



**SCAN CODE**

To view the video  
SALES REPORT



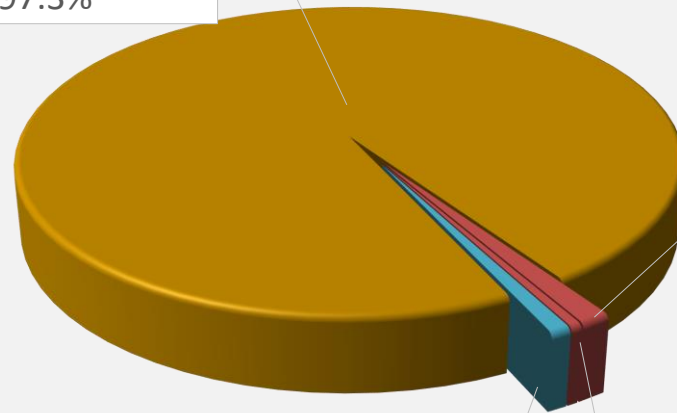
**JULY 2023**

STOCKTON REAL ESTATE SALES

# Sold Homes Summary

177

Fair Market Sales  
97.3%



Probate Sales  
1.3%

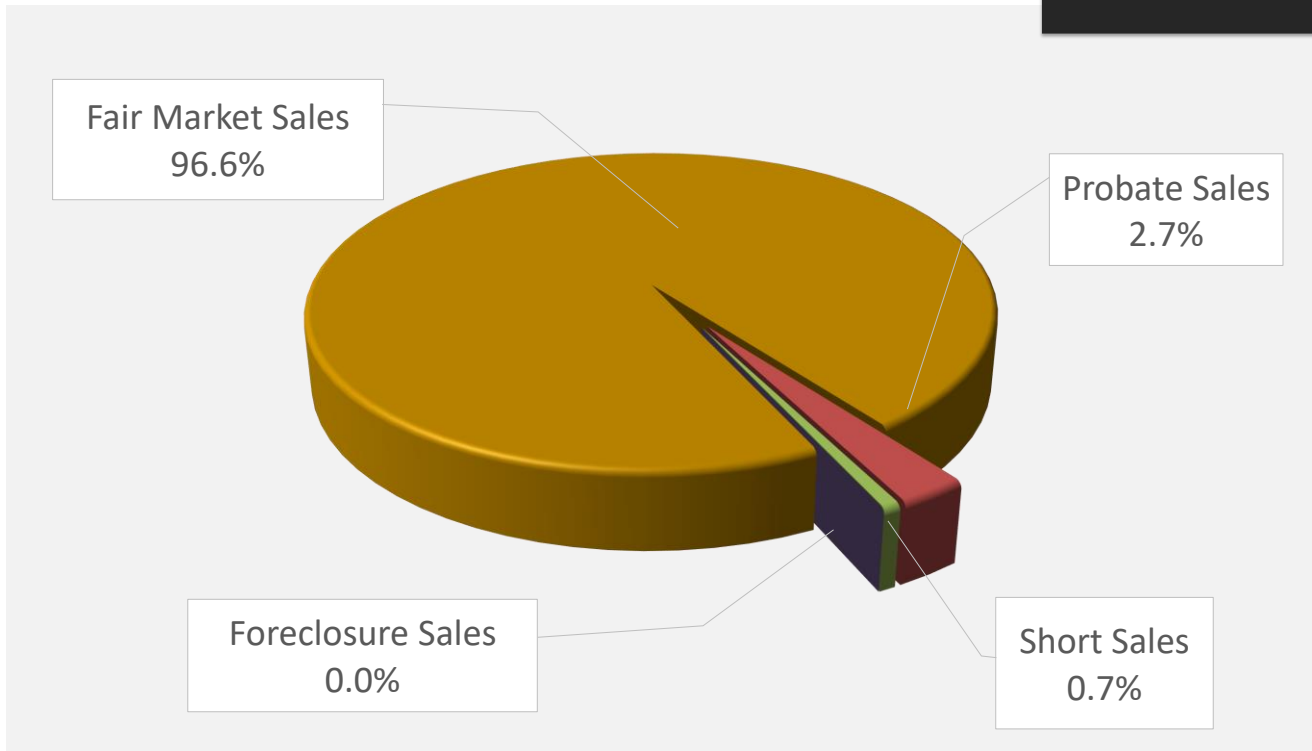
Foreclosure Sales  
0.9%

Short Sales  
0.5%



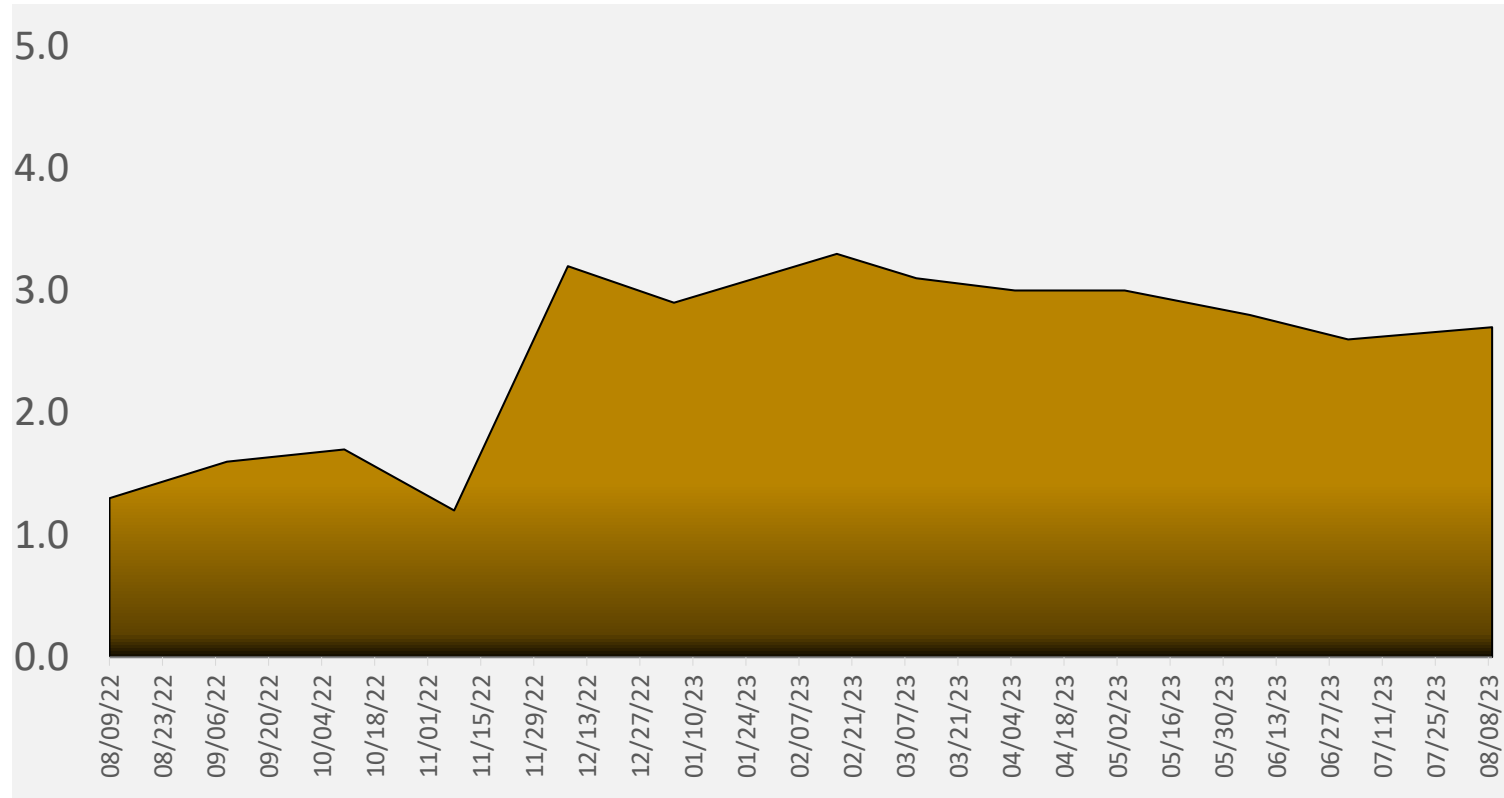
# Available Homes

293



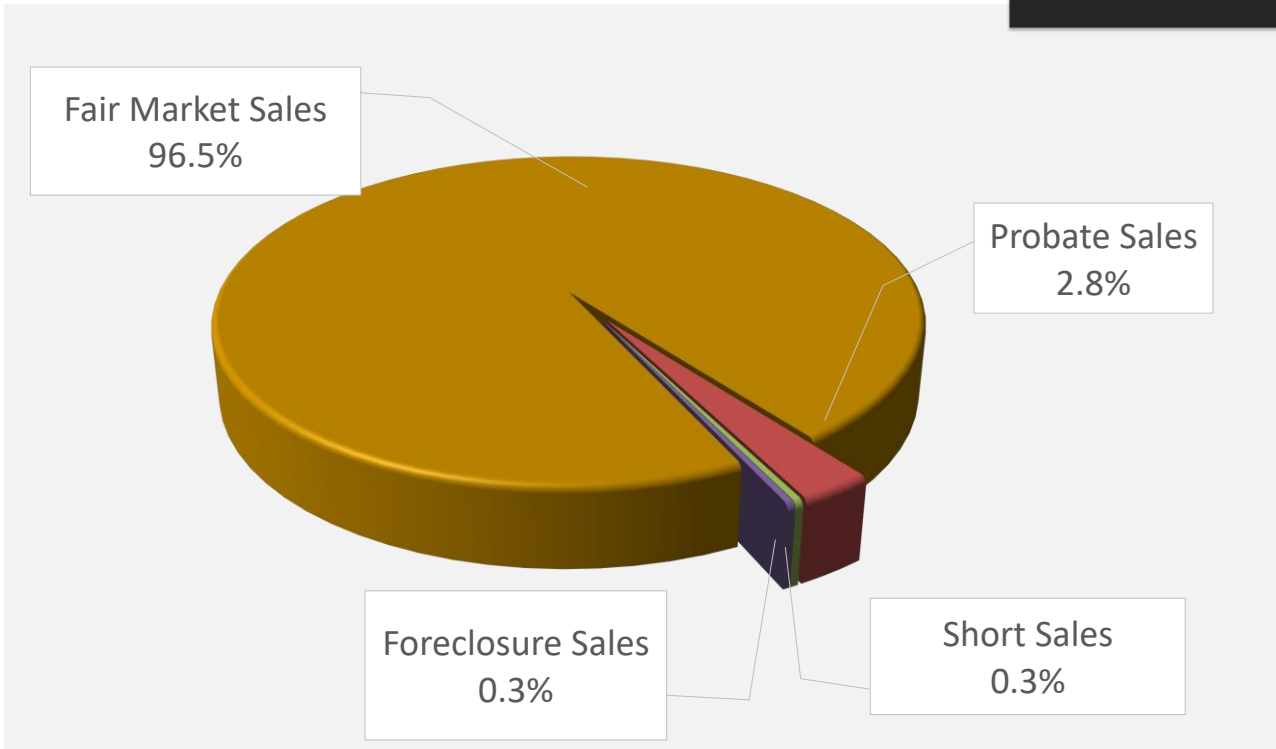


# Months of Remaining Inventory

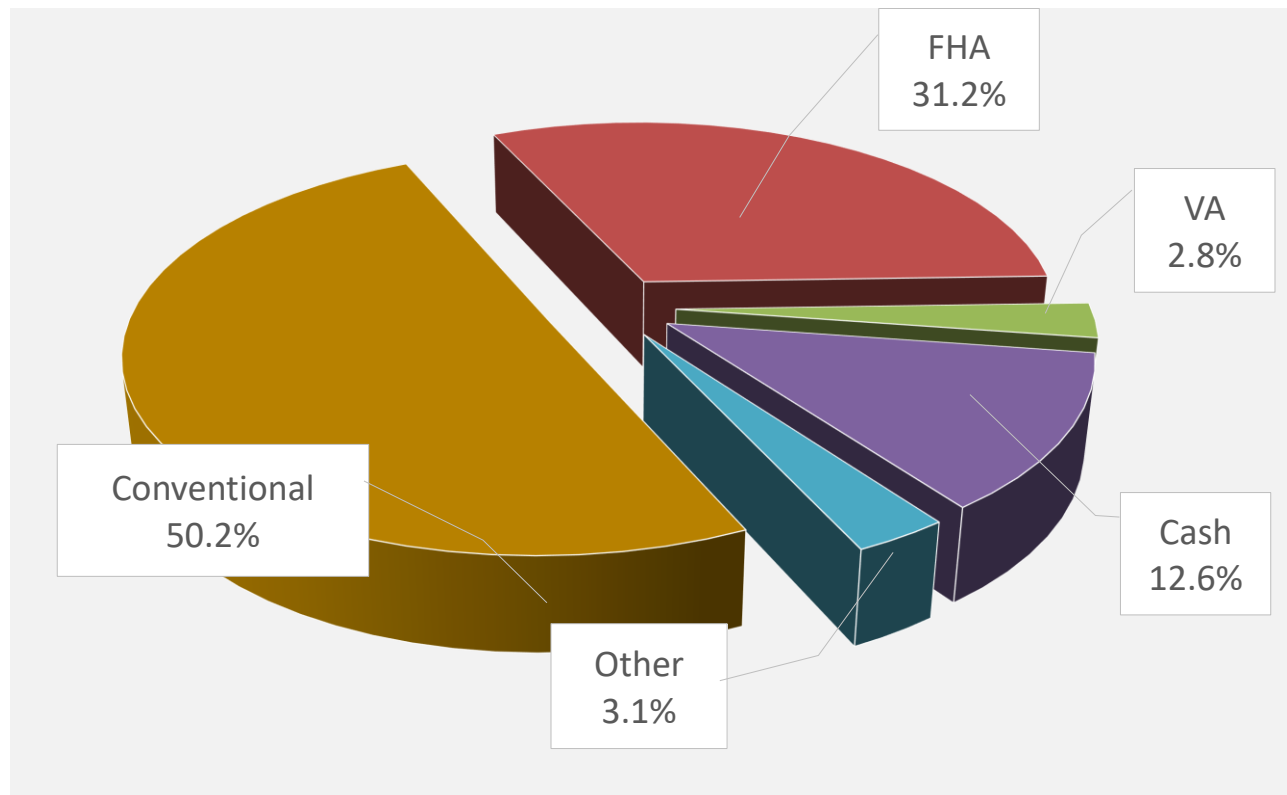


## Pending Homes

316



## New Financing Type





# State of the Market

## MARKET TIMING:

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

**2.7** 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:  
**24.91%**

**30.72%**

**0**  
Available homes are short sales.

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

**73**  
Available homes are vacant (Includes REO)

Available homes have had price reductions since being listed

## PENDING HOME STATISTICS:

Short Sale Percentage:  
**0.32%**

REO percentage:  
**0.32%**

**19.30%**

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

**1**  
Pending homes are short sales.

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

**293** HOMES FOR SALE

**316** HOMES IN ESCROW

## MARKET STATISTICS:

**177**  
Homes sold in the past 30 days.

**1,245**  
Homes sold in the past 6 months.

**363**  
Homes sold in the past 60 days.

Average price per square foot in the past 30 days.  
**\$273.21**

Average selling price in the past 6 months.  
**\$446,282**

**1,687**  
Average square footage for home sold in the past 30 days.

**48.0%** 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

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

**6** Sold homes that were short

# STOCKTON REAL ESTATE SALES SUMMARY

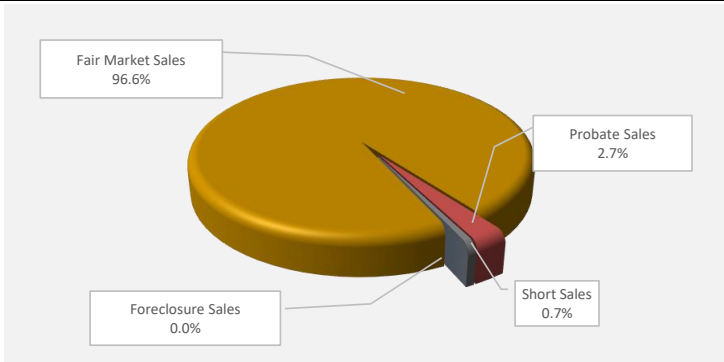
Prepared: 08/09/23

## 293 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	283	96.6%
Probate Sales	8	2.7%
Short Sales	2	0.7%
Foreclosure Sales	0	0.0%
		<b>100.0%</b>

Low	\$	155,000
Average	\$	539,564
High	\$	3,400,000
Average DOM:		45.2

Occupancy	Homes	Percentage
Occupied	220	75.1%
Vacant	73	24.9%

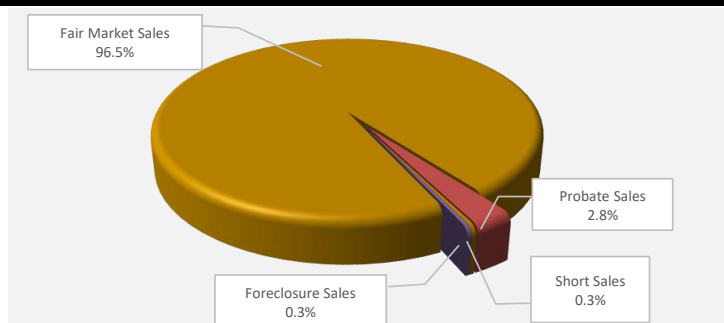


133 Listed in the past 30 days.  
205 Listed in the past 60 days.

## 316 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	305	96.5%
Probate Sales	9	2.8%
Short Sales	1	0.3%
Foreclosure Sales	1	0.3%
		<b>100.0%</b>

Low	\$	139,500
Average	\$	476,236
High	\$	1,800,000
Average DOM:		23.6

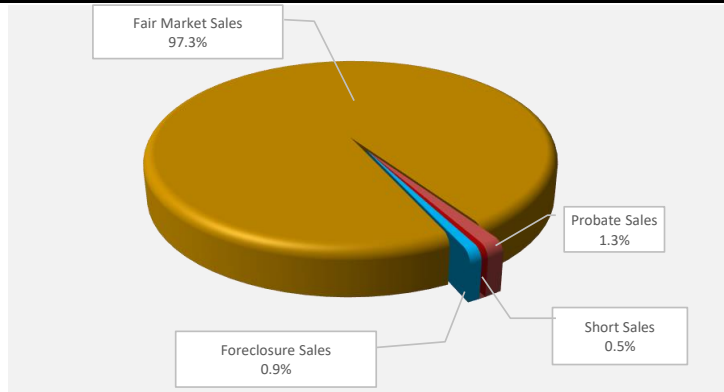


## Sold Homes Summary

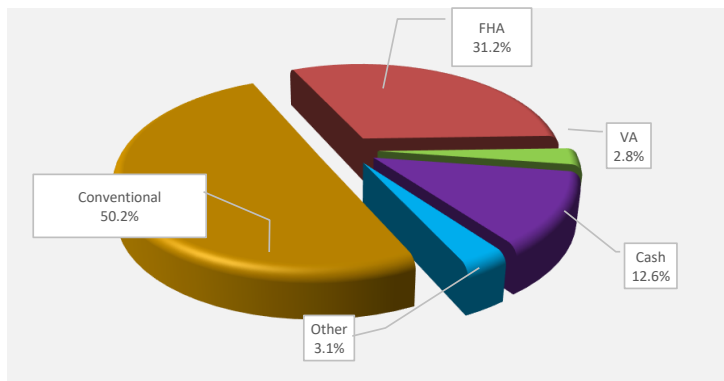
177 Sold in the past 30 days  
363 Sold in the past 60 days  
1,245 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	1,212	97.3%
Probate Sales	16	1.3%
Short Sales	6	0.5%
Foreclosure Sales	11	0.9%
		<b>100.0%</b>

Low	\$	99,500
Average	\$	446,381
High	\$	3,675,000
Average DOM:		36.3



New Financing Type	Homes	Percentage
Conventional	625	50.2%
FHA	389	31.2%
VA	35	2.8%
Cash	157	12.6%
Other	39	3.1%
		<b>100.0%</b>





# STOCKTON REAL ESTATE SALES SUMMARY

Prepared: 08/09/23		TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to \$149,999	3	0	3	100.00%
\$150,000	to \$174,999	9	5	4	44.44%
\$175,000	to \$199,999	7	3	4	57.14%
\$200,000	to \$224,999	6	3	3	50.00%
\$225,000	to \$249,999	9	8	1	11.11%
\$250,000	to \$274,999	11	2	9	81.82%
\$275,000	to \$299,999	27	14	13	48.15%
\$300,000	to \$324,999	9	1	8	88.89%
\$325,000	to \$349,999	30	14	16	53.33%
\$350,000	to \$374,999	24	9	15	62.50%
\$375,000	to \$399,999	60	31	29	48.33%
\$400,000	to \$424,999	22	10	12	54.55%
\$425,000	to \$449,999	47	18	29	61.70%
\$450,000	to \$474,999	44	13	31	70.45%
\$475,000	to \$499,999	61	28	33	54.10%
\$500,000	to \$524,999	35	15	20	57.14%
\$525,000	to \$549,999	34	17	17	50.00%
\$550,000	to \$574,999	32	18	14	43.75%
\$575,000	to \$599,999	25	13	12	48.00%
\$600,000	to \$624,999	12	4	8	66.67%
\$625,000	to \$649,999	17	9	8	47.06%
\$650,000	to \$674,999	10	9	1	10.00%
\$675,000	to \$699,999	14	8	6	42.86%
\$700,000	to \$724,999	4	3	1	25.00%
\$725,000	to \$749,999	5	3	2	40.00%
\$750,000	to \$774,999	7	6	1	14.29%
\$775,000	and up	45	29	16	35.56%
<b>TOTAL</b>		<b>609</b>	<b>293</b>	<b>316</b>	<b>51.89%</b>

## MARKET TIMING:

- 23.6** Average days on market for homes in escrow.
- 2.7** 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%
- 73** Available homes are vacant (includes REO). Vacancy rate: 24.91%
- 30.72%** Available homes have had price reductions since being listed.

## PENDING HOME STATISTICS:

- 1** Pending homes are short sales. Short Sale Percentage: 0.32%
- 1** Pending homes are bank owned (REO). REO percentage: 0.32%
- 19.30%** Of homes are pending for less than the original asking price.

## MARKET STATISTICS:

- 177** Homes sold in the past 30 days.
- \$446,282** Average selling price in the past 6 months.
- \$273.21** Average price per square foot in the past 30 days.
- 1,687** Average square footage for home sold in the past 30 days.
- 48.0%** 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.
- 363** Homes sold in the past 60 days.
- 1,245** Homes sold in the past 6 months.
- 6** Sold homes that were short sales. Short Sale Percentage: 0.48%
- 11** Sold homes that were bank owned. REO percentage: 0.88%