



SCAN CODE

To view the video
SALES REPORT



GOLDEN LION
REAL ESTATE, INC.

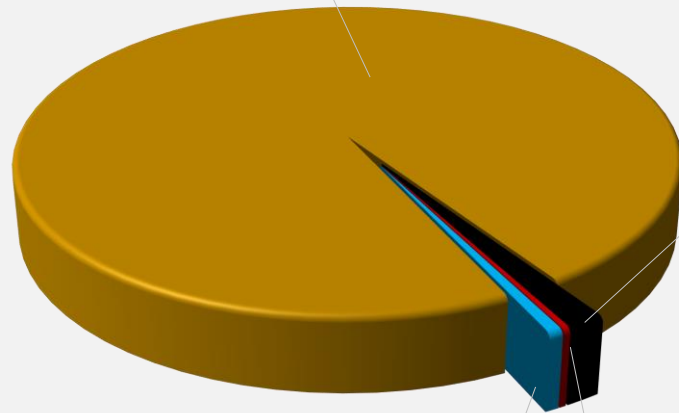
JULY 2023

TRACY REAL ESTATE SALES REPORT

Sold Homes Summary

51

Fair Market Sales
97.5%



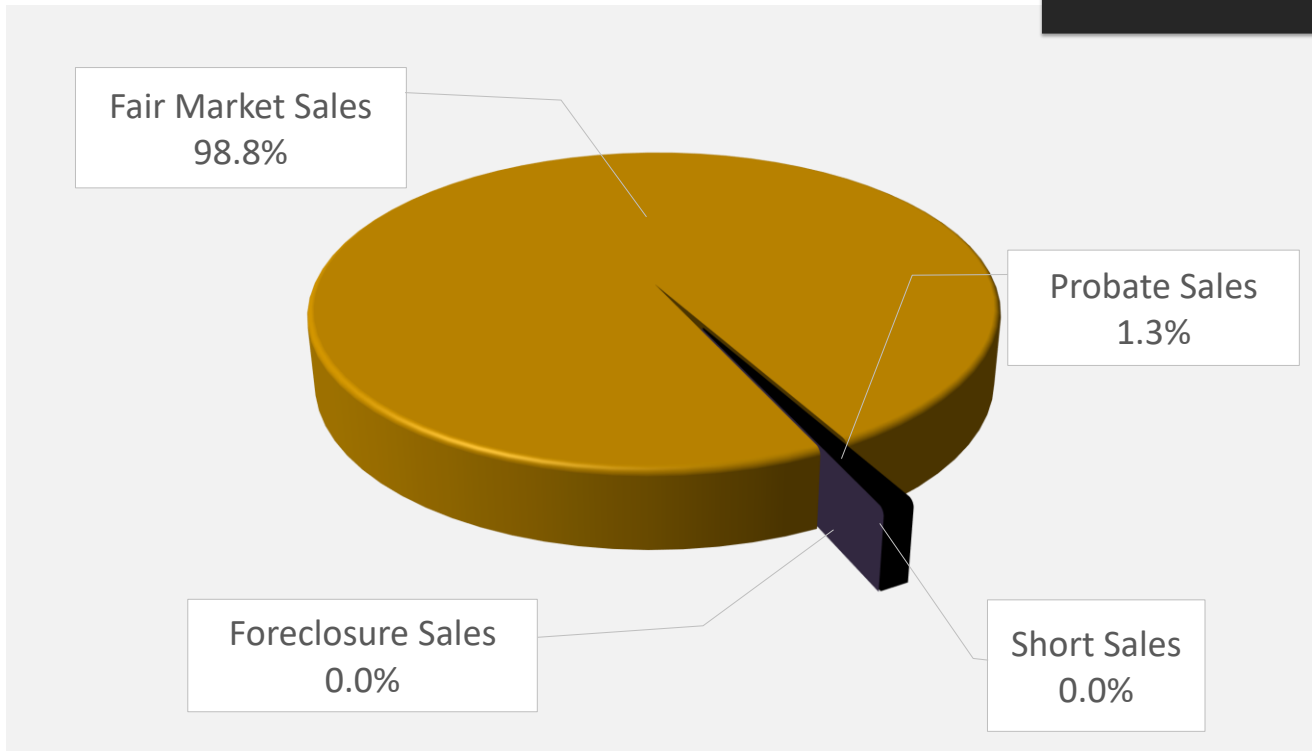
Probate Sales
1.5%

Foreclosure Sales
0.6%

Short Sales
0.3%

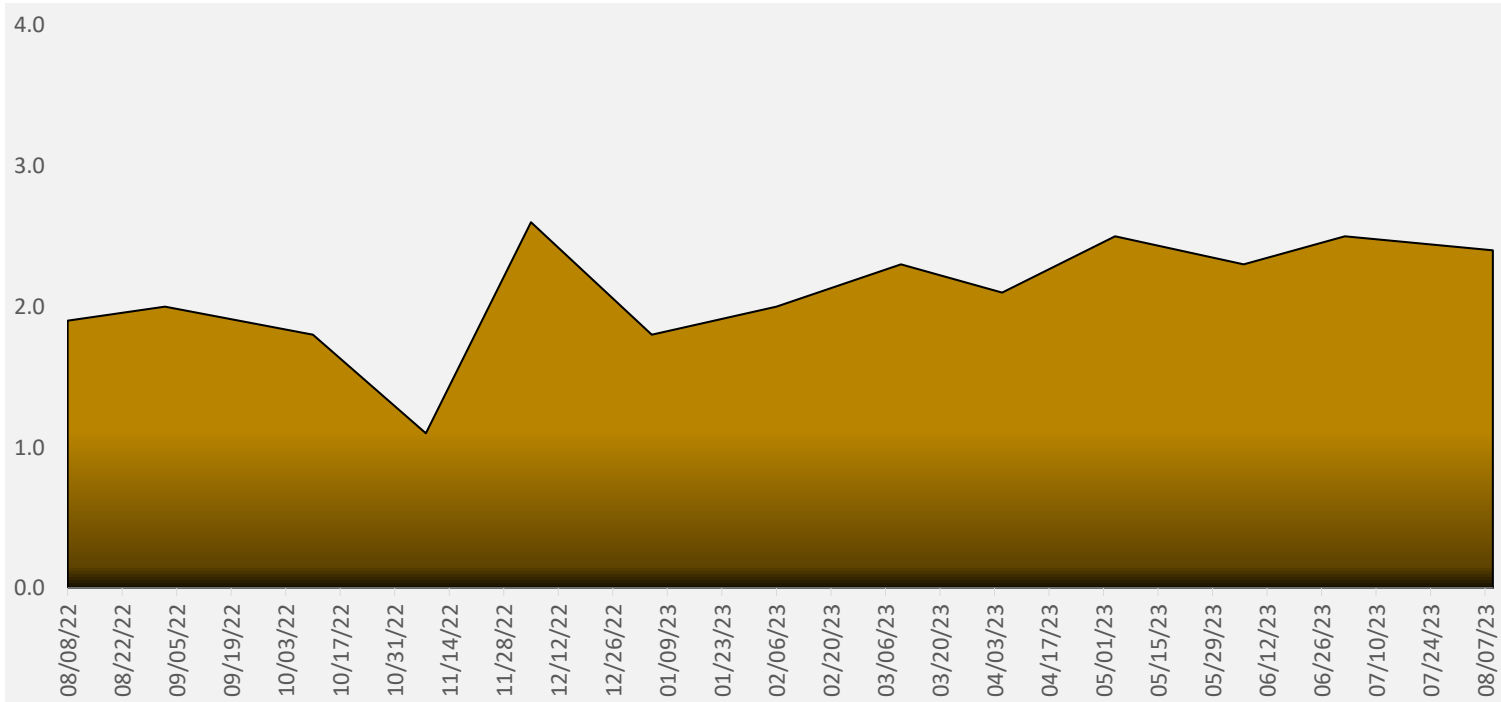
Available Homes

80





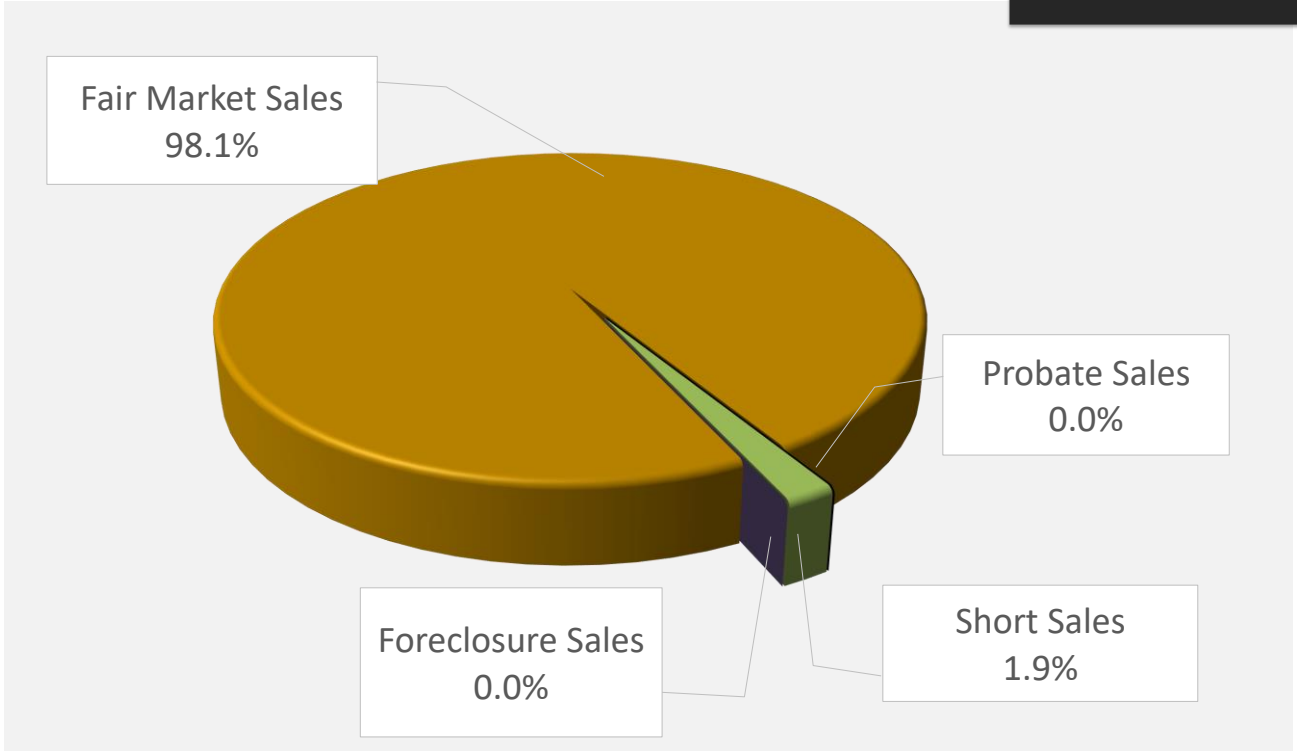
Months of Remaining Inventory



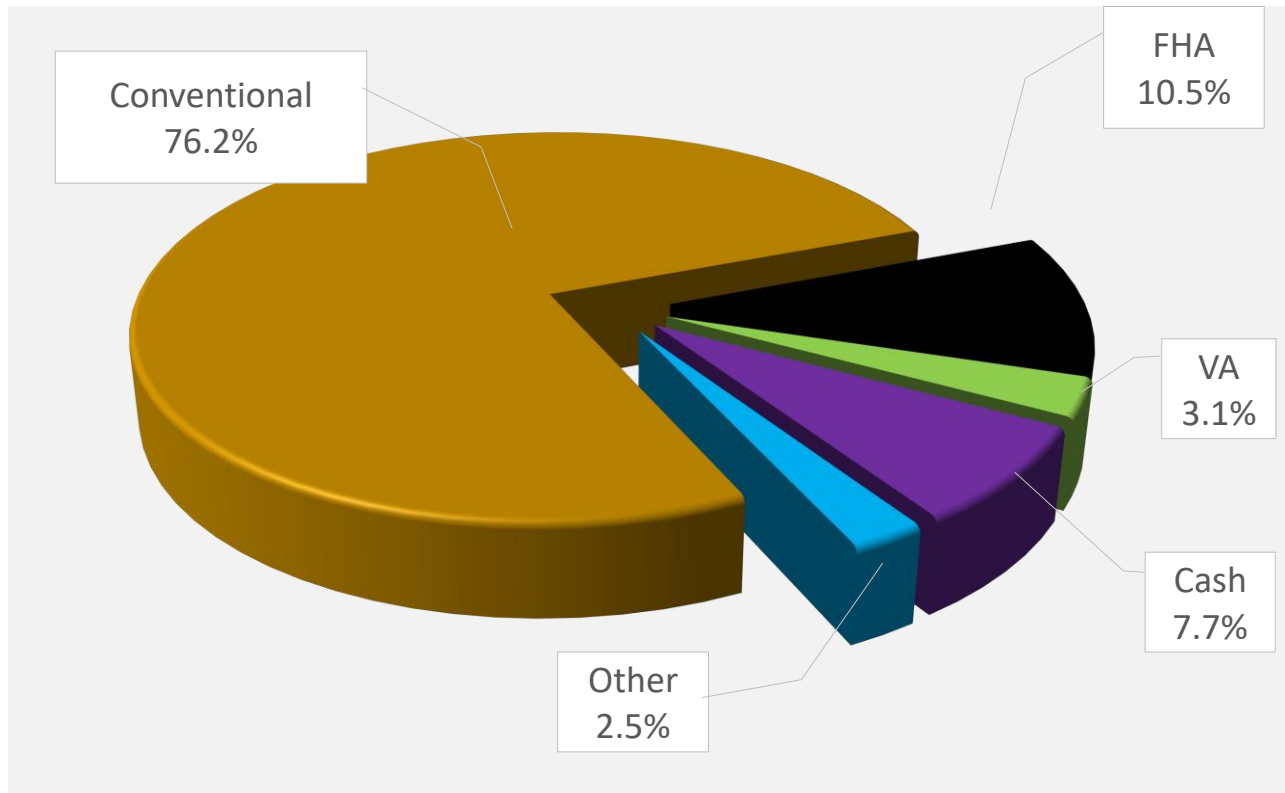


Pending Homes

52



New Financing Type





State of the Market

MARKET TIMING:

20.3

Average days on market for homes in escrow.

2.4

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:

16.25%

26.25%

Available homes have had price reductions since being listed

0

Available homes are short sales.

0

Available homes are bank owned (REO).

13

Available homes are vacant (includes REO)

PENDING HOME STATISTICS:

Short Sale Percentage:

1.92%

REO percentage:

0.00%

19.23%

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:

51

Homes sold in the past 30 days.

323

Homes sold in the past 6 months.

105

Homes sold in the past 60 days.

Average price per square foot in the past 30 days.

\$353.03

Average selling price in the past 6 months.

\$713,194

2,091

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

60.8%

Homes sold above original listed price in past 30 days.

100.9%

Average Asked to Sold Ratio in the past 30 days.

100.6%

Median Asked to Sold Ratio in the past 30 days.

2

Sold homes that were bank owned.

1

Sold homes that were short sales.

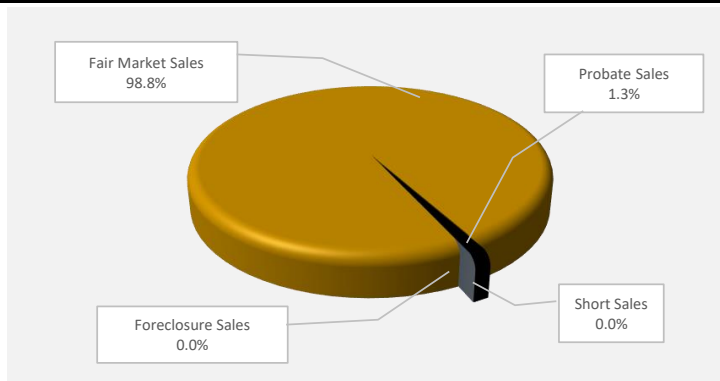
TRACY REAL ESTATE SALES SUMMARY

Prepared: 08/09/23

80 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	79	98.8%
Probate Sales	1	1.3%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$ 470,900
Average	\$ 849,349
High	\$ 1,679,000
Average DOM:	26.1



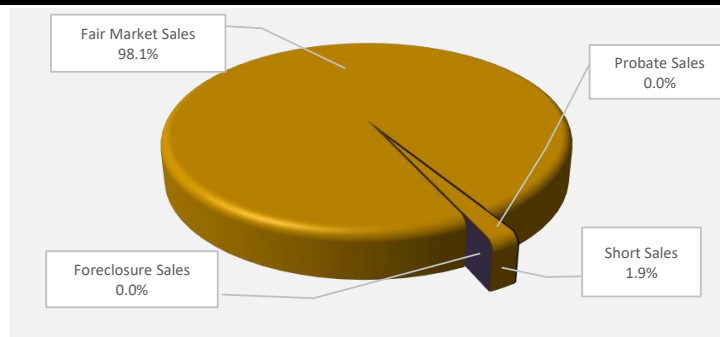
45 Listed in the past 30 days.
70 Listed in the past 60 days.

Occupancy	Homes	Percentage
Occupied	67	83.8%
Vacant	13	16.3%

52 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	51	98.1%
Probate Sales	0	0.0%
Short Sales	1	1.9%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$ 355,000
Average	\$ 768,661
High	\$ 2,098,888
Average DOM:	20.3

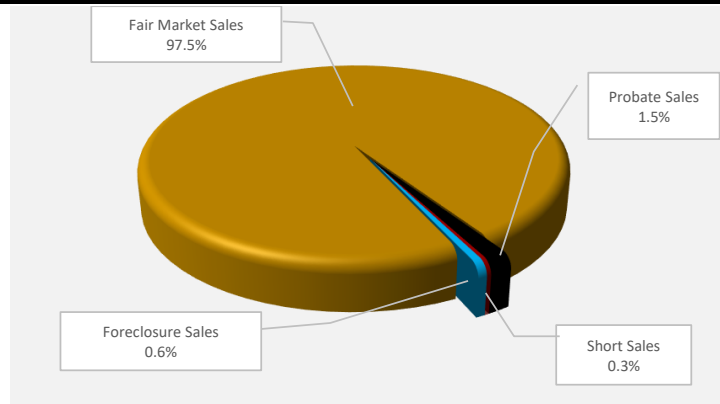


Sold Homes Summary

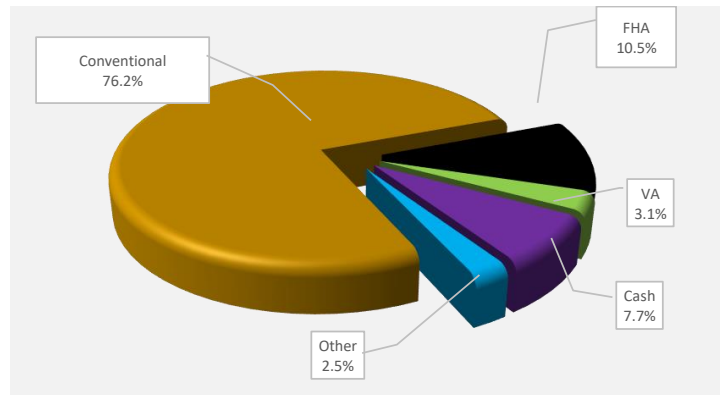
51 Sold in the past 30 days
105 Sold in the past 60 days
323 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	315	97.5%
Probate Sales	5	1.5%
Short Sales	1	0.3%
Foreclosure Sales	2	0.6%
		100.0%

Low	\$ 300,000
Average	\$ 715,944
High	\$ 2,088,000
Average DOM:	27.7



New Financing Type	Homes	Percentage
Conventional	246	76.2%
FHA	34	10.5%
VA	10	3.1%
Cash	25	7.7%
Other	8	2.5%
		100.0%



TRACY REAL ESTATE SALES SUMMARY

Prepared: 08/09/23						
PRICE RANGE			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to	\$524,999	7	3	4	57.14%
\$525,000	to	\$549,999	5	2	3	60.00%
\$550,000	to	\$574,999	4	1	3	75.00%
\$575,000	to	\$599,999	5	2	3	60.00%
\$600,000	to	\$624,999	5	3	2	40.00%
\$625,000	to	\$649,999	9	7	2	22.22%
\$650,000	to	\$674,999	9	5	4	44.44%
\$675,000	to	\$699,999	9	4	5	55.56%
\$700,000	to	\$724,999	2	1	1	50.00%
\$725,000	to	\$749,999	8	5	3	37.50%
\$750,000	to	\$774,999	3	2	1	33.33%
\$775,000	to	\$799,999	8	6	2	25.00%
\$800,000	to	\$824,999	3	3	0	0.00%
\$825,000	to	\$849,999	8	4	4	50.00%
\$850,000	to	\$874,999	1	0	1	100.00%
\$875,000	to	\$899,999	9	6	3	33.33%
\$900,000	to	\$924,999	2	1	1	50.00%
\$925,000	to	\$949,999	3	0	3	100.00%
\$950,000	to	\$974,999	8	6	2	25.00%
\$975,000	to	\$999,999	1	1	0	0.00%
\$1,000,000	to	\$1,024,999	1	0	1	100.00%
\$1,025,000	and up		22	18	4	18.18%
TOTAL			132	80	52	39.39%

MARKET TIMING:

20.3 Average days on market for homes in escrow.

2.4 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%

13 Available homes are vacant (includes REO). Vacancy rate: 16.25%

26.25% Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

1 Pending homes are short sales. Short Sale Percentage: 1.92%

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

19.23% Of homes are pending for less than the original asking price.

MARKET STATISTICS:

51 Homes sold in the past 30 days.

\$713,194 Average selling price in the past 6 months.

\$353.03 Average price per square foot in the past 30 days.

2,091 Average square footage for home sold in the past 30 days.

60.8% Homes sold above original listed price in past 30 days.

100.9% Average Asked to Sold Ratio in the past 30 days.

100.6% Median Asked to Sold Ratio in the past 30 days.

105 Homes sold in the past 60 days.

323 Homes sold in the past 6 months.

1 Sold homes that were short sales.

Short Sale Percentage: 0.31%

2 Sold homes that were bank owned.

REO percentage: 0.62%