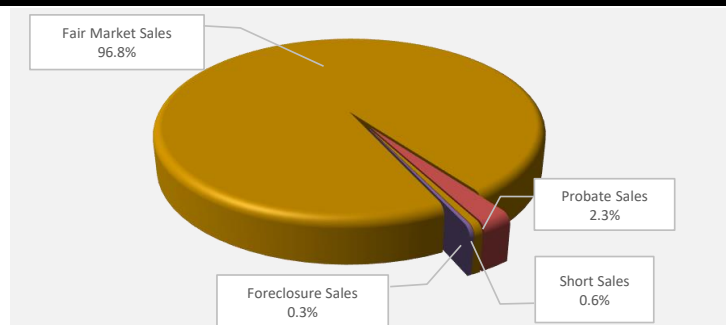


153 Listed in the past 30 days.  
220 Listed in the past 60 days.

## 309 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	299	96.8%
Probate Sales	7	2.3%
Short Sales	2	0.6%
Foreclosure Sales	1	0.3%
		<b>100.0%</b>

Low	\$	99,000
Average	\$	467,814
High	\$	2,295,000
Average DOM:		24.4

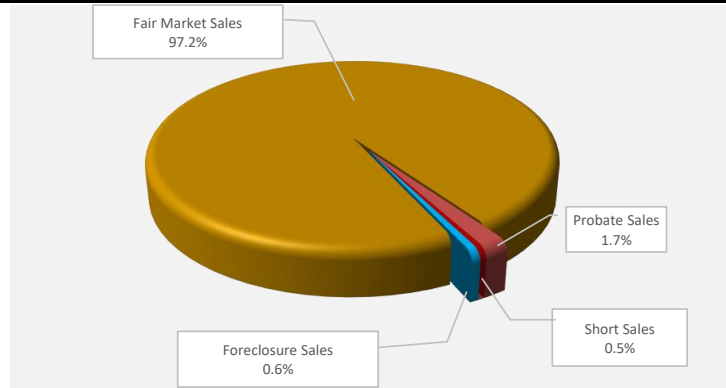


## Sold Homes Summary

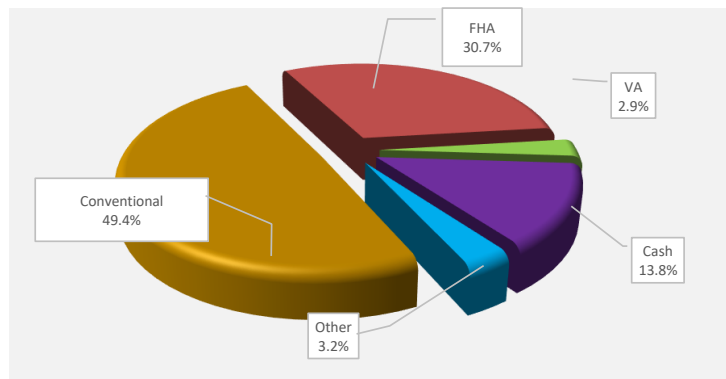
187 Sold in the past 30 days  
397 Sold in the past 60 days  
1,268 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	1,232	97.2%
Probate Sales	22	1.7%
Short Sales	6	0.5%
Foreclosure Sales	8	0.6%
		<b>100.0%</b>

Low	\$	99,500
Average	\$	447,969
High	\$	3,675,000
Average DOM:		31.6



New Financing Type	Homes	Percentage
Conventional	626	49.4%
FHA	389	30.7%
VA	37	2.9%
Cash	175	13.8%
Other	41	3.2%
		<b>100.0%</b>





# STOCKTON REAL ESTATE SALES SUMMARY

Prepared: 09/08/23		TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to \$149,999	5	0	5	100.00%
\$150,000	to \$174,999	6	2	4	66.67%
\$175,000	to \$199,999	8	6	2	25.00%
\$200,000	to \$224,999	6	4	2	33.33%
\$225,000	to \$249,999	6	1	5	83.33%
\$250,000	to \$274,999	9	1	8	88.89%
\$275,000	to \$299,999	30	17	13	43.33%
\$300,000	to \$324,999	15	9	6	40.00%
\$325,000	to \$349,999	36	15	21	58.33%
\$350,000	to \$374,999	25	15	10	40.00%
\$375,000	to \$399,999	60	28	32	53.33%
\$400,000	to \$424,999	24	8	16	66.67%
\$425,000	to \$449,999	46	22	24	52.17%
\$450,000	to \$474,999	42	25	17	40.48%
\$475,000	to \$499,999	64	29	35	54.69%
\$500,000	to \$524,999	35	15	20	57.14%
\$525,000	to \$549,999	41	24	17	41.46%
\$550,000	to \$574,999	39	14	25	64.10%
\$575,000	to \$599,999	28	19	9	32.14%
\$600,000	to \$624,999	14	4	10	71.43%
\$625,000	to \$649,999	21	12	9	42.86%
\$650,000	to \$674,999	10	8	2	20.00%
\$675,000	to \$699,999	10	9	1	10.00%
\$700,000	to \$724,999	7	5	2	28.57%
\$725,000	to \$749,999	5	3	2	40.00%
\$750,000	to \$774,999	6	4	2	33.33%
\$775,000	and up	37	27	10	27.03%
<b>TOTAL</b>		<b>635</b>	<b>326</b>	<b>309</b>	<b>48.66%</b>

## MARKET TIMING:

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- 2.8** 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%
- 87** Available homes are vacant (includes REO). Vacancy rate: 26.69%
- 32.82%** Available homes have had price reductions since being listed.

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