



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



**GOLDEN LION**  
REAL ESTATE, INC.

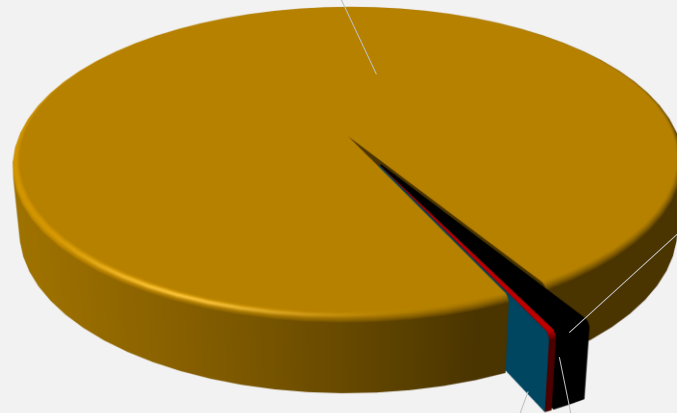
# AUGUST 2023

TRACY REAL ESTATE SALES REPORT

# Sold Homes Summary

43

Fair Market Sales  
98.2%



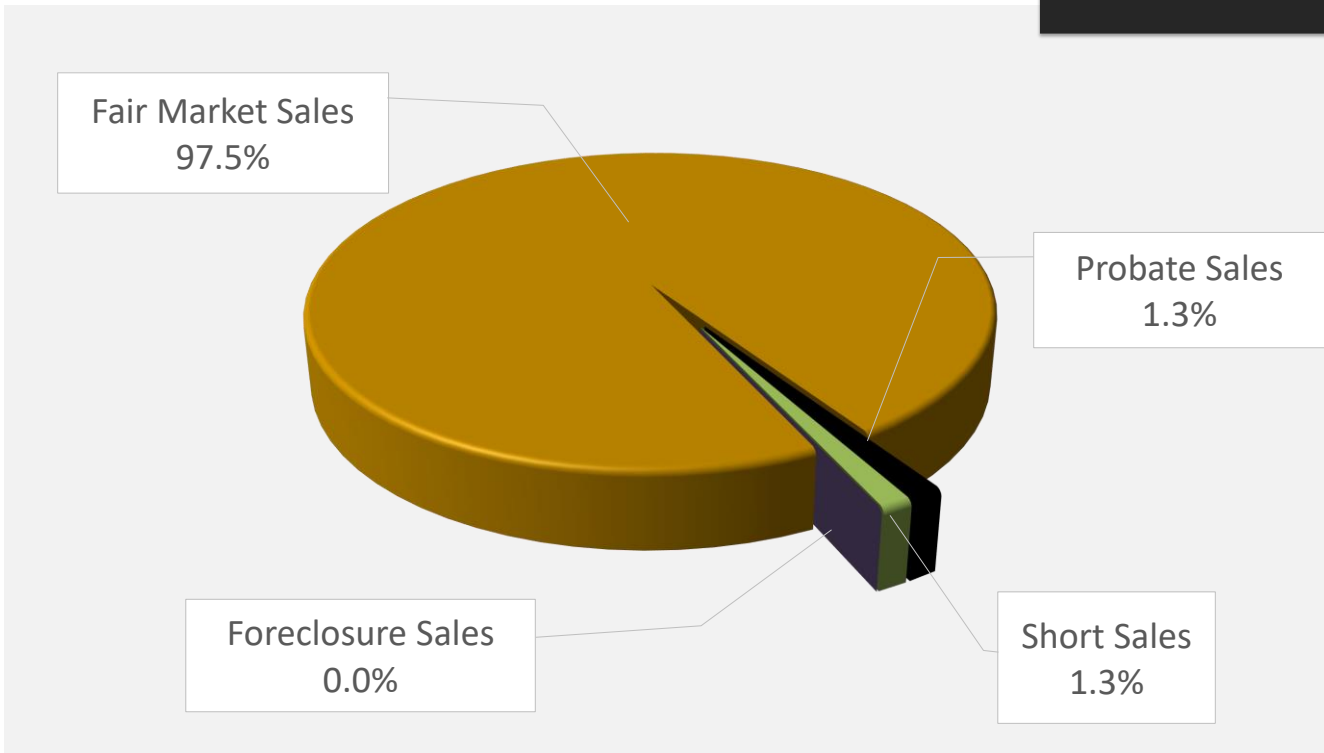
Probate Sales  
1.5%

Foreclosure Sales  
0.0%

Short Sales  
0.3%

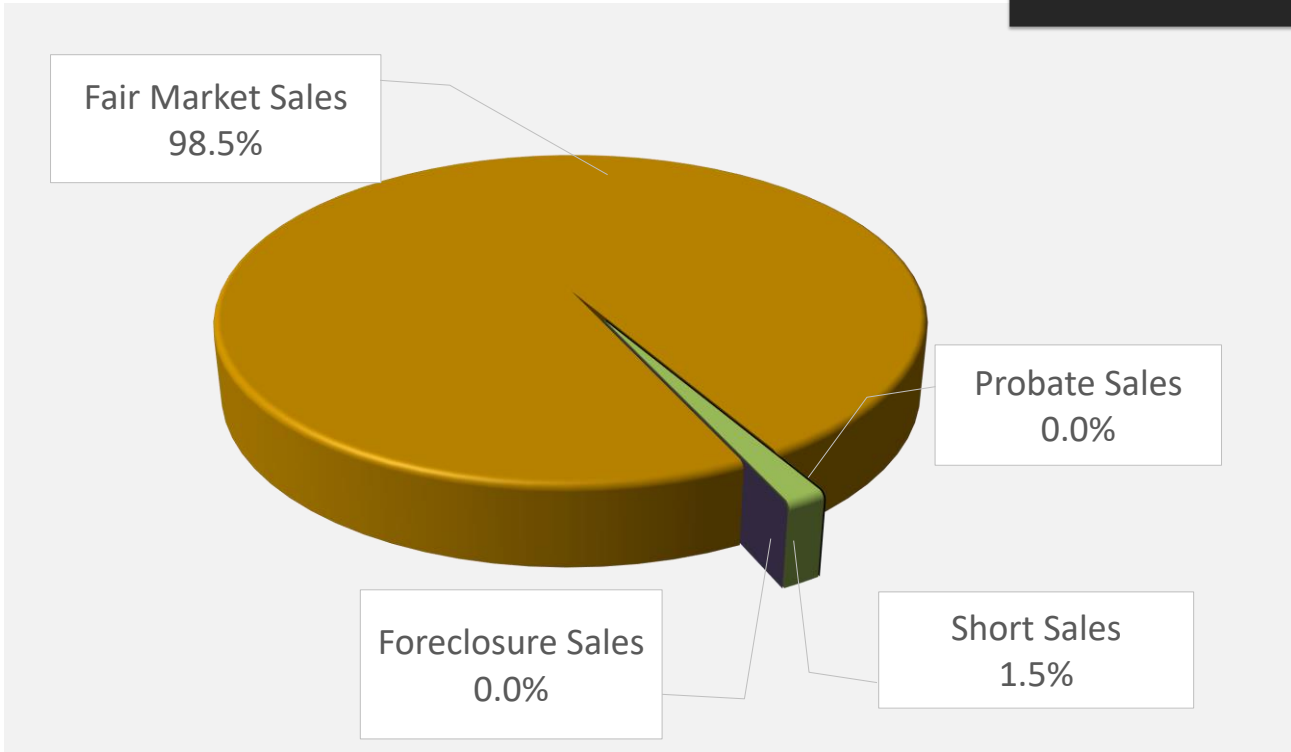
# Available Homes

80

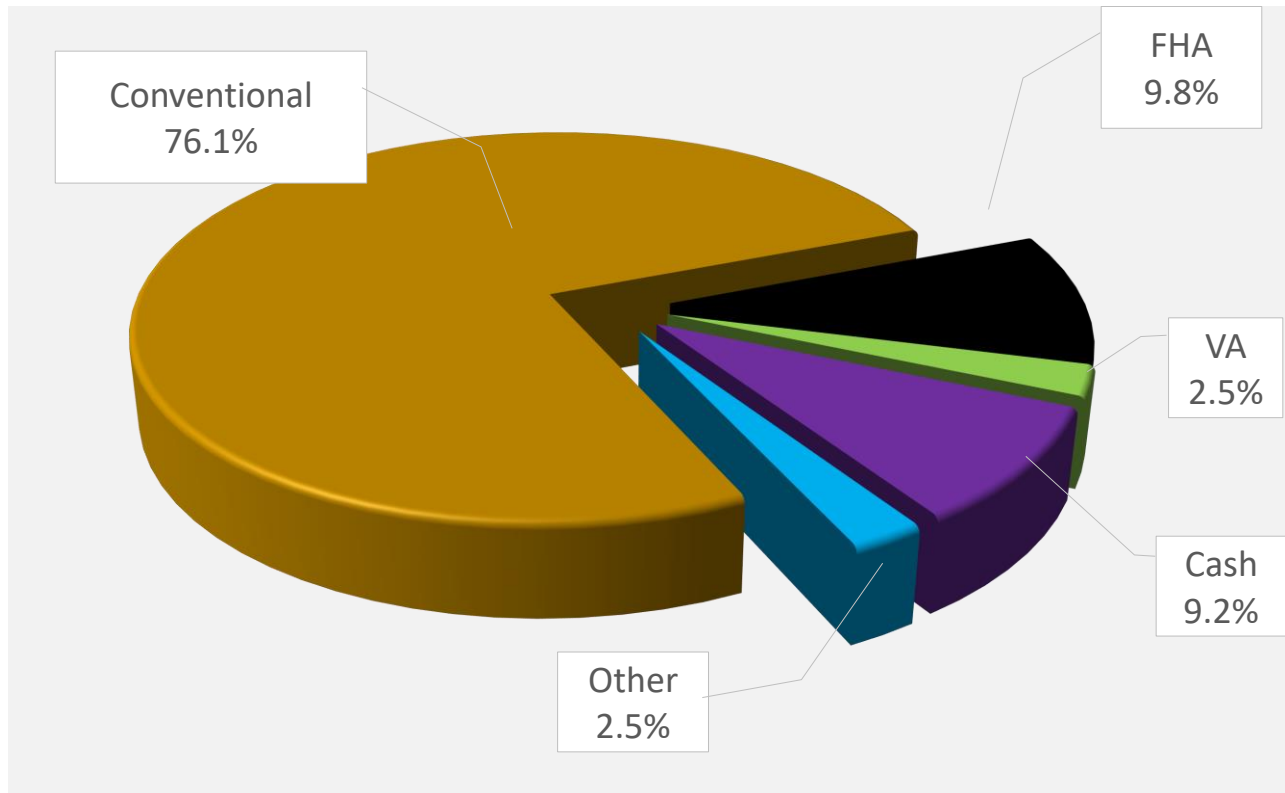


# Pending Homes

65

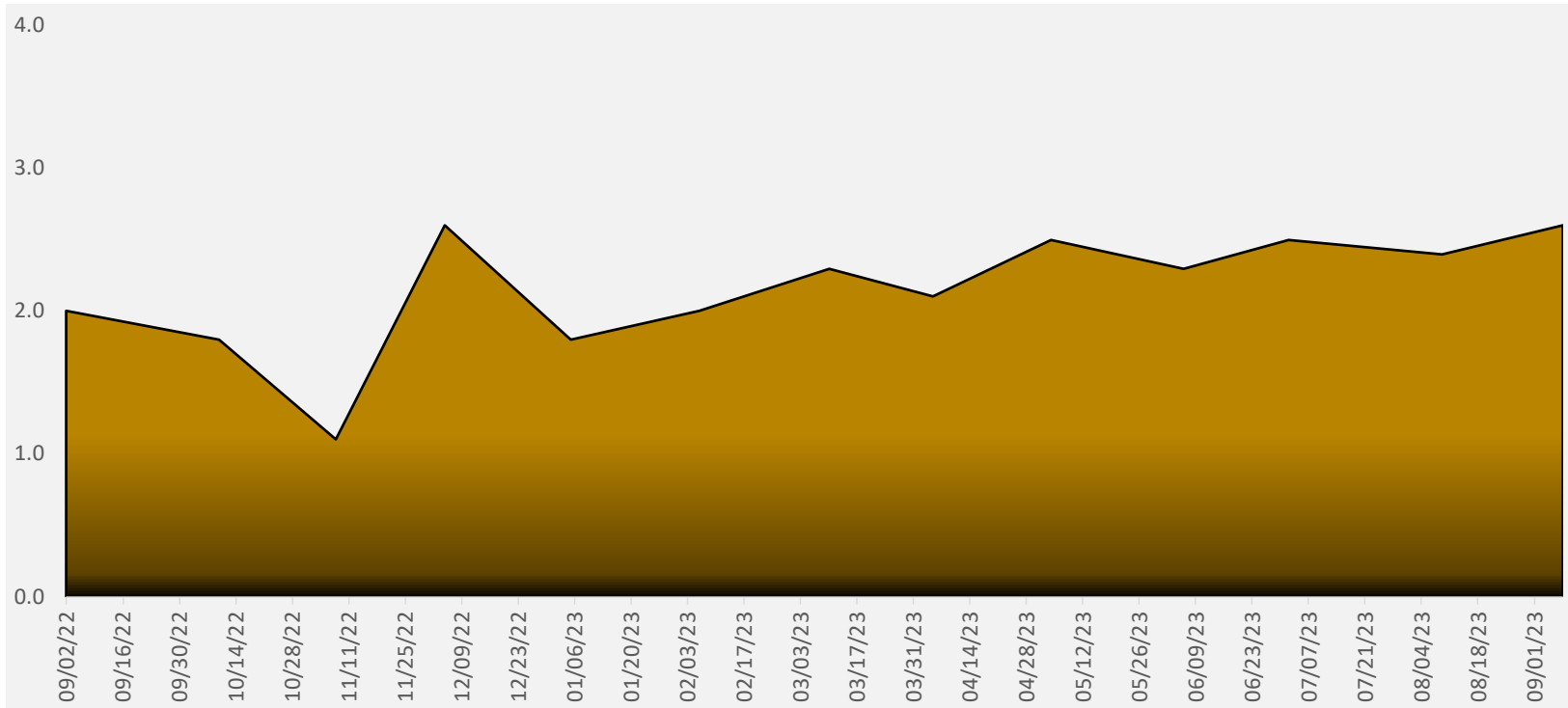


## New Financing Type





# Months of Remaining Inventory





# State of the Market

## MARKET TIMING:

20.9

Average days on market for homes in escrow.

2.6

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:

17.50%

27.50%

Available homes have had price reductions since being listed

0

Available homes are short sales.

0

Available homes are bank owned (REO).

14

Available homes are vacant (includes REO)

## PENDING HOME STATISTICS:

Short Sale Percentage:

1.54%

REO percentage:

0.00%

26.15%

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

1

Pending homes are short sales.

0

Pending homes are bank owned (REO).



## MARKET STATISTICS:

43

Homes sold in the past 30 days.

326

Homes sold in the past 6 months.

101

Homes sold in the past 60 days.

Average price per square foot in the past 30 days.

\$362.77

Average selling price in the past 6 months.

\$718,882

2,083

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

41.9%

Homes sold above original listed price in past 30 days.

98.5%

Average Asked to Sold Ratio in the past 30 days.

99.4%

Median Asked to Sold Ratio in the past 30 days.

0

Sold homes that were bank owned.

1

Sold homes that were short sales.

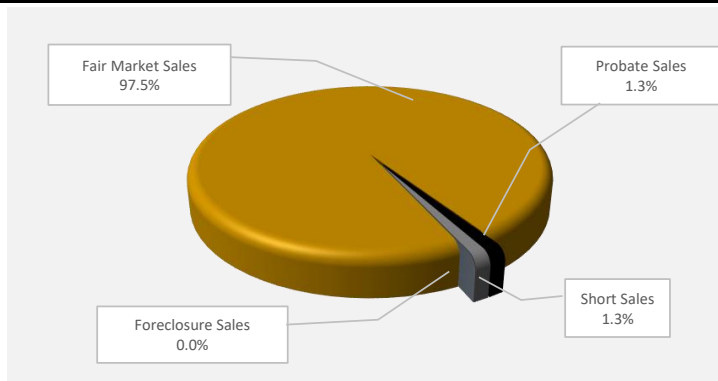
# TRACY REAL ESTATE SALES SUMMARY

Prepared: 09/08/23

## 80 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	78	97.5%
Probate Sales	1	1.3%
Short Sales	1	1.3%
Foreclosure Sales	0	0.0%
		<b>100.0%</b>

Low	\$ 375,000
Average	\$ 807,404
High	\$ 2,232,000
Average DOM:	32.1



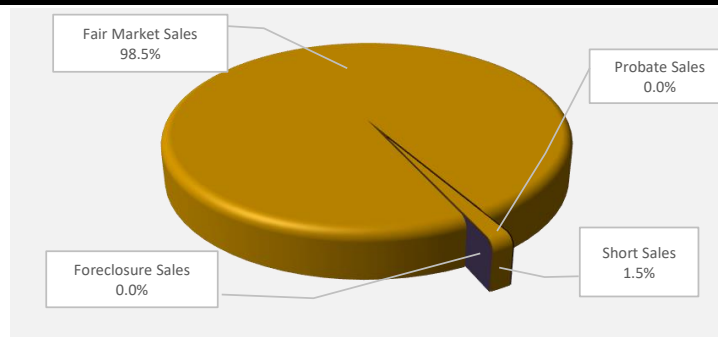
Occupancy	Homes	Percentage
Occupied	66	82.5%
Vacant	14	17.5%

41 Listed in the past 30 days.  
65 Listed in the past 60 days.

## 65 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	64	98.5%
Probate Sales	0	0.0%
Short Sales	1	1.5%
Foreclosure Sales	0	0.0%
		<b>100.0%</b>

Low	\$ 355,000
Average	\$ 800,440
High	\$ 1,950,000
Average DOM:	20.9

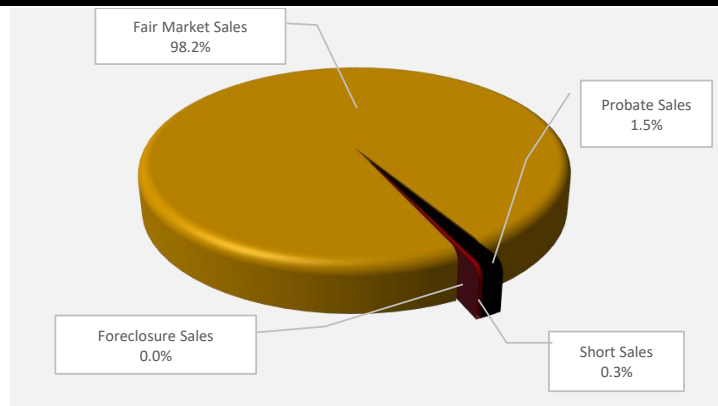


## Sold Homes Summary

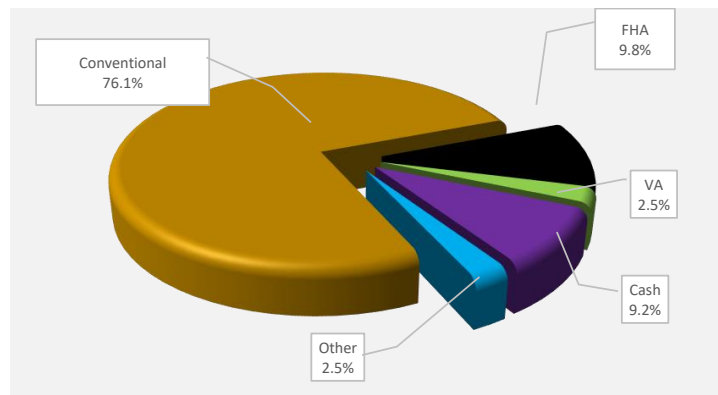
43 Sold in the past 30 days  
101 Sold in the past 60 days  
326 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	320	98.2%
Probate Sales	5	1.5%
Short Sales	1	0.3%
Foreclosure Sales	0	0.0%
		<b>100.0%</b>

Low	\$ 300,000
Average	\$ 721,190
High	\$ 2,098,888
Average DOM:	24.3



New Financing Type	Homes	Percentage
Conventional	248	76.1%
FHA	32	9.8%
VA	8	2.5%
Cash	30	9.2%
Other	8	2.5%
		<b>100.0%</b>





# TRACY REAL ESTATE SALES SUMMARY

Prepared: 09/08/23						
PRICE RANGE			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to	\$524,999	11	4	7	63.64%
\$525,000	to	\$549,999	6	3	3	50.00%
\$550,000	to	\$574,999	0	0	0	
\$575,000	to	\$599,999	8	7	1	12.50%
\$600,000	to	\$624,999	8	2	6	75.00%
\$625,000	to	\$649,999	11	6	5	45.45%
\$650,000	to	\$674,999	6	5	1	16.67%
\$675,000	to	\$699,999	8	5	3	37.50%
\$700,000	to	\$724,999	2	2	0	0.00%
\$725,000	to	\$749,999	10	5	5	50.00%
\$750,000	to	\$774,999	5	3	2	40.00%
\$775,000	to	\$799,999	9	5	4	44.44%
\$800,000	to	\$824,999	5	2	3	60.00%
\$825,000	to	\$849,999	5	3	2	40.00%
\$850,000	to	\$874,999	4	2	2	50.00%
\$875,000	to	\$899,999	6	4	2	33.33%
\$900,000	to	\$924,999	2	1	1	50.00%
\$925,000	to	\$949,999	7	4	3	42.86%
\$950,000	to	\$974,999	5	2	3	60.00%
\$975,000	to	\$999,999	3	1	2	66.67%
\$1,000,000	to	\$1,024,999	1	0	1	100.00%
\$1,025,000	and up		23	14	9	39.13%
<b>TOTAL</b>			<b>145</b>	<b>80</b>	<b>65</b>	<b>44.83%</b>

## MARKET TIMING:

20.9 Average days on market for homes in escrow.

2.6 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%

14 Available homes are vacant (includes REO). Vacancy rate: 17.50%

27.50% Available homes have had price reductions since being listed.

## PENDING HOME STATISTICS:

1 Pending homes are short sales. Short Sale Percentage: 1.54%

0 Pending homes are bank owned (REO). REO percentage: 0.00%

26.15% Of homes are pending for less than the original asking price.

## MARKET STATISTICS:

43 Homes sold in the past 30 days.

\$718,882 Average selling price in the past 6 months.

\$362.77 Average price per square foot in the past 30 days.

2,083 Average square footage for home sold in the past 30 days.

41.9% Homes sold above original listed price in past 30 days.

98.5% Average Asked to Sold Ratio in the past 30 days.

99.4% Median Asked to Sold Ratio in the past 30 days.

101 Homes sold in the past 60 days.

326 Homes sold in the past 6 months.

1 Sold homes that were short sales. Short Sale Percentage: 0.31%

0 Sold homes that were bank owned. REO percentage: 0.00%