



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

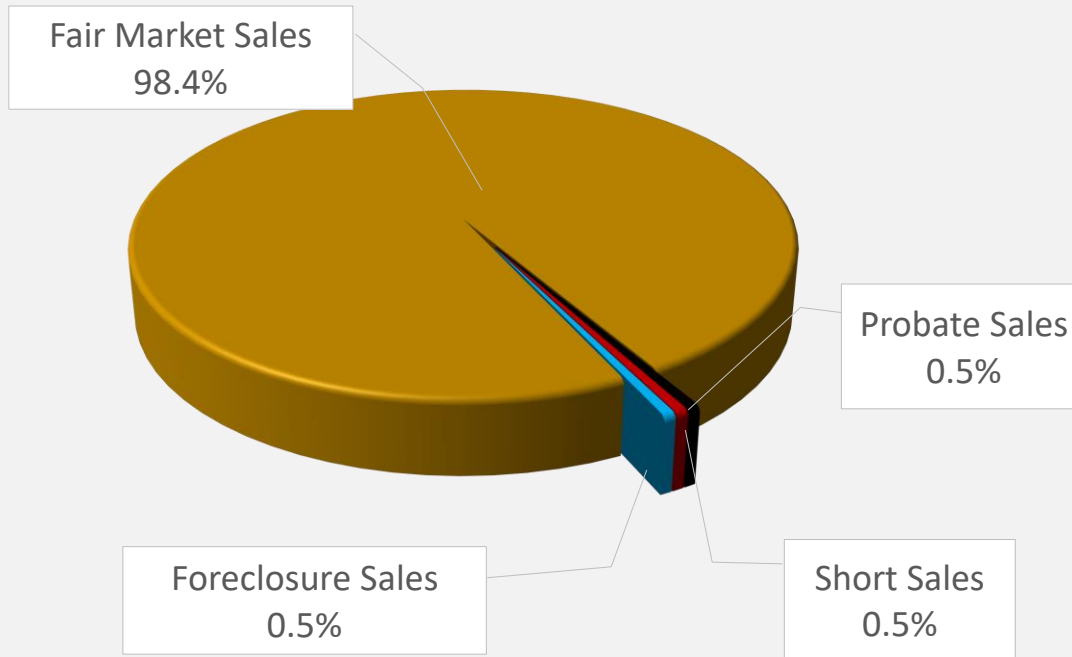


**JULY 2023**

LATHROP REAL ESTATE SALES

# Sold Homes Summary

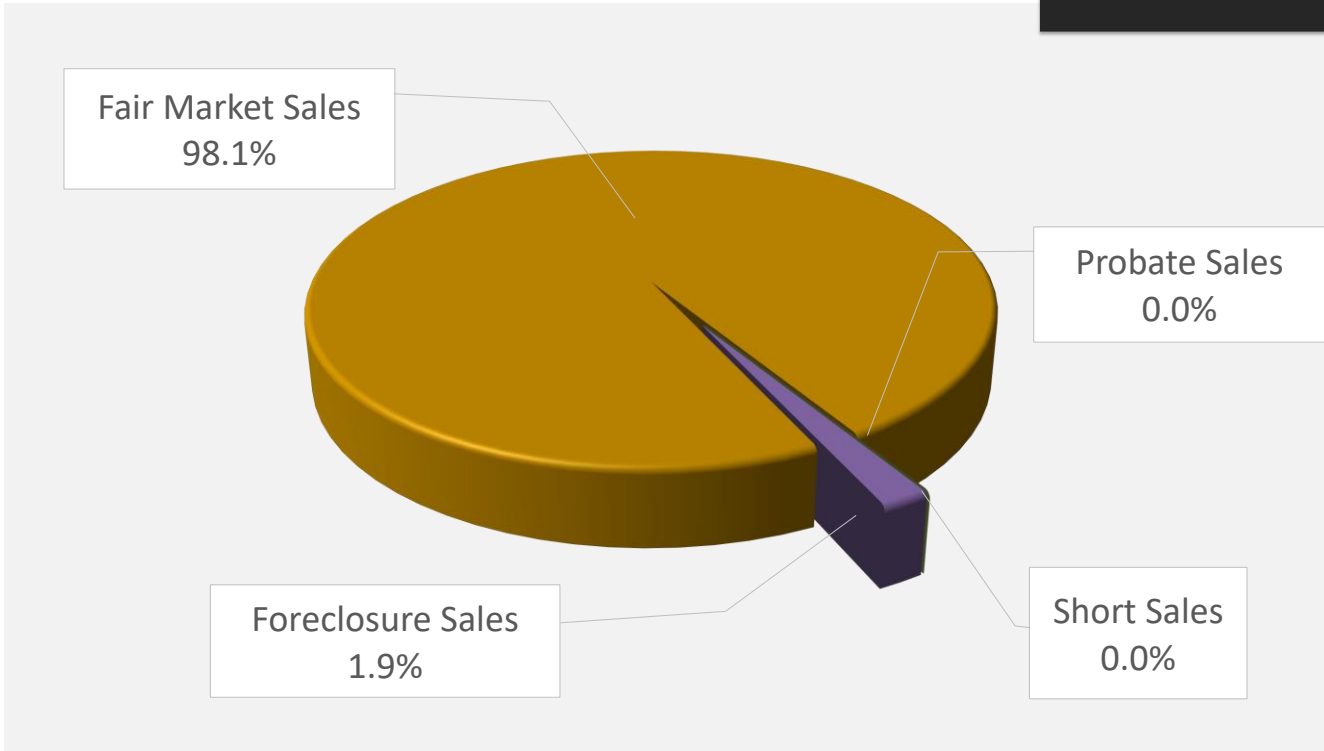
28





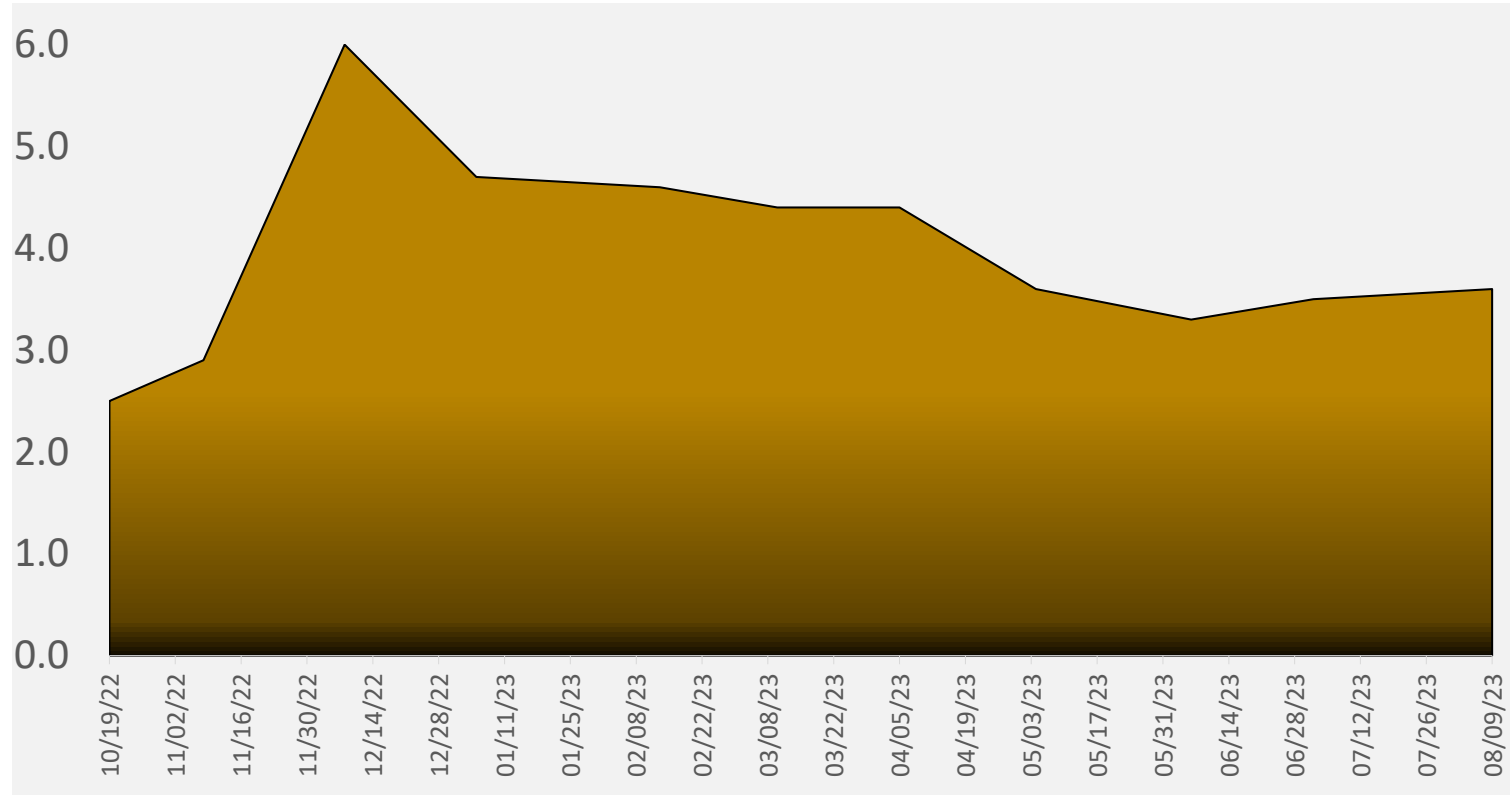
# Available Homes

52





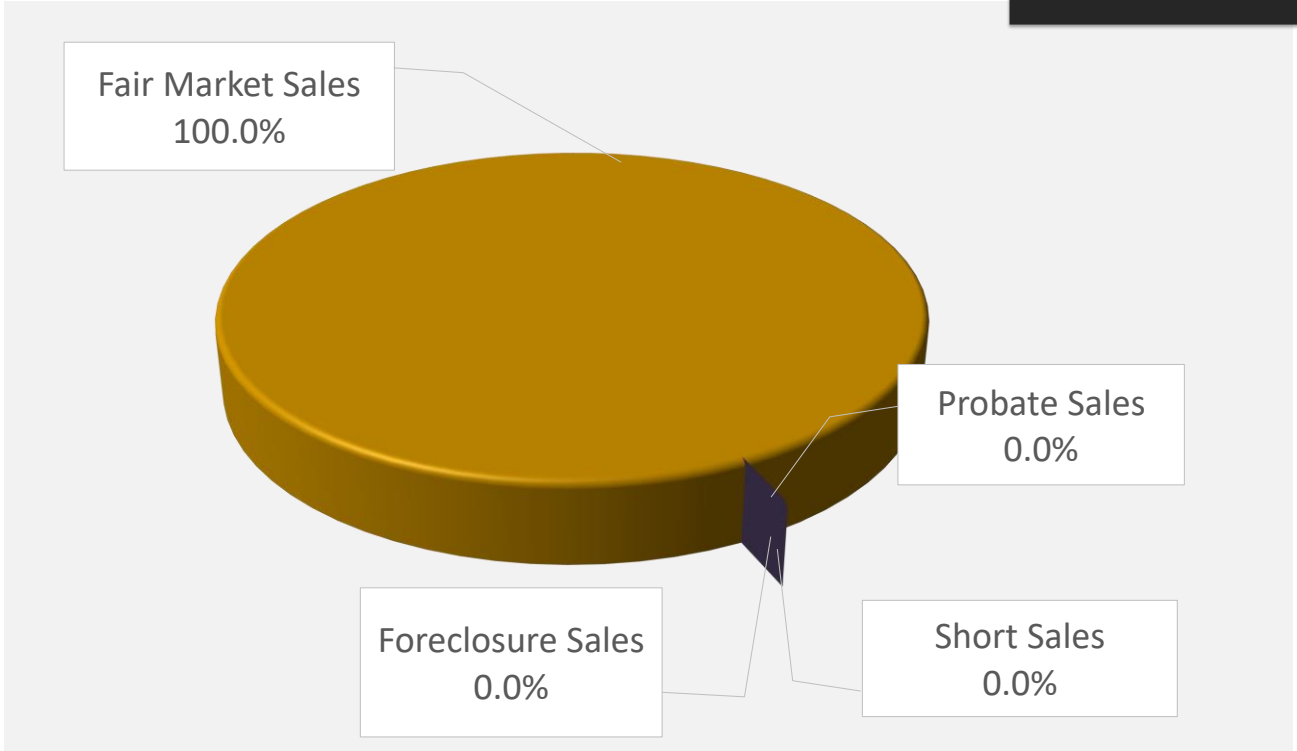
# Months of Remaining Inventory





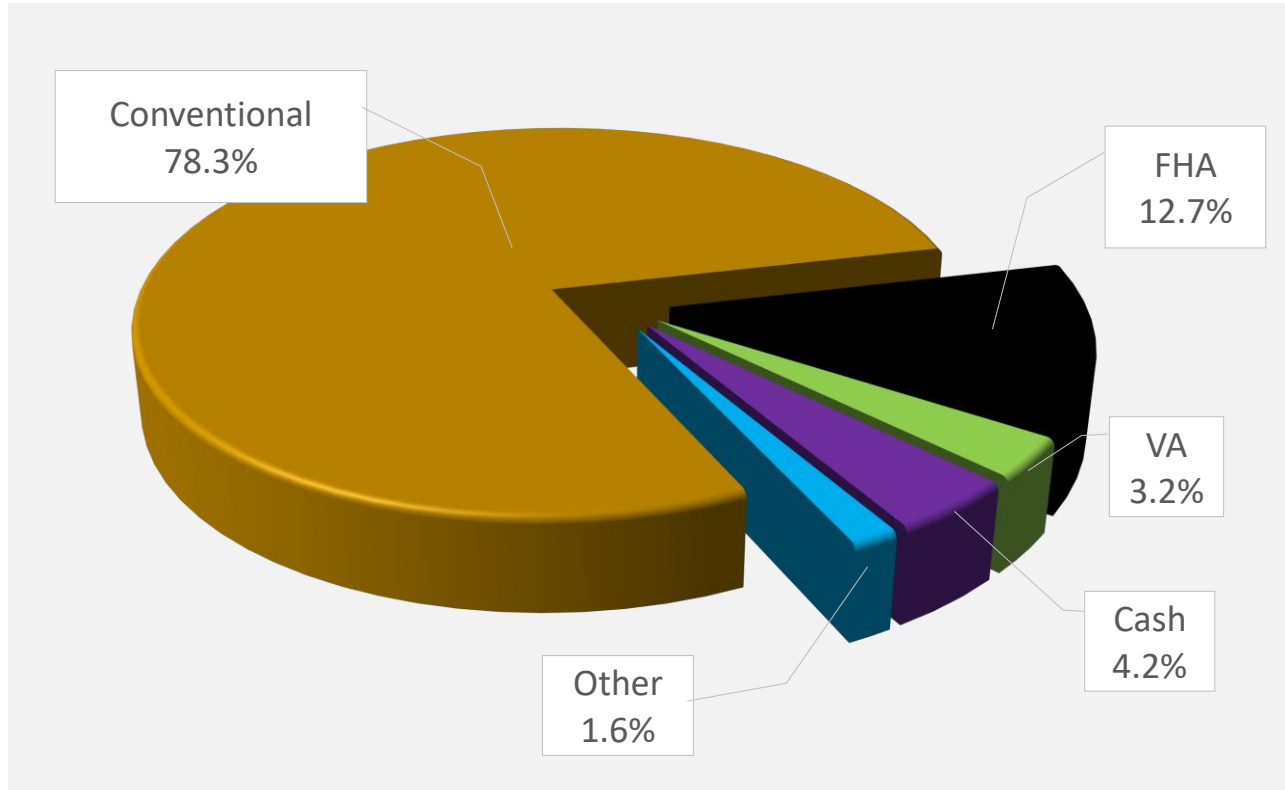
# Pending Homes

61





## New Financing Type





# State of the Market

## MARKET TIMING:

26.7

Average days on market for homes in escrow.

3.6

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:

19.23%

21.15%

Available homes have had price reductions since being listed

0

Available homes are short sales.

0

Available homes are bank owned (REO).

10

Available homes are vacant (includes REO)

## PENDING HOME STATISTICS:

Short Sale Percentage:

0.00%

REO percentage:

0.00%

21.31%

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:

28

Homes sold in the past 30 days.

189

Homes sold in the past 6 months.

42

Homes sold in the past 60 days.

Average price per square foot in the past 30 days.

\$304.96

Average selling price in the past 6 months.

\$688,356

2,319

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

42.9%

Homes sold above original listed price in past 30 days.

99.5%

Average Asked to Sold Ratio in the past 30 days.

99.9%

Median Asked to Sold Ratio in the past 30 days.

1

Sold homes that were bank owned.

1

Sold homes that were short sales.

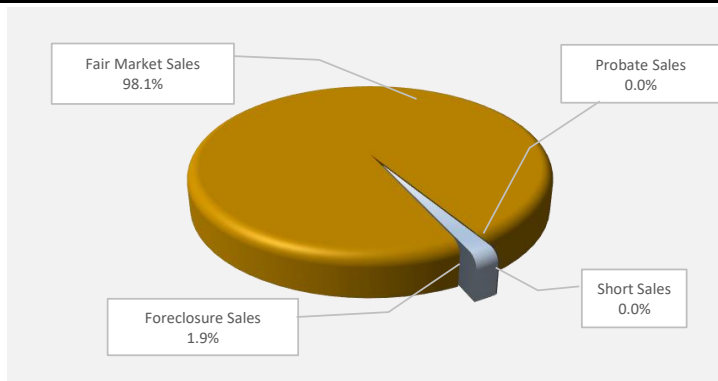
# LATHROP REAL ESTATE SALES SUMMARY

Prepared: 08/09/23

## 52 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	51	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	\$ 753,328
High	\$ 1,324,999
Average DOM:	48.3



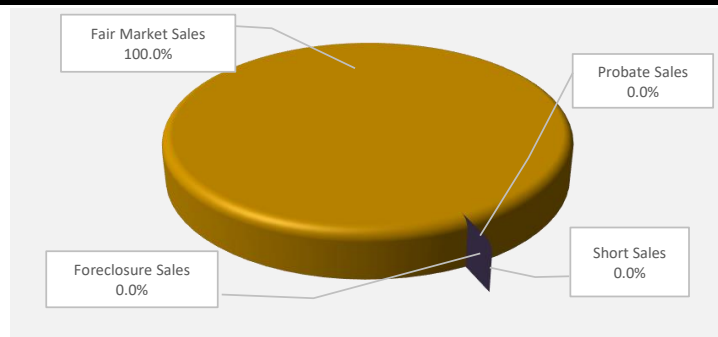
22 Listed in the past 30 days.  
34 Listed in the past 60 days.

Occupancy	Homes	Percentage
Occupied	42	80.8%
Vacant	10	19.2%

## 61 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	61	100.0%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		<b>100.0%</b>

Low	\$ 496,500
Average	\$ 700,118
High	\$ 1,222,405
Average DOM:	26.7

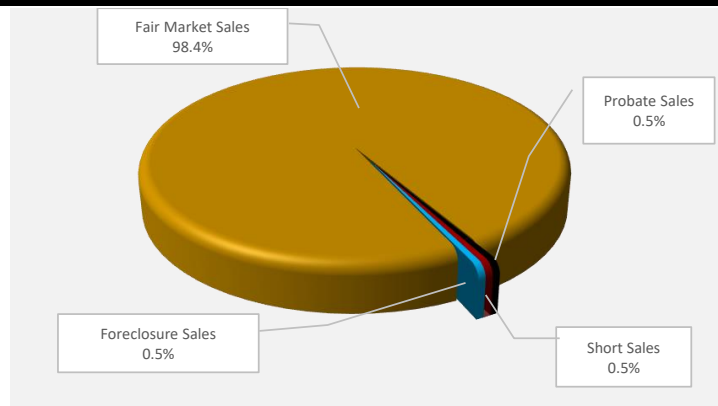


## Sold Homes Summary

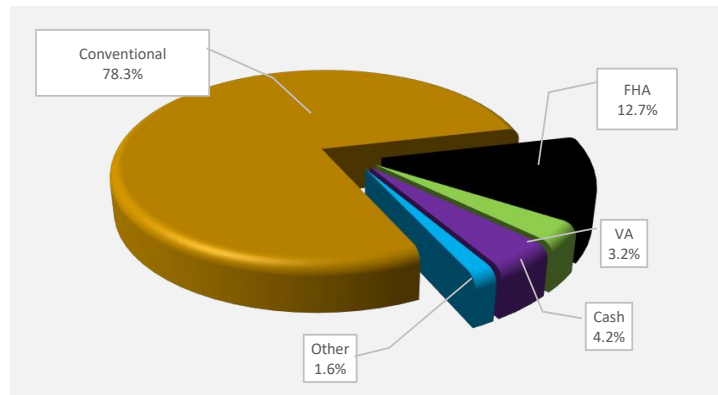
28 Sold in the past 30 days  
42 Sold in the past 60 days  
189 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	186	98.4%
Probate Sales	1	0.5%
Short Sales	1	0.5%
Foreclosure Sales	1	0.5%
		<b>100.0%</b>

Low	\$ 269,000
Average	\$ 699,473
High	\$ 1,250,000
Average DOM:	51.4



New Financing Type	Homes	Percentage
Conventional	148	78.3%
FHA	24	12.7%
VA	6	3.2%
Cash	8	4.2%
Other	3	1.6%
		<b>100.0%</b>





# LATHROP REAL ESTATE SALES SUMMARY

Prepared: 08/09/23		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	4	1	3	75.00%
\$500,000	to \$524,999	4	4	0	0.00%
\$525,000	to \$549,999	6	3	3	50.00%
\$550,000	to \$574,999	4	1	3	75.00%
\$575,000	to \$599,999	10	5	5	50.00%
\$600,000	to \$624,999	3	1	2	66.67%
\$625,000	to \$649,999	10	0	10	100.00%
\$650,000	to \$674,999	3	1	2	66.67%
\$675,000	to \$699,999	13	7	6	46.15%
\$700,000	to \$724,999	10	4	6	60.00%
\$725,000	to \$749,999	13	6	7	53.85%
\$750,000	to \$774,999	3	2	1	33.33%
\$775,000	to \$799,999	2	1	1	50.00%
\$800,000	to \$824,999	2	1	1	50.00%
\$825,000	to \$849,999	3	1	2	66.67%
\$850,000	to \$874,999	2	1	1	50.00%
\$875,000	to \$899,999	3	1	2	66.67%
\$900,000	to \$924,999	2	2	0	0.00%
\$925,000	to \$949,999	5	3	2	40.00%
\$950,000	to \$974,999	2	1	1	50.00%
\$975,000	to \$999,999	4	2	2	50.00%
\$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	5	4	1	20.00%
<b>TOTAL</b>		<b>113</b>	<b>52</b>	<b>61</b>	<b>53.98%</b>

## MARKET TIMING:

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

**3.6** 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%

**10** Available homes are vacant (includes REO). Vacancy rate: 19.23%

**21.15%** Available homes have had price reductions since being listed.

## PENDING HOME STATISTICS:

**0** Pending homes are short sales. Short Sale Percentage: 0.00%

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**21.31%** Of homes are pending for less than the original asking price.

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