



SCAN CODE

To view the video
SALES REPORT

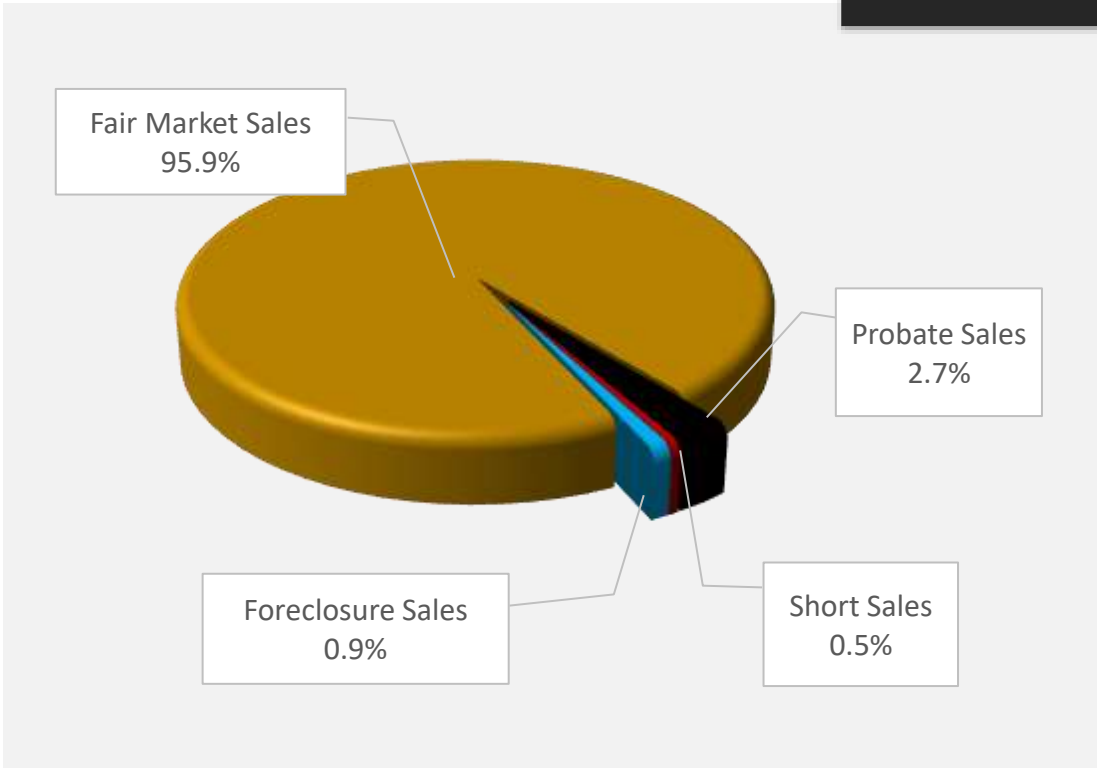


NOVEMBER 2023

MODESTO REAL ESTATE SALES REPORT

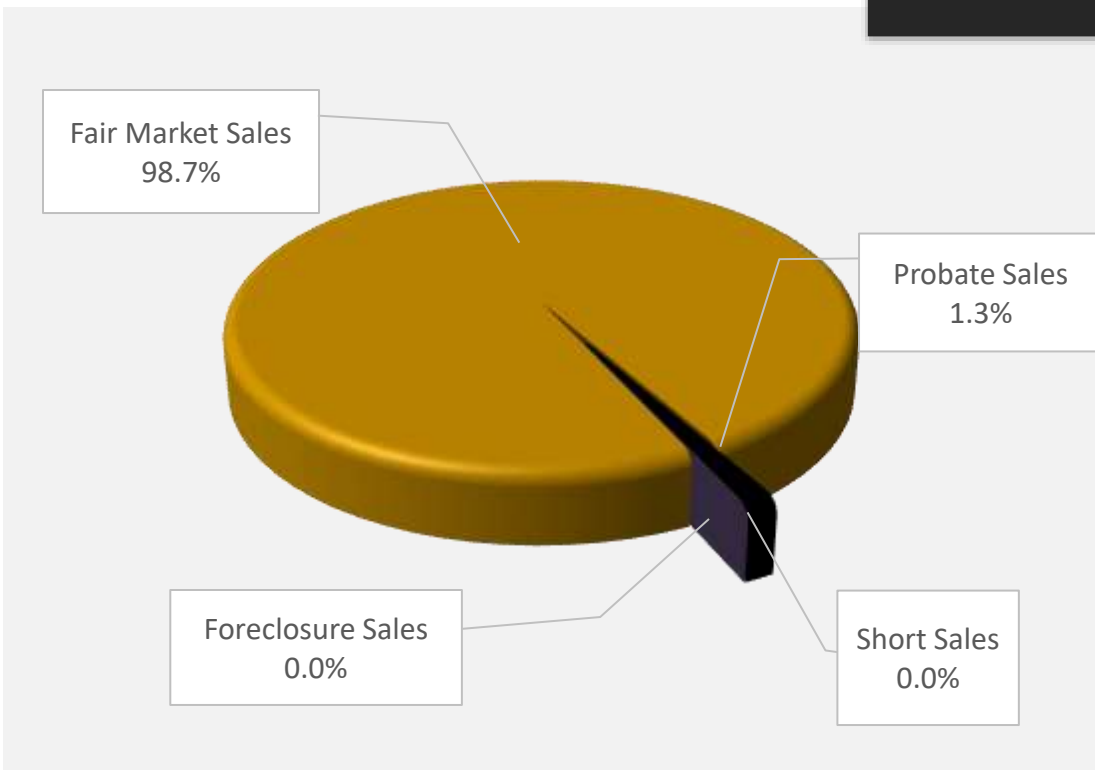
Sold Homes Summary

87

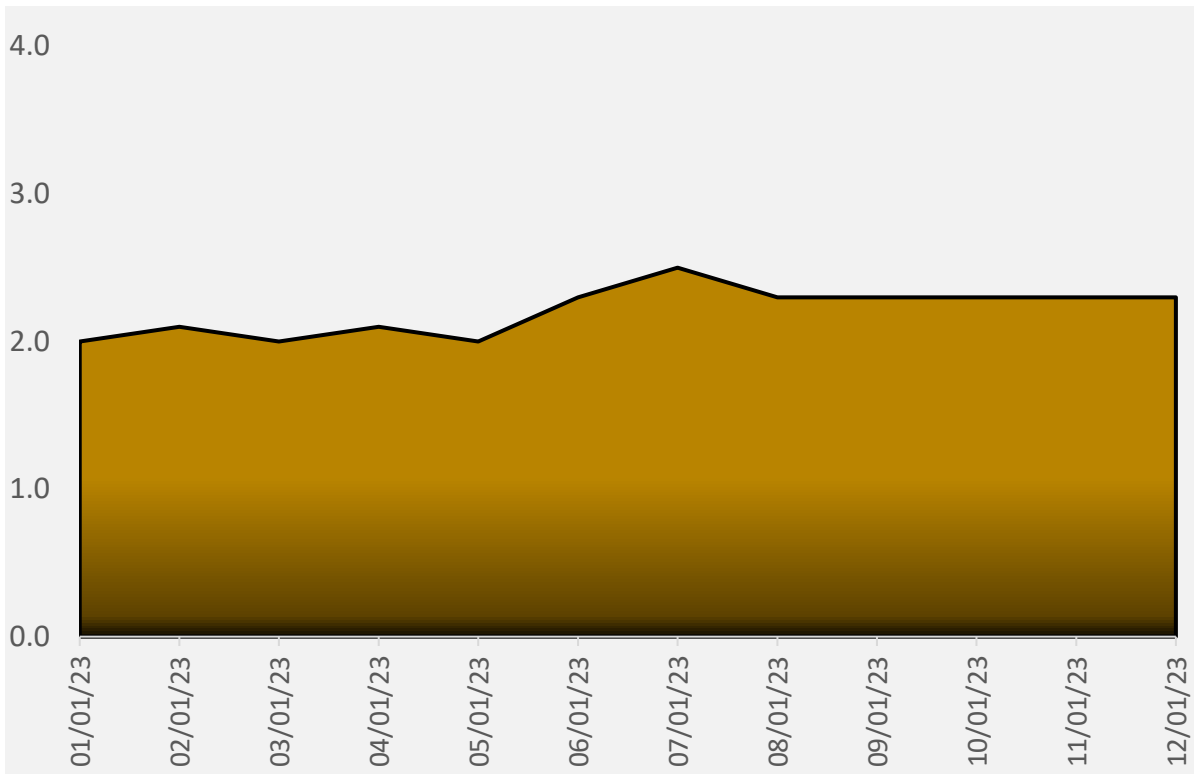


Available Homes

225

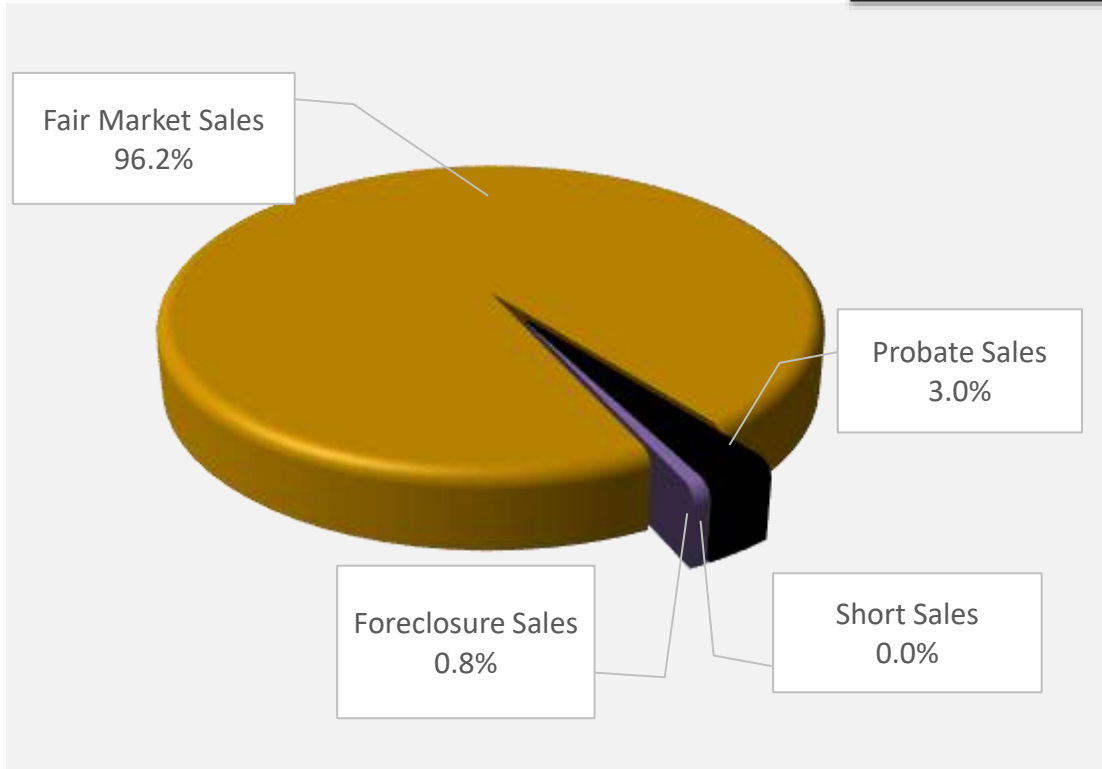


Months of Remaining Inventory

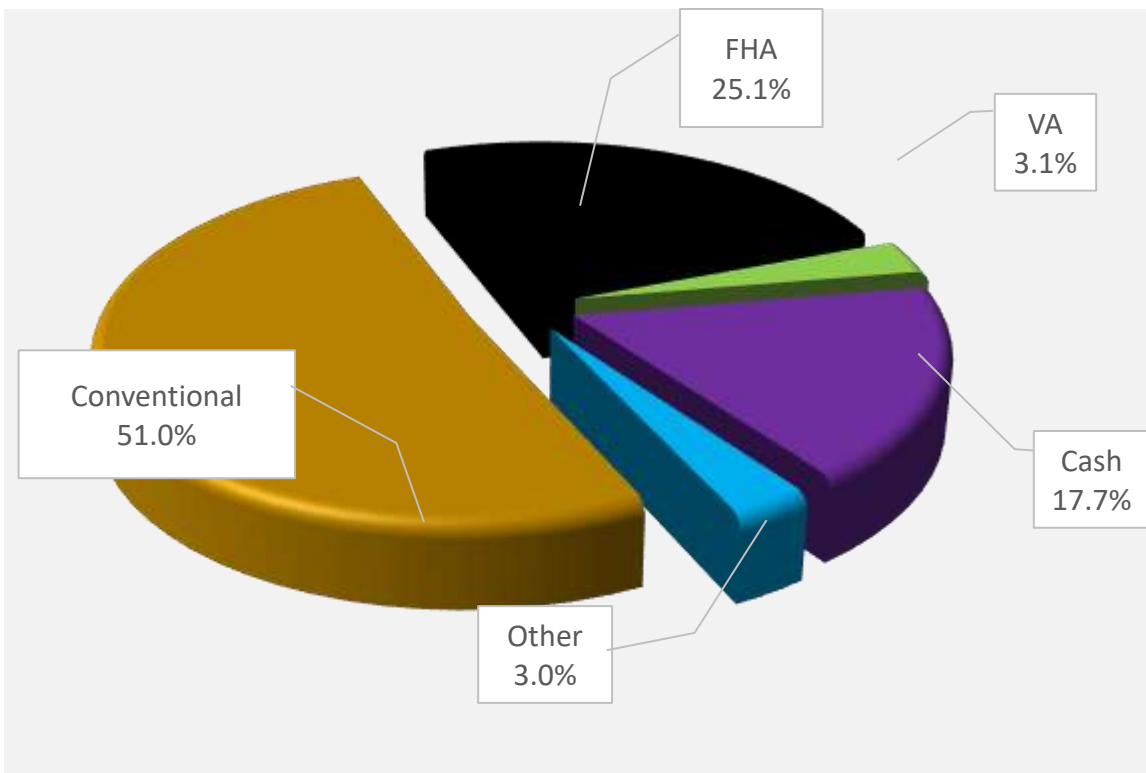


Pending Homes

132



New Financing Type



State of the Market

MARKET TIMING:

23.7

Average days on market for homes in escrow.

2.3

Months of remaining inventory (based on average of last 6 months sales).

225

HOMES FOR SALE

132

HOMES IN ESCROW

AVAILABLE HOME STATISTICS:

Vacancy rate:
31.11%

70

Available homes are vacant.

31.11%

Available homes have had price reductions since being listed.

MARKET STATISTICS:

87

Homes sold in the past 30 days.

245

Homes sold in the past 60 days.

859

Homes sold in the past 6 months.

Average price per square foot in the past 30 days.

\$291.11

Average selling price in the past 6 months.

\$463,345.40

PENDING HOME STATISTICS:

23.48%

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

1,653

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

33.3%

Homes sold above original listed price in past 30 days.

98.8%

Average Asked to Sold Ratio in the past 30 days.

99.4%

Median Asked to Sold Ratio in the past 30 days.



MODESTO REAL ESTATE SALES SUMMARY

Prepared: 12/08/23

225 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	222	98.7%
Probate Sales	3	1.3%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$ 185,000
Average	\$ 583,193
High	\$ 3,599,999
Average DOM:	49.9

Occupancy	Homes	Percentage
Occupied	155	68.9%
Vacant	70	31.1%

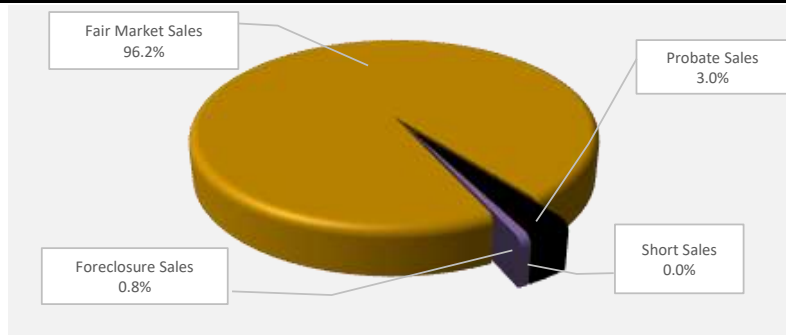


88 Listed in the past 30 days.
147 Listed in the past 60 days.

132 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	127	96.2%
Probate Sales	4	3.0%
Short Sales	0	0.0%
Foreclosure Sales	1	0.8%
		100.0%

Low	\$ 155,000
Average	\$ 437,784
High	\$ 949,700
Average DOM:	23.7

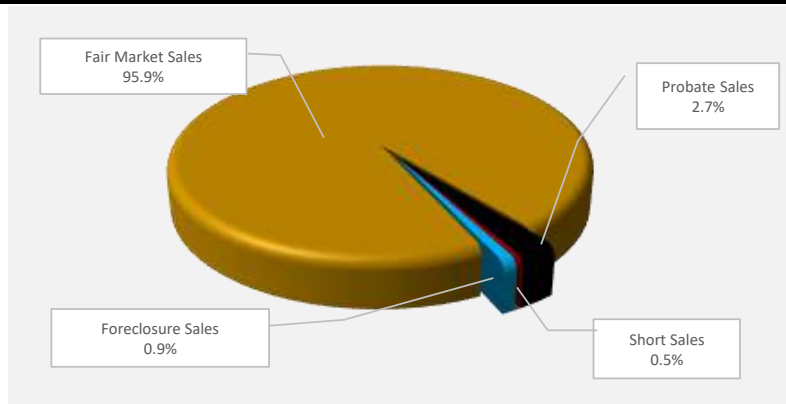


Sold Homes Summary

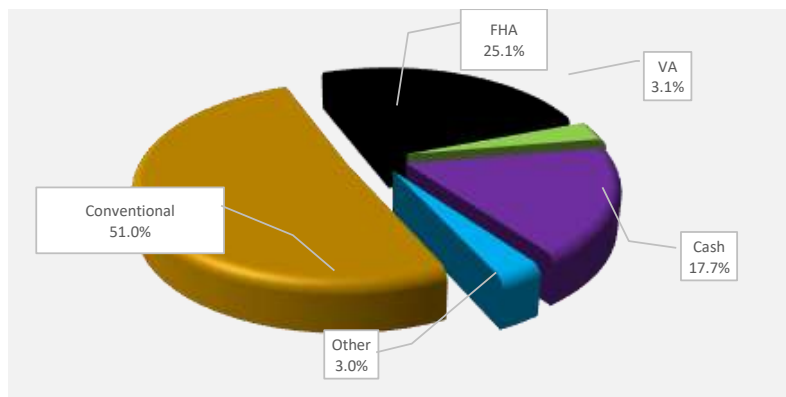
87 Sold in the past 30 days
245 Sold in the past 60 days
859 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	824	95.9%
Probate Sales	23	2.7%
Short Sales	4	0.5%
Foreclosure Sales	8	0.9%
		100.0%

Low	\$ 70,000
Average	\$ 462,629
High	\$ 1,600,000
Average DOM:	21.7



New Financing Type	Homes	Percentage
Conventional	438	51.0%
FHA	216	25.1%
VA	27	3.1%
Cash	152	17.7%
Other	26	3.0%
		100.0%



MODESTO REAL ESTATE SALES SUMMARY

Prepared: 12/08/23			TOTAL IN PRICE	HOMES FOR	HOMES IN	
PRICE RANGE			BRACKET	SALE	ESCROW	% WITH OFFERS
\$0	to	\$199,999	4	1	3	75.00%
\$200,000	to	\$229,999	4	2	2	50.00%
\$230,000	to	\$259,999	4	1	3	75.00%
\$260,000	to	\$289,999	11	5	6	54.55%
\$290,000	to	\$319,999	11	7	4	36.36%
\$320,000	to	\$349,999	31	23	8	25.81%
\$350,000	to	\$379,999	27	10	17	62.96%
\$380,000	to	\$409,999	32	18	14	43.75%
\$410,000	to	\$439,999	37	23	14	37.84%
\$440,000	to	\$469,999	38	22	16	42.11%
\$470,000	to	\$499,999	27	16	11	40.74%
\$500,000	to	\$529,999	16	8	8	50.00%
\$530,000	to	\$559,999	19	11	8	42.11%
\$560,000	to	\$589,999	14	9	5	35.71%
\$590,000	to	\$619,999	12	9	3	25.00%
\$620,000	to	\$649,999	13	10	3	23.08%
\$650,000	to	\$679,999	5	4	1	20.00%
\$680,000	to	\$709,999	6	5	1	16.67%
\$710,000	to	\$739,999	5	5	0	0.00%
\$740,000	to	\$769,999	2	2	0	0.00%
\$770,000	to	\$799,999	7	6	1	14.29%
\$800,000	to	\$829,999	4	4	0	0.00%
\$830,000	to	\$859,999	1	1	0	0.00%
\$860,000	to	\$889,999	3	1	2	66.67%
\$890,000	to	\$919,999	2	1	1	50.00%
\$920,000	to	\$949,999	1	0	1	100.00%
\$950,000	and up		21	21	0	0.00%
TOTAL			357	225	132	36.97%

MARKET TIMING:

23.7 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%
70 Available homes are vacant (includes REO). Vacancy rate: 31.11%
31.11% Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

0 Pending homes are short sales. Short Sale Percentage: 0.00%
1 Pending homes are bank owned (REO). REO percentage: 0.76%
23.48% Of homes are pending for less than the original asking price.

MARKET STATISTICS:

87 Homes sold in the past 30 days.
\$463,345.40 Average selling price in the past 6 months.
\$291.11 Average price per square foot in the past 30 days.
1,653 Average square footage for home sold in the past 30 days.
33.3% Homes sold above original listed price in past 30 days.
98.8% Average Asked to Sold Ratio in the past 30 days.
99.4% Median Asked to Sold Ratio in the past 30 days.
245 Homes sold in the past 60 days.
859 Homes sold in the past 6 months.
4 Sold homes that were short sales. Short Sale Percentage: 0.47%
8 Sold homes that were bank owned. REO percentage: 0.93%

