



SCAN CODE

To view the video
SALES REPORT



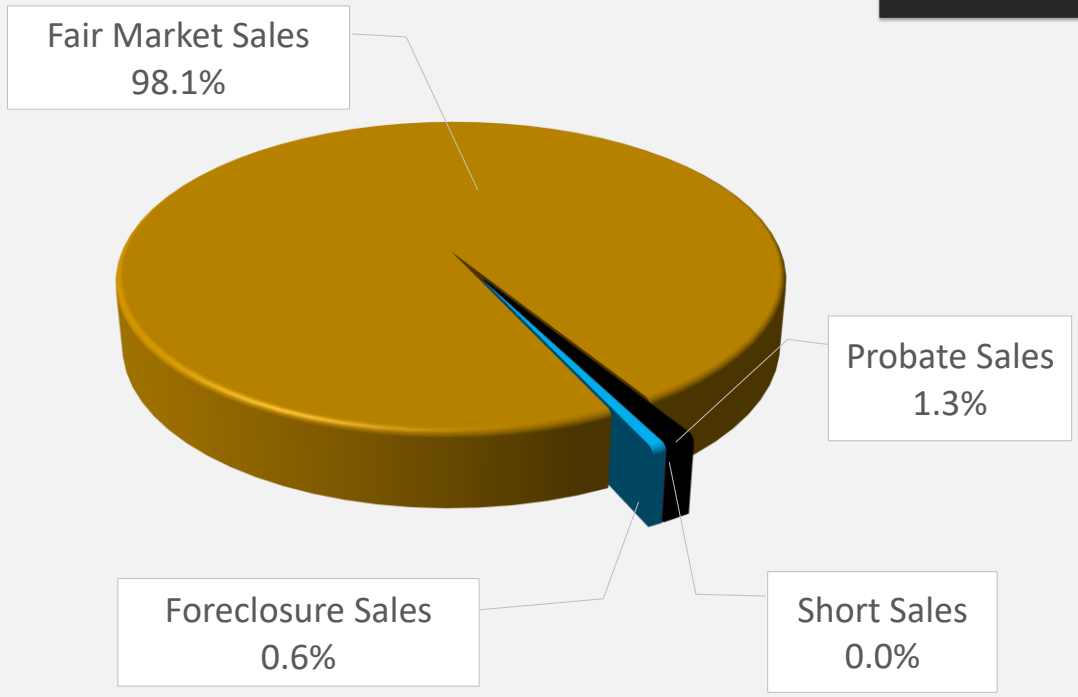
GOLDEN LION
REAL ESTATE, INC.

OCTOBER 2023

MANTECA REAL ESTATE SALES

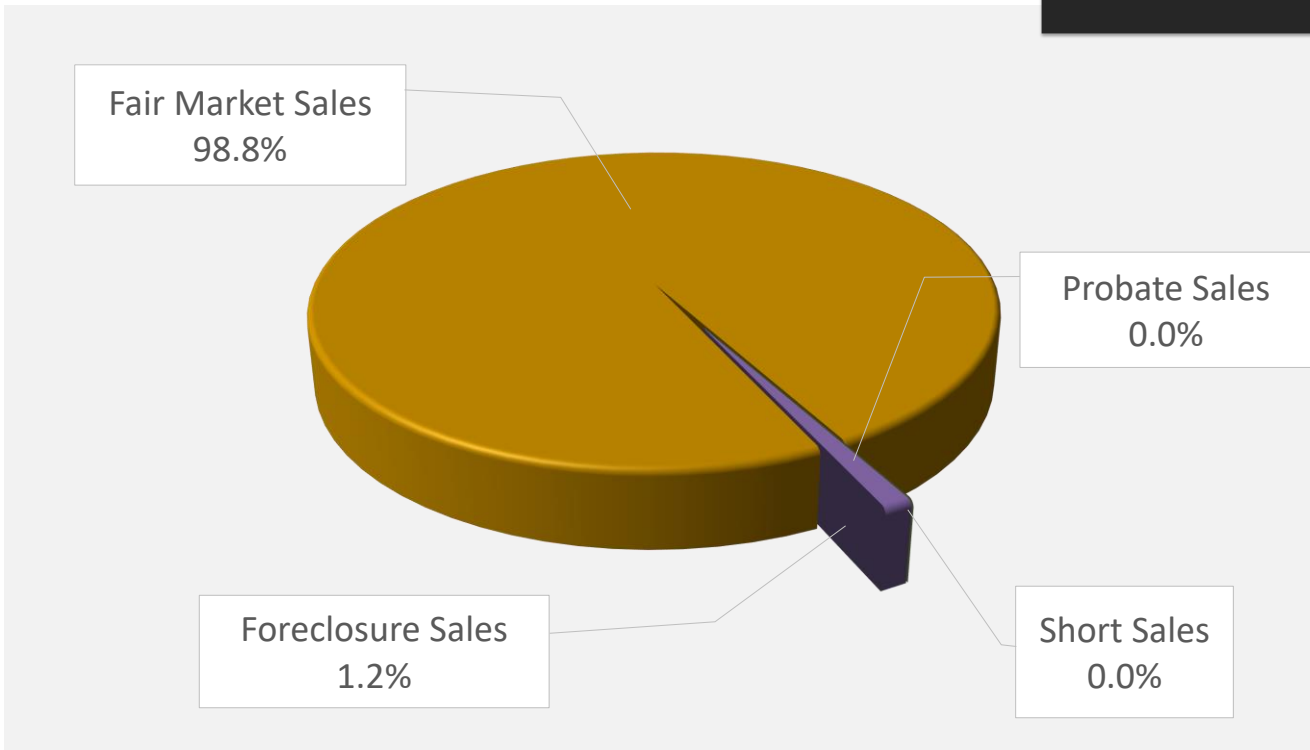
Sold Homes Summary

30



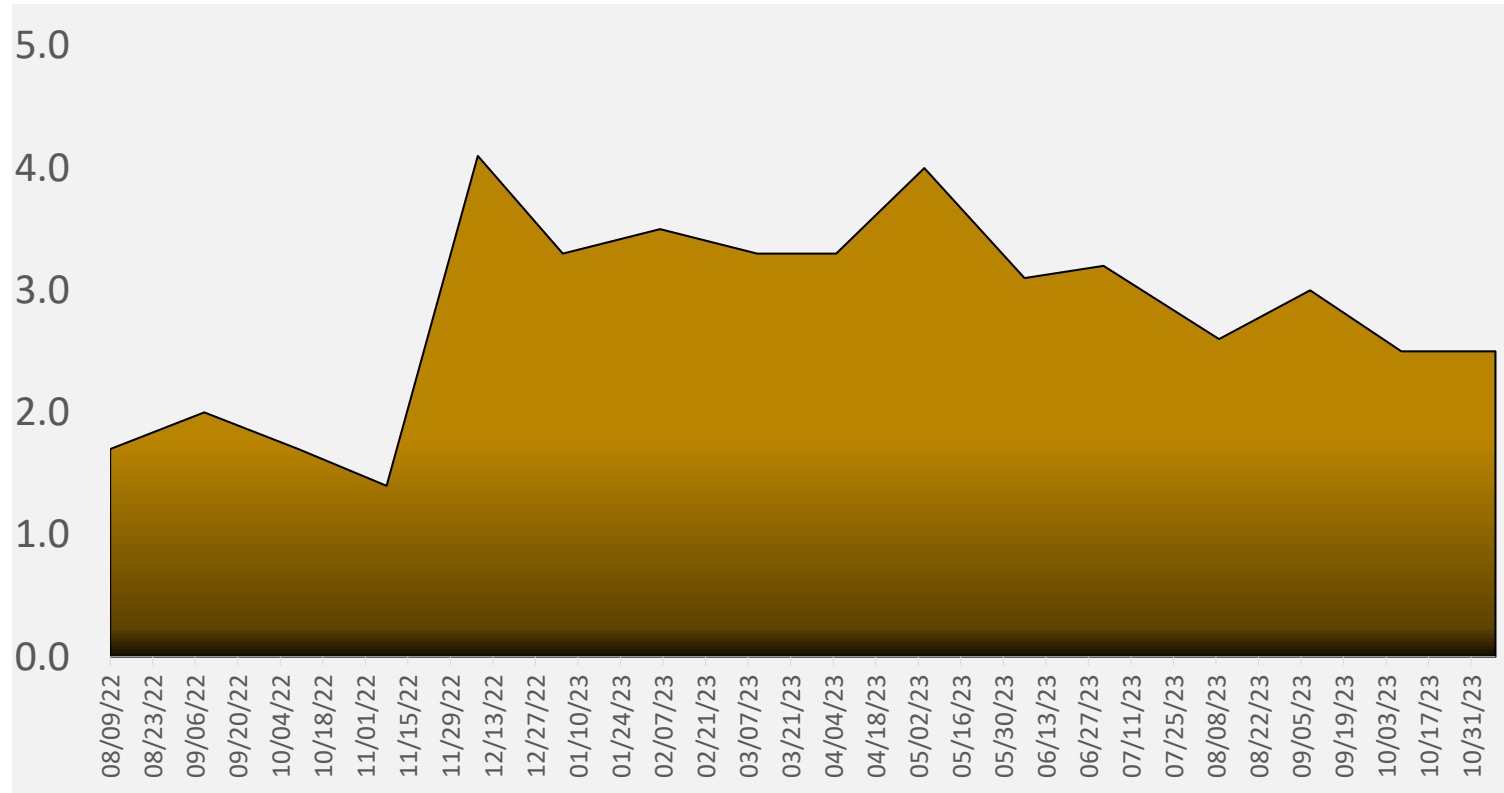
Available Homes

86



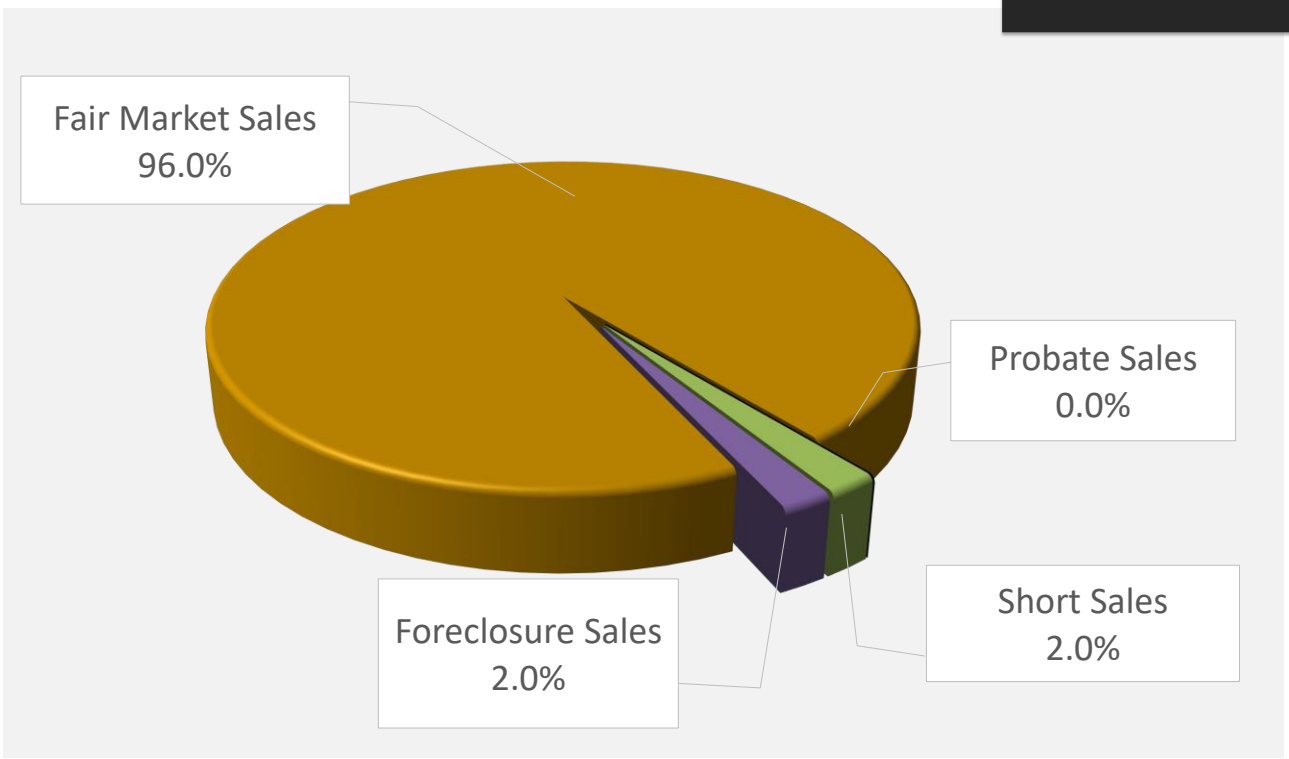


Months of Remaining Inventory

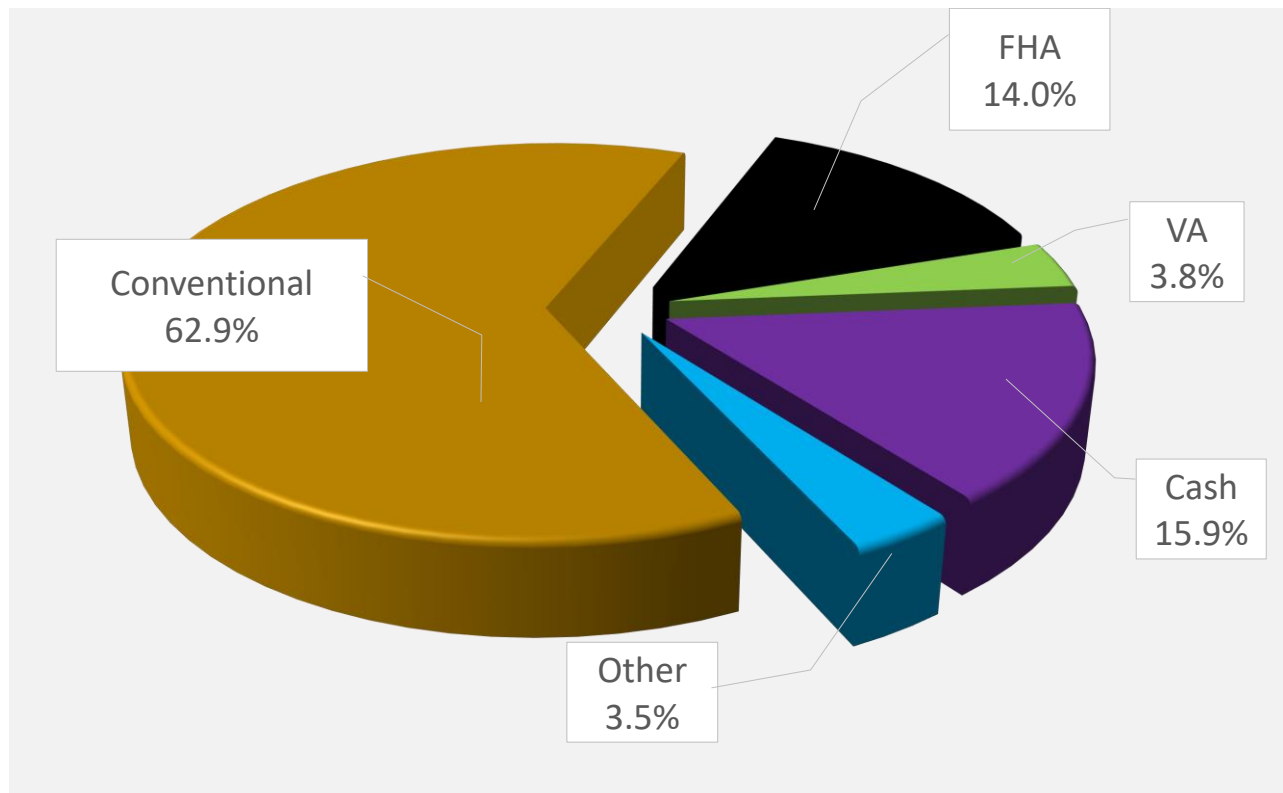


Pending Homes

50



New Financing Type





State of the Market

MARKET TIMING:

30.9 Average days on market for homes in escrow.

2.5 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: **31.40%**

45.35 Available homes have had price reductions since being listed

0 Available homes are short sales.

0 Available homes are bank owned (REO).

27 Available homes are vacant (Includes REO)

PENDING HOME STATISTICS:

Short Sale Percentage: **2.00%**

REO percentage: **2.00%**

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

1 Pending homes are short sales.

1 Pending homes are bank owned (REO).

86 HOMES FOR SALE

50 HOMES IN ESCROW

MARKET STATISTICS:

30 Homes sold in the past 30 days.

315 Homes sold in the past 6 months.

87 Homes sold in the past 60 days.

Average price per square foot in the past 30 days: **\$316.49**

Average selling price in the past 6 months: **\$636,444**

2,091 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.

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

2 Sold homes that were bank owned.

0 Sold homes that were short sales.

MANTECA REAL ESTATE SALES SUMMARY

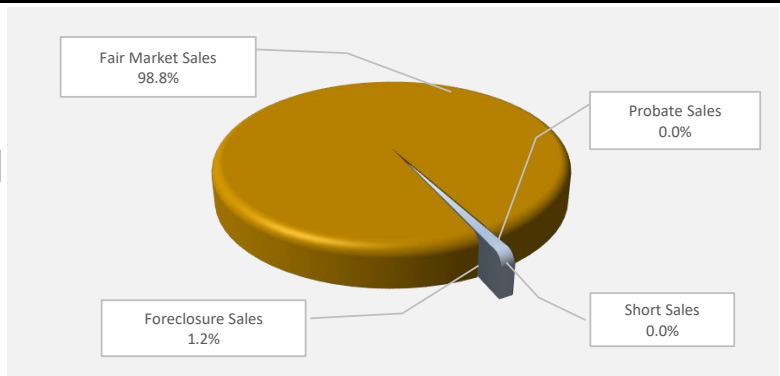
Prepared: 11/08/23

86 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	85	98.8%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	1	1.2%
		100.0%

Low	\$ 235,900
Average	\$ 689,924
High	\$ 3,500,000
Average DOM:	54.5

Occupancy	Homes	Percentage
Occupied	59	68.6%
Vacant	27	31.4%

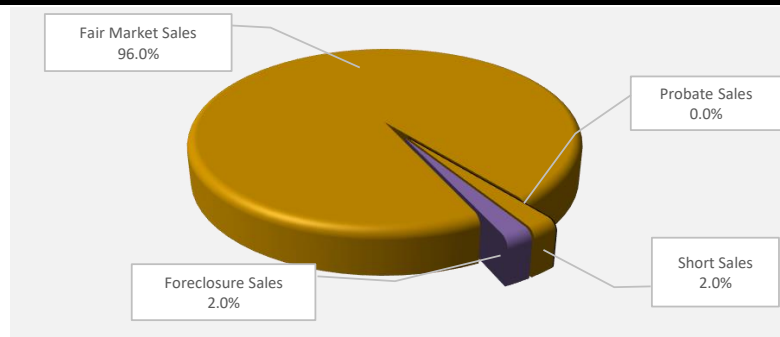


33 Listed in the past 30 days.
53 Listed in the past 60 days.

50 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	48	96.0%
Probate Sales	0	0.0%
Short Sales	1	2.0%
Foreclosure Sales	1	2.0%
		100.0%

Low	\$ 234,900
Average	\$ 640,922
High	\$ 1,400,000
Average DOM:	30.9

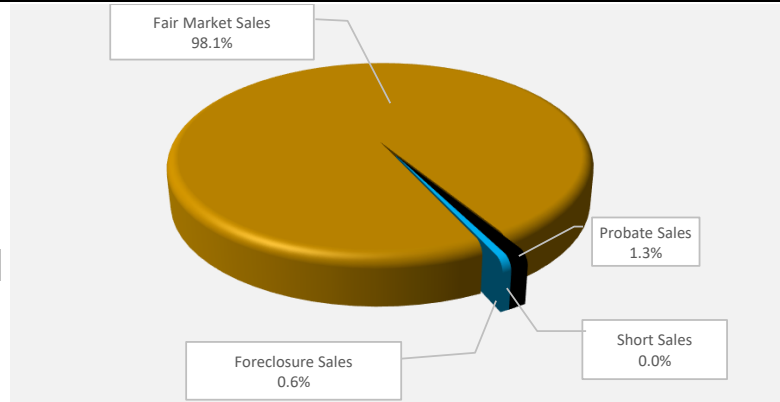


Sold Homes Summary

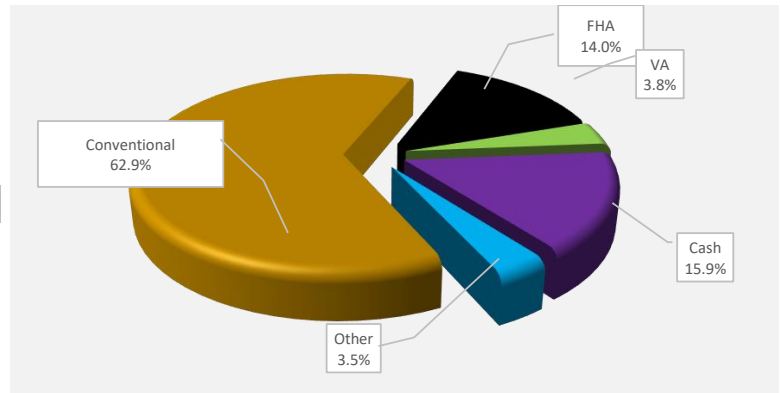
30 Sold in the past 30 days
87 Sold in the past 60 days
315 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	309	98.1%
Probate Sales	4	1.3%
Short Sales	0	0.0%
Foreclosure Sales	2	0.6%
		100.0%

Low	\$ 219,000
Average	\$ 642,943
High	\$ 1,399,000
Average DOM:	27.5



New Financing Type	Homes	Percentage
Conventional	198	62.9%
FHA	44	14.0%
VA	12	3.8%
Cash	50	15.9%
Other	11	3.5%
		100.0%



MANTECA REAL ESTATE SALES SUMMARY

Prepared: 11/08/23		TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to \$399,999	8	7	1	12.50%
\$400,000	to \$424,999	3	0	3	100.00%
\$425,000	to \$449,999	2	1	1	50.00%
\$450,000	to \$474,999	6	3	3	50.00%
\$475,000	to \$499,999	5	2	3	60.00%
\$500,000	to \$524,999	4	3	1	25.00%
\$525,000	to \$549,999	7	5	2	28.57%
\$550,000	to \$574,999	3	2	1	33.33%
\$575,000	to \$599,999	13	8	5	38.46%
\$600,000	to \$624,999	6	5	1	16.67%
\$625,000	to \$649,999	11	5	6	54.55%
\$650,000	to \$674,999	6	2	4	66.67%
\$675,000	to \$699,999	11	7	4	36.36%
\$700,000	to \$724,999	5	3	2	40.00%
\$725,000	to \$749,999	10	6	4	40.00%
\$750,000	to \$774,999	6	4	2	33.33%
\$775,000	to \$799,999	5	4	1	20.00%
\$800,000	to \$824,999	6	4	2	33.33%
\$825,000	to \$849,999	4	4	0	0.00%
\$850,000	to \$874,999	2	1	1	50.00%
\$875,000	to \$899,999	1	1	0	0.00%
\$900,000	to \$924,999	3	3	0	0.00%
\$925,000	to \$949,999	0	0	0	
\$950,000	to \$974,999	1	1	0	0.00%
\$975,000	to \$999,999	3	2	1	33.33%
\$1,000,000	and up	5	3	2	40.00%
TOTAL		136	86	50	36.76%

MARKET TIMING:

- 30.9** Average days on market for homes in escrow.
- 2.5** 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%
- 27** Available homes are vacant (includes REO). Vacancy rate: 31.40%
- 45.35%** Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

- 1** Pending homes are short sales. Short Sale Percentage: 2.00%
- 1** Pending homes are bank owned (REO). REO percentage: 2.00%
- 42.00%** Of homes are pending for less than the original asking price.

MARKET STATISTICS:

- 30** Homes sold in the past 30 days.
- \$636,444** Average selling price in the past 6 months.
- \$316.49** Average price per square foot in the past 30 days.
- 2,091** 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.
- 100.0%** Median Asked to Sold Ratio in the past 30 days.
- 87** Homes sold in the past 60 days.
- 315** Homes sold in the past 6 months.
- 0** Sold homes that were short sales. Short Sale Percentage: 0.00%
- 2** Sold homes that were bank owned. REO percentage: 0.63%