



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



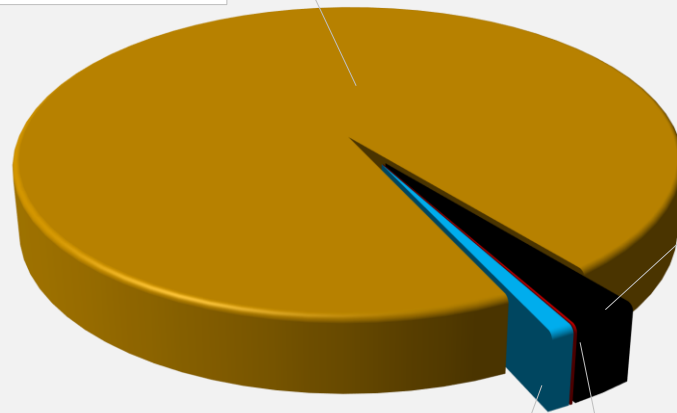
**JULY 2023**

MODESTO REAL ESTATE SALES REPORT

# Sold Homes Summary

163

Fair Market Sales  
96.0%



Probate Sales  
2.8%

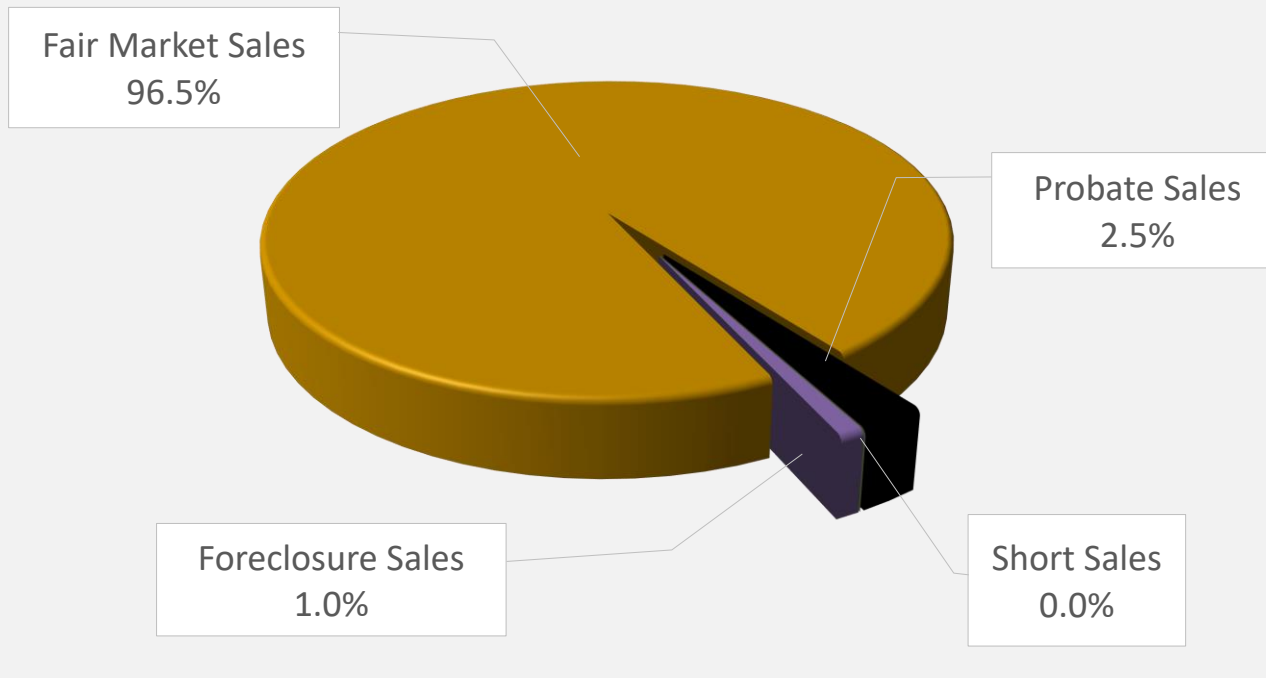
Foreclosure Sales  
1.0%

Short Sales  
0.1%



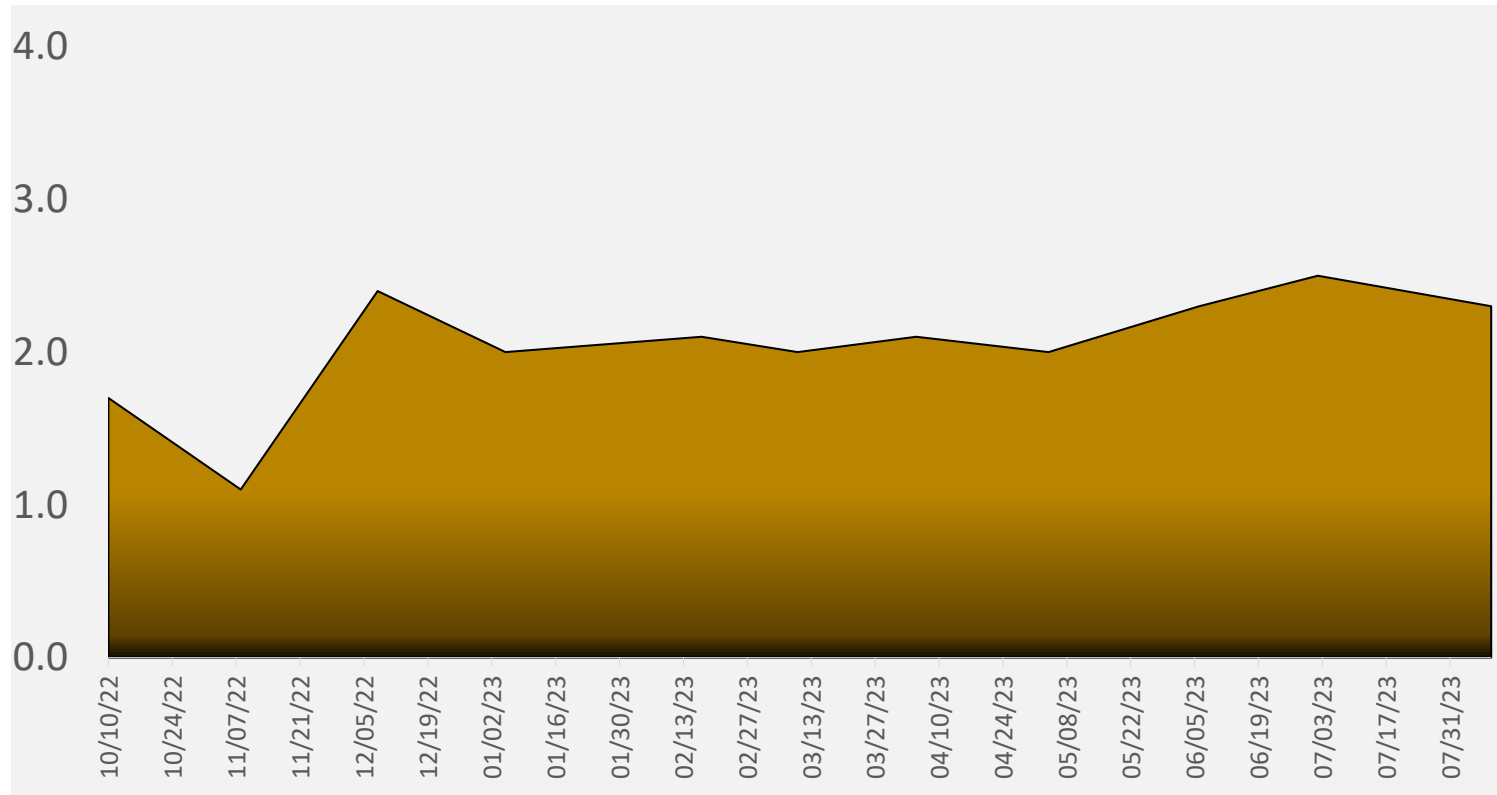
# Available Homes

199



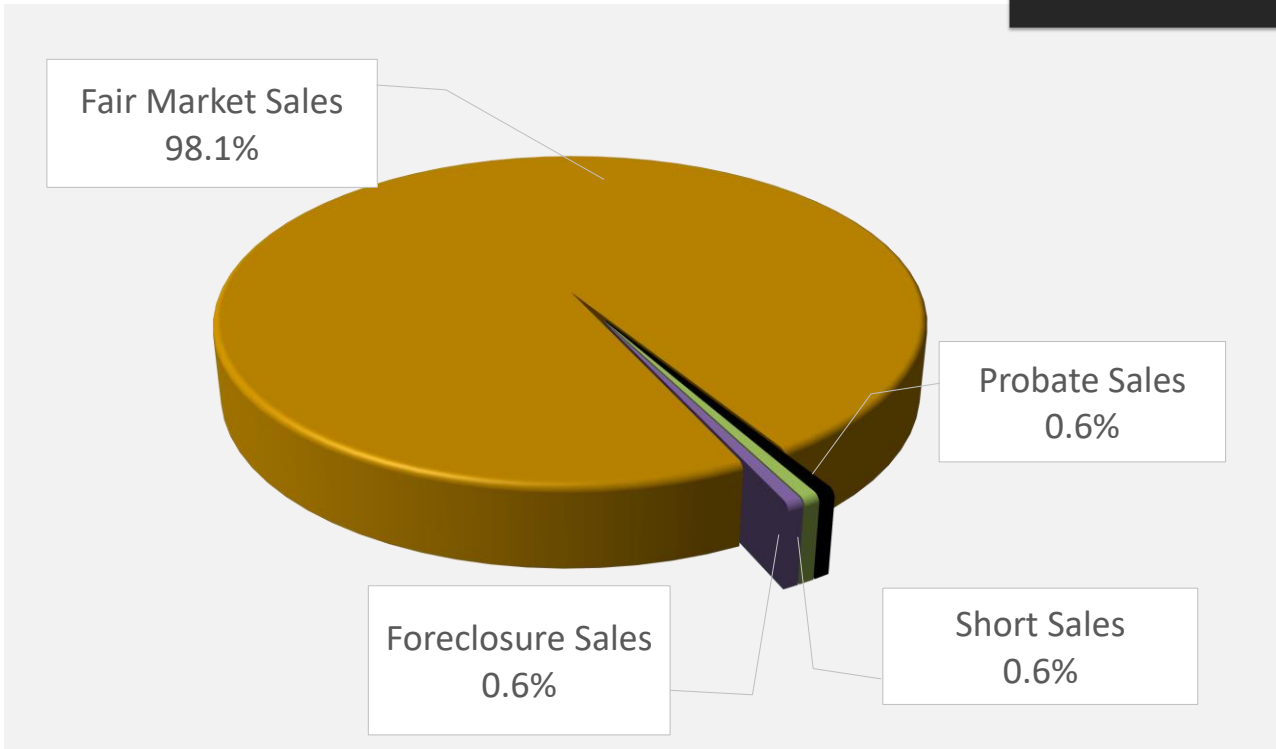


# Months of Remaining Inventory



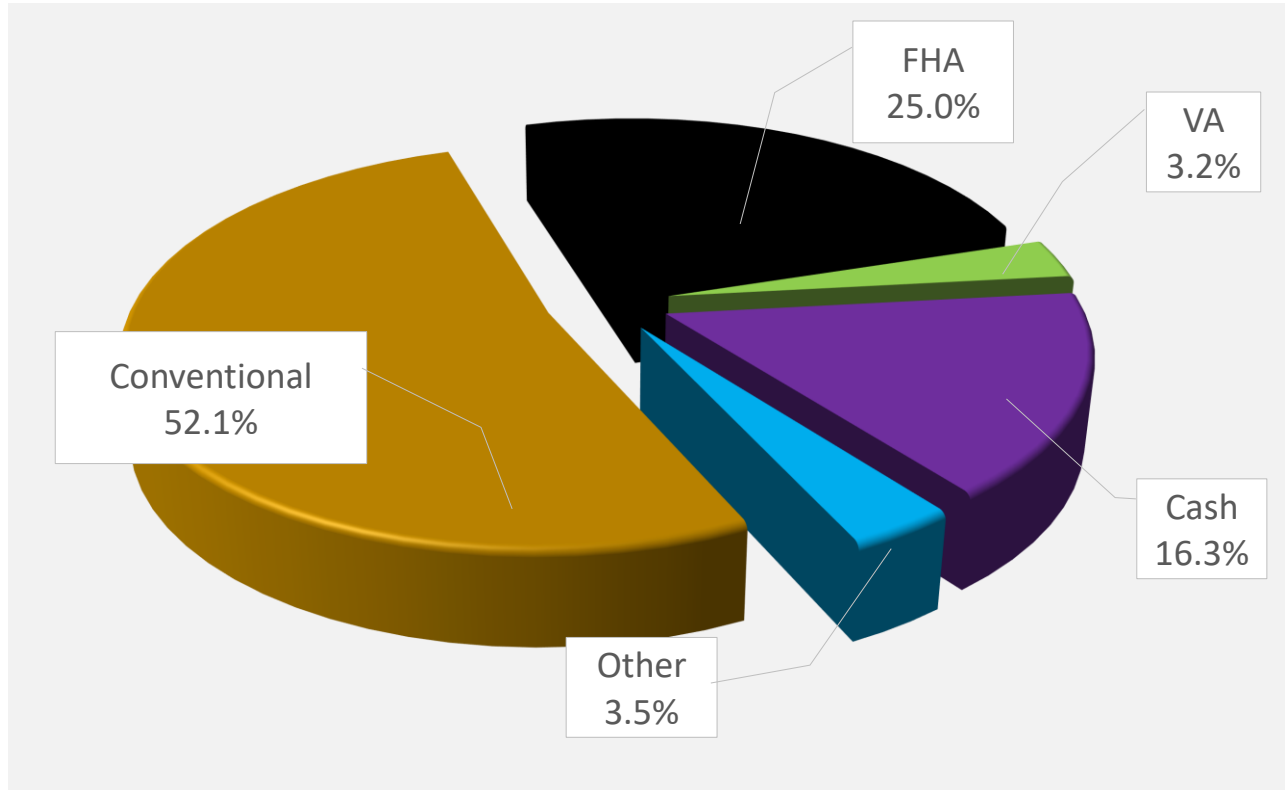
# Pending Homes

154





## New Financing Type





# State of the Market

## MARKET TIMING:

20.2

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:

31.16%

31.16%

Available homes have had price reductions since being listed

0

Available homes are short sales.

0

Available homes are bank owned (REO).

62

Available homes are vacant (includes REO)

## PENDING HOME STATISTICS:

Short Sale Percentage:

0.65%

REO percentage:

0.65%

18.18%

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

1

Pending homes are short sales.

1

Pending homes are bank owned (REO).



## MARKET STATISTICS:

163

Homes sold in the past 30 days.

885

Homes sold in the past 6 months.

292

Homes sold in the past 60 days.

Average price per square foot in the past 30 days.

\$284.21

Average selling price in the past 6 months.

\$451,744

1,646

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

50.9%

Homes sold above original listed price in past 30 days.

100.5%

Average Asked to Sold Ratio in the past 30 days.

100.0%

Median Asked to Sold Ratio in the past 30 days.

9

Sold homes that were bank owned.

1

Sold homes that were short sales.

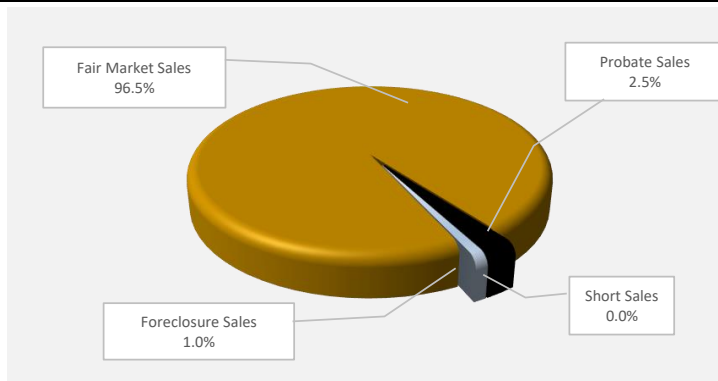
# MODESTO REAL ESTATE SALES SUMMARY

Prepared: 08/09/23

## 199 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	192	96.5%
Probate Sales	5	2.5%
Short Sales	0	0.0%
Foreclosure Sales	2	1.0%
		<b>100.0%</b>

Low	\$ 206,000
Average	\$ 573,721
High	\$ 2,500,000
Average DOM:	42.3



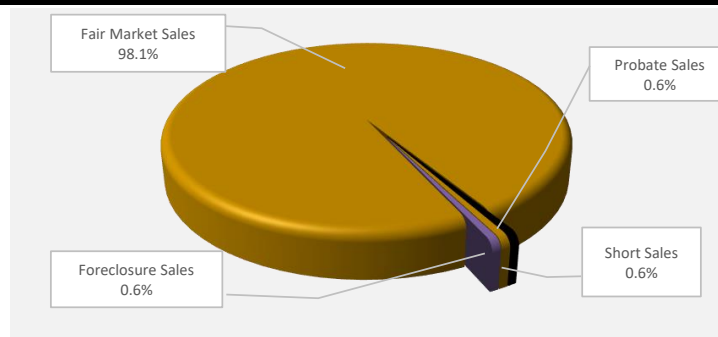
105 Listed in the past 30 days.  
150 Listed in the past 60 days.

Occupancy	Homes	Percentage
Occupied	137	68.8%
Vacant	62	31.2%

## 154 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	151	98.1%
Probate Sales	1	0.6%
Short Sales	1	0.6%
Foreclosure Sales	1	0.6%
		<b>100.0%</b>

Low	\$ 130,000
Average	\$ 487,282
High	\$ 1,600,000
Average DOM:	20.2

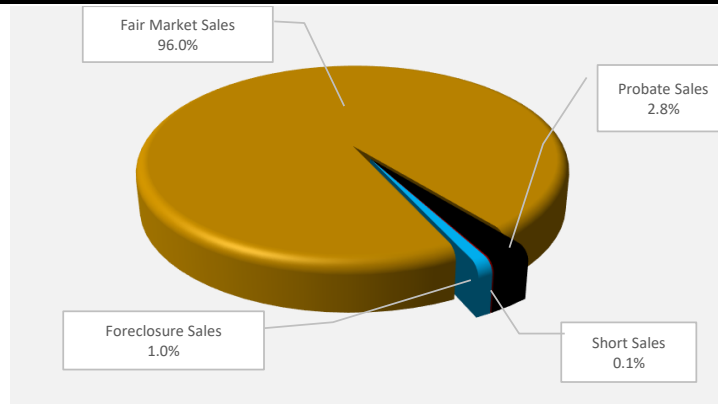


## Sold Homes Summary

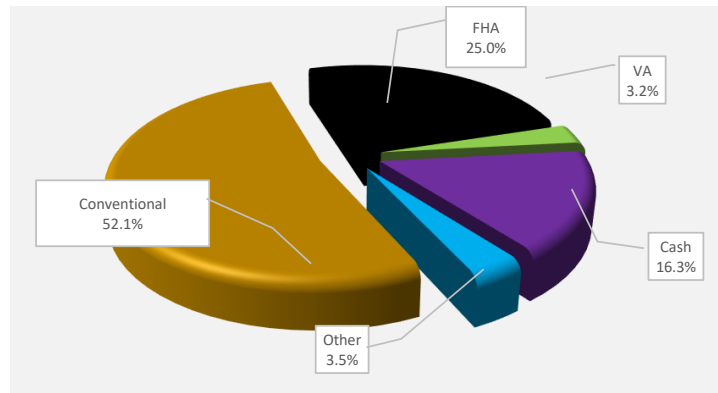
163 Sold in the past 30 days  
292 Sold in the past 60 days  
885 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	850	96.0%
Probate Sales	25	2.8%
Short Sales	1	0.1%
Foreclosure Sales	9	1.0%
		<b>100.0%</b>

Low	\$ 70,000
Average	\$ 452,452
High	\$ 2,950,000
Average DOM:	27.0



New Financing Type	Homes	Percentage
Conventional	461	52.1%
FHA	221	25.0%
VA	28	3.2%
Cash	144	16.3%
Other	31	3.5%
		<b>100.0%</b>





# MODESTO REAL ESTATE SALES SUMMARY

Prepared: 08/09/23		TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to \$224,999	5	1	4	80.00%
\$225,000	to \$249,999	1	1	0	0.00%
\$250,000	to \$274,999	10	5	5	50.00%
\$275,000	to \$299,999	16	8	8	50.00%
\$300,000	to \$324,999	6	4	2	33.33%
\$325,000	to \$349,999	11	6	5	45.45%
\$350,000	to \$374,999	16	4	12	75.00%
\$375,000	to \$399,999	34	15	19	55.88%
\$400,000	to \$424,999	25	14	11	44.00%
\$425,000	to \$449,999	30	14	16	53.33%
\$450,000	to \$474,999	23	14	9	39.13%
\$475,000	to \$499,999	33	20	13	39.39%
\$500,000	to \$524,999	16	12	4	25.00%
\$525,000	to \$549,999	19	10	9	47.37%
\$550,000	to \$574,999	15	12	3	20.00%
\$575,000	to \$599,999	20	11	9	45.00%
\$600,000	to \$624,999	6	4	2	33.33%
\$625,000	to \$649,999	3	1	2	66.67%
\$650,000	to \$674,999	4	3	1	25.00%
\$675,000	to \$699,999	10	5	5	50.00%
\$700,000	to \$724,999	5	4	1	20.00%
\$725,000	to \$749,999	9	6	3	33.33%
\$750,000	to \$774,999	2	2	0	0.00%
\$775,000	to \$799,999	5	2	3	60.00%
\$800,000	to \$824,999	1	1	0	0.00%
\$825,000	and up	28	20	8	28.57%
<b>TOTAL</b>		<b>353</b>	<b>199</b>	<b>154</b>	<b>43.63%</b>

## MARKET TIMING:

**20.2** 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%

**62** Available homes are vacant (includes REO). Vacancy rate: 31.16%

**31.16%** Available homes have had price reductions since being listed.

## PENDING HOME STATISTICS:

**1** Pending homes are short sales. Short Sale Percentage: 0.65%

**1** Pending homes are bank owned (REO). REO percentage: 0.65%

**18.18%** Of homes are pending for less than the original asking price.

## MARKET STATISTICS:

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

**\$451,744** Average selling price in the past 6 months.

**\$284.21** Average price per square foot in the past 30 days.

**1,646** Average square footage for home sold in the past 30 days.

**50.9%** Homes sold above original listed price in past 30 days.

**100.5%** Average Asked to Sold Ratio in the past 30 days.

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

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

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

**1** Sold homes that were short sales. Short Sale Percentage: 0.11%

**9** Sold homes that were bank owned. REO percentage: 1.02%