



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

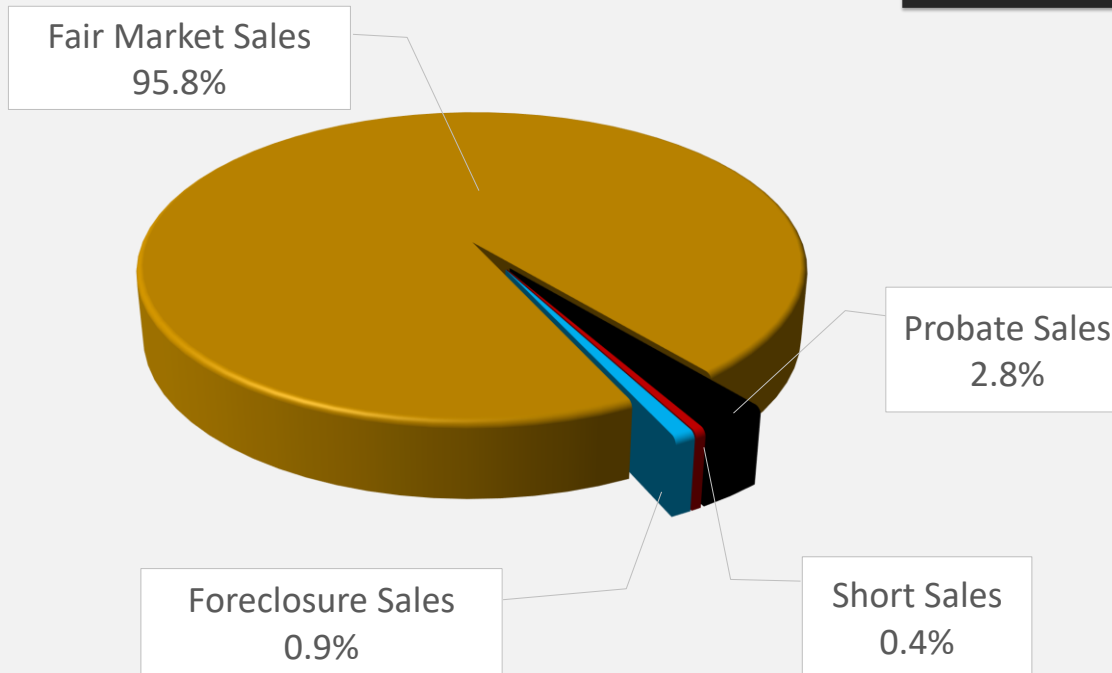


**OCTOBER 2023**

MODESTO REAL ESTATE SALES REPORT

# Sold Homes Summary

142



# Available Homes

223

Fair Market Sales  
98.7%

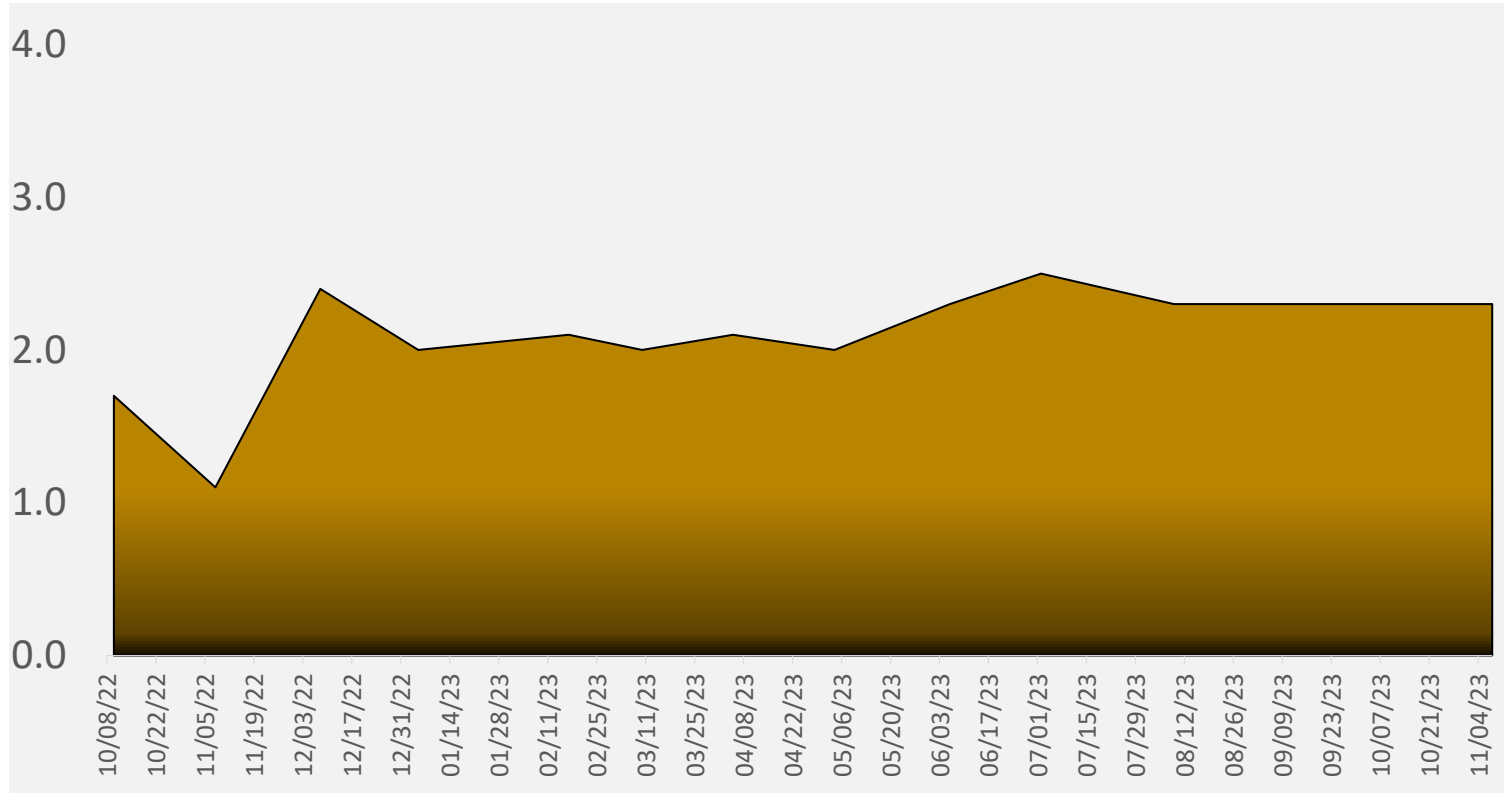
Probate Sales  
0.9%

Foreclosure Sales  
0.0%

Short Sales  
0.4%

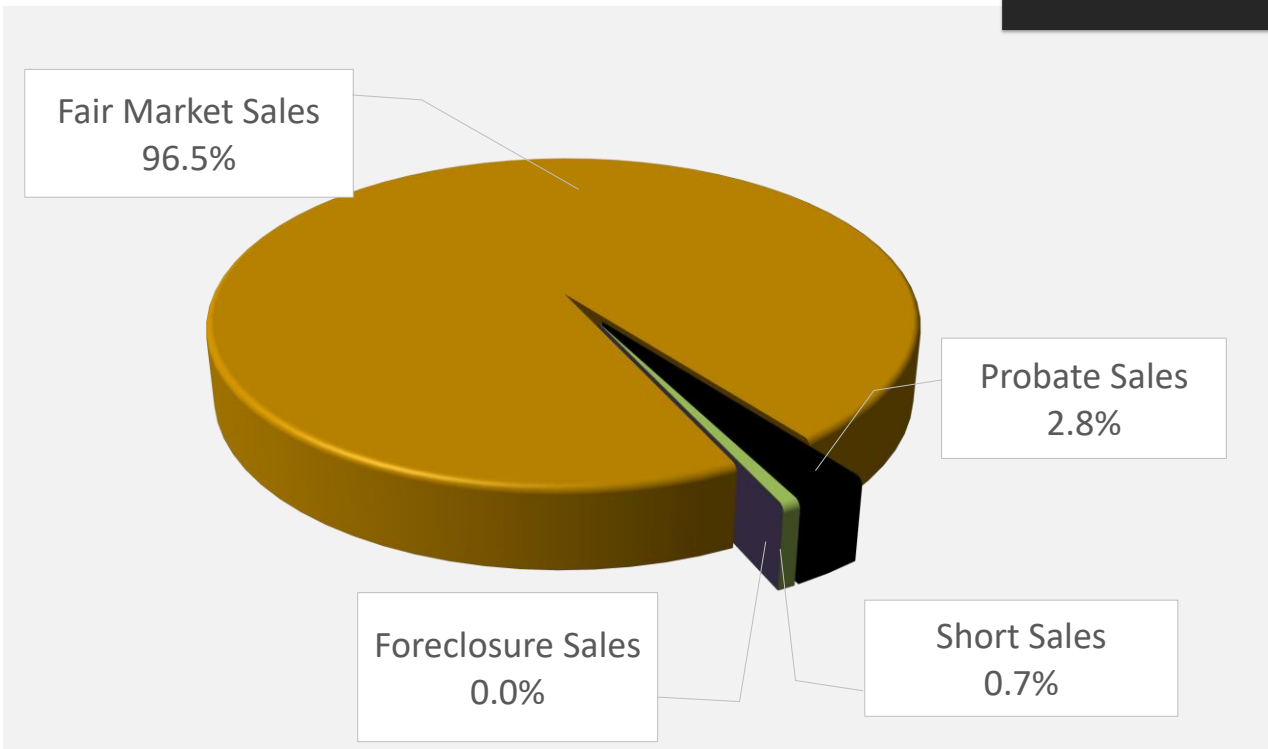


# Months of Remaining Inventory

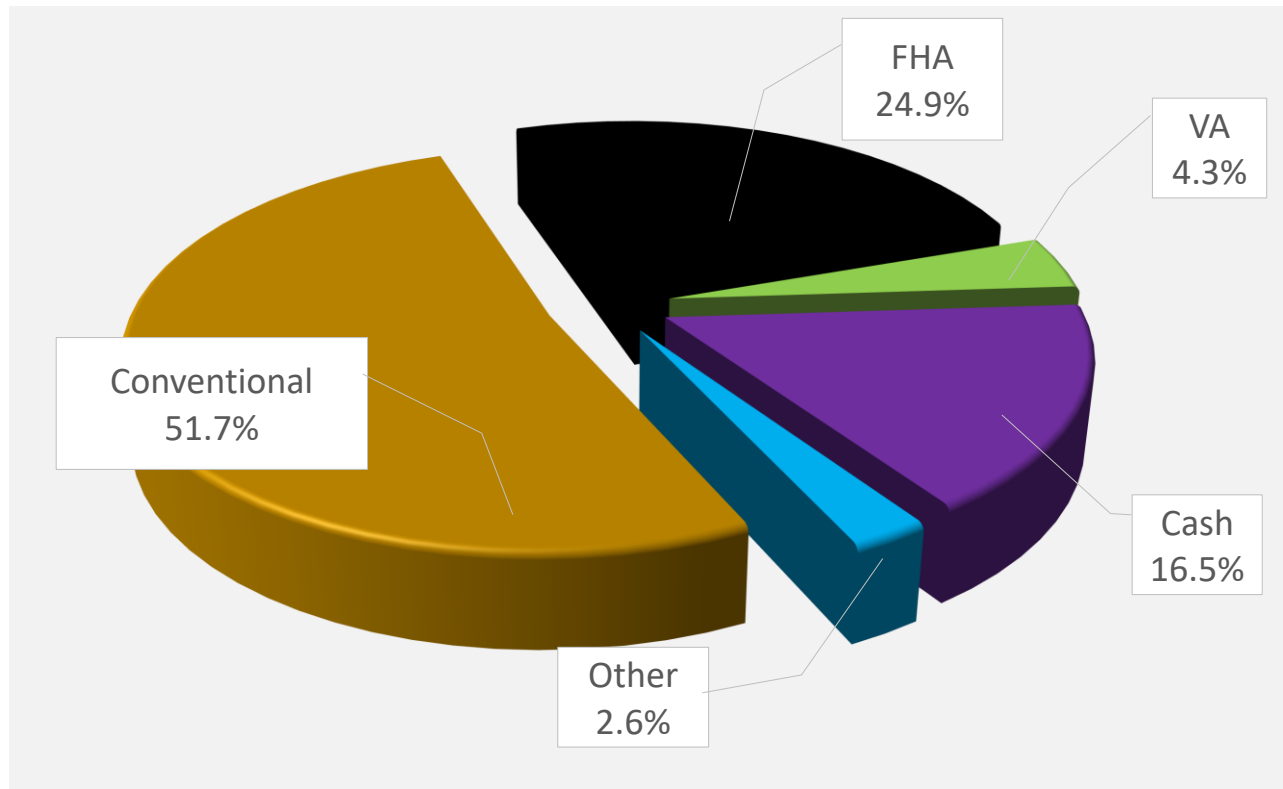


## Pending Homes

142



## New Financing Type





# State of the Market

## MARKET TIMING:

**21.7** 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:

Short Sale Percentage:  
**0.00%**

REO percentage:  
**0.00%**

Vacancy rate:  
**27.80%**

**35.87%**

**0**  
Available homes are short sales.

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

**62**  
Available homes are vacant (includes REO)

Available homes have had price reductions since being listed

## PENDING HOME STATISTICS:

Short Sale Percentage:  
**0.70%**

REO percentage:  
**0.00%**

**23.24%**

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

**1**  
Pending homes are short sales.

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

**223** HOMES FOR SALE      **142** HOMES IN ESCROW

## MARKET STATISTICS:

**142**  
Homes sold in the past 30 days.

**890**  
Homes sold in the past 6 months.

**272**  
Homes sold in the past 60 days.

Average price per square foot in the past 30 days.  
**\$291.03**

Average selling price in the past 6 months.  
**\$460,740**

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

**35.9%** Homes sold above original listed price in past 30 days.

**98.2%** Average Asked to Sold Ratio in the past 30 days.

**99.5%** Median Asked to Sold Ratio in the past 30 days.

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

**4** Sold homes that were short sales.

# MODESTO REAL ESTATE SALES SUMMARY

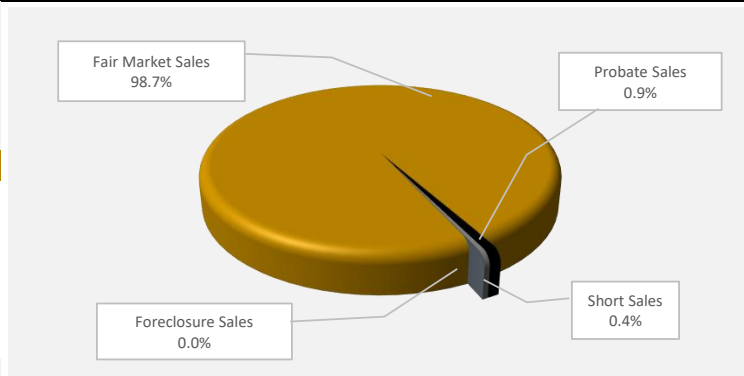
Prepared: 11/08/23

## 223 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	220	98.7%
Probate Sales	2	0.9%
Short Sales	1	0.4%
Foreclosure Sales	0	0.0%
		<b>100.0%</b>

Low	\$ 155,000
Average	\$ 572,552
High	\$ 3,599,999
Average DOM:	50.6

Occupancy	Homes	Percentage
Occupied	161	72.2%
Vacant	62	27.8%

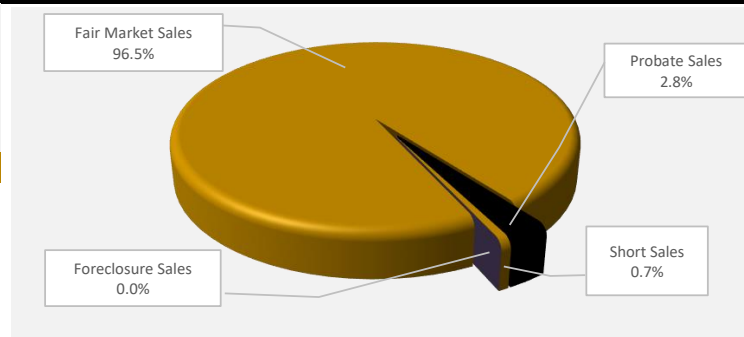


**94** Listed in the past 30 days.  
**138** Listed in the past 60 days.

## 142 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	137	96.5%
Probate Sales	4	2.8%
Short Sales	1	0.7%
Foreclosure Sales	0	0.0%
		<b>100.0%</b>

Low	\$ 170,000
Average	\$ 450,062
High	\$ 1,200,000
Average DOM:	21.7

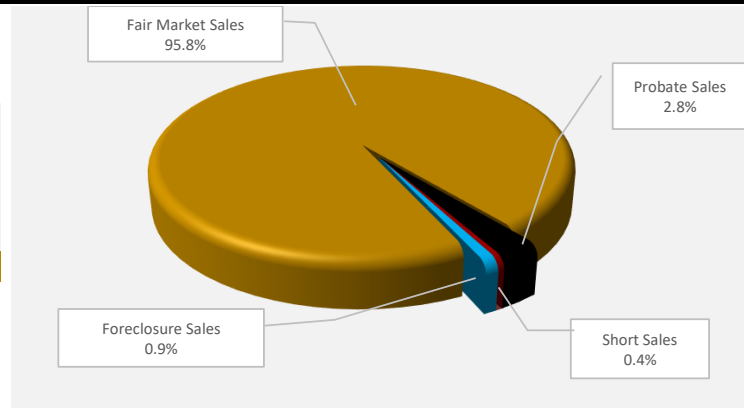


## Sold Homes Summary

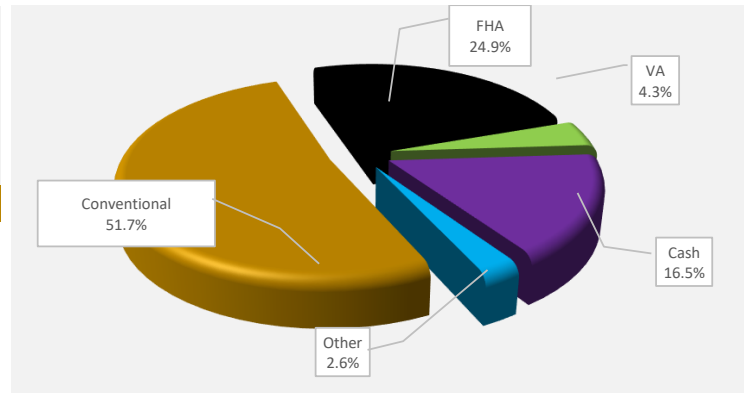
142 Sold in the past 30 days  
 272 Sold in the past 60 days  
 890 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	853	95.8%
Probate Sales	25	2.8%
Short Sales	4	0.4%
Foreclosure Sales	8	0.9%
		<b>100.0%</b>

Low	\$ 70,000
Average	\$ 459,775
High	\$ 1,600,000
Average DOM:	21.6



New Financing Type	Homes	Percentage
Conventional	460	51.7%
FHA	222	24.9%
VA	38	4.3%
Cash	147	16.5%
Other	23	2.6%
		<b>100.0%</b>





# MODESTO REAL ESTATE SALES SUMMARY

Prepared: 11/08/23		TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to \$224,999	8	2	6	75.00%
\$225,000	to \$249,999	3	1	2	66.67%
\$250,000	to \$274,999	7	2	5	71.43%
\$275,000	to \$299,999	16	9	7	43.75%
\$300,000	to \$324,999	6	4	2	33.33%
\$325,000	to \$349,999	19	8	11	57.89%
\$350,000	to \$374,999	21	11	10	47.62%
\$375,000	to \$399,999	35	21	14	40.00%
\$400,000	to \$424,999	14	9	5	35.71%
\$425,000	to \$449,999	37	22	15	40.54%
\$450,000	to \$474,999	28	20	8	28.57%
\$475,000	to \$499,999	30	15	15	50.00%
\$500,000	to \$524,999	13	6	7	53.85%
\$525,000	to \$549,999	23	14	9	39.13%
\$550,000	to \$574,999	14	9	5	35.71%
\$575,000	to \$599,999	13	8	5	38.46%
\$600,000	to \$624,999	7	5	2	28.57%
\$625,000	to \$649,999	13	10	3	23.08%
\$650,000	to \$674,999	5	4	1	20.00%
\$675,000	to \$699,999	6	4	2	33.33%
\$700,000	to \$724,999	6	5	1	16.67%
\$725,000	to \$749,999	4	4	0	0.00%
\$750,000	to \$774,999	2	1	1	50.00%
\$775,000	to \$799,999	7	6	1	14.29%
\$800,000	to \$824,999	0	0	0	
\$825,000	and up	28	23	5	17.86%
<b>TOTAL</b>		<b>365</b>	<b>223</b>	<b>142</b>	<b>38.90%</b>

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**0** Available homes are bank owned (REO). REO percentage: 0.00%  
**62** Available homes are vacant (includes REO). Vacancy rate: 27.80%  
**35.87%** Available homes have had price reductions since being listed.

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**890** Homes sold in the past 6 months.  
**4** Sold homes that were short sales. Short Sale Percentage: 0.45%  
**8** Sold homes that were bank owned. REO percentage: 0.90%