



**SCAN CODE**

To view the video  
SALES REPORT



**GOLDEN LION**  
REAL ESTATE, INC.

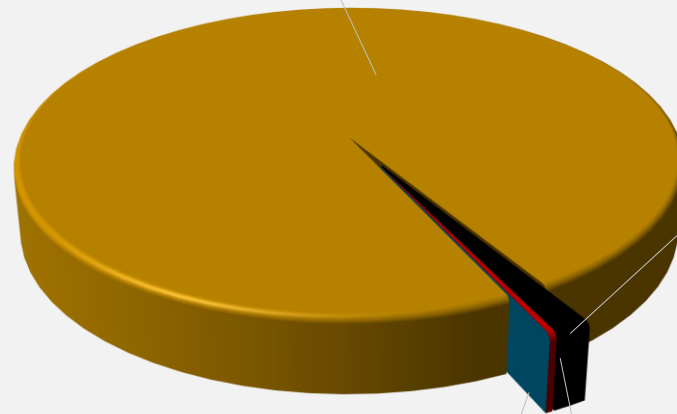
**OCTOBER 2023**

TRACY REAL ESTATE SALES REPORT

# Sold Homes Summary

49

Fair Market Sales  
98.2%



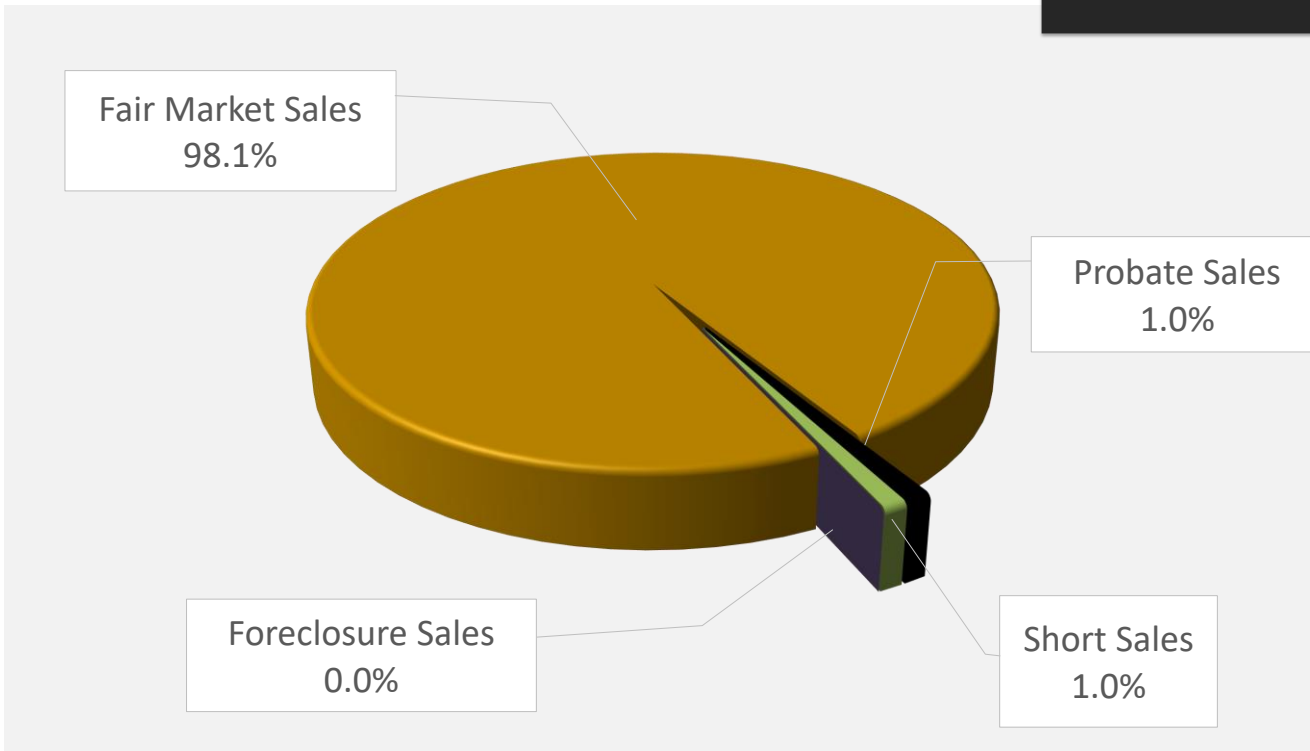
Probate Sales  
1.5%

Foreclosure Sales  
0.0%

Short Sales  
0.3%

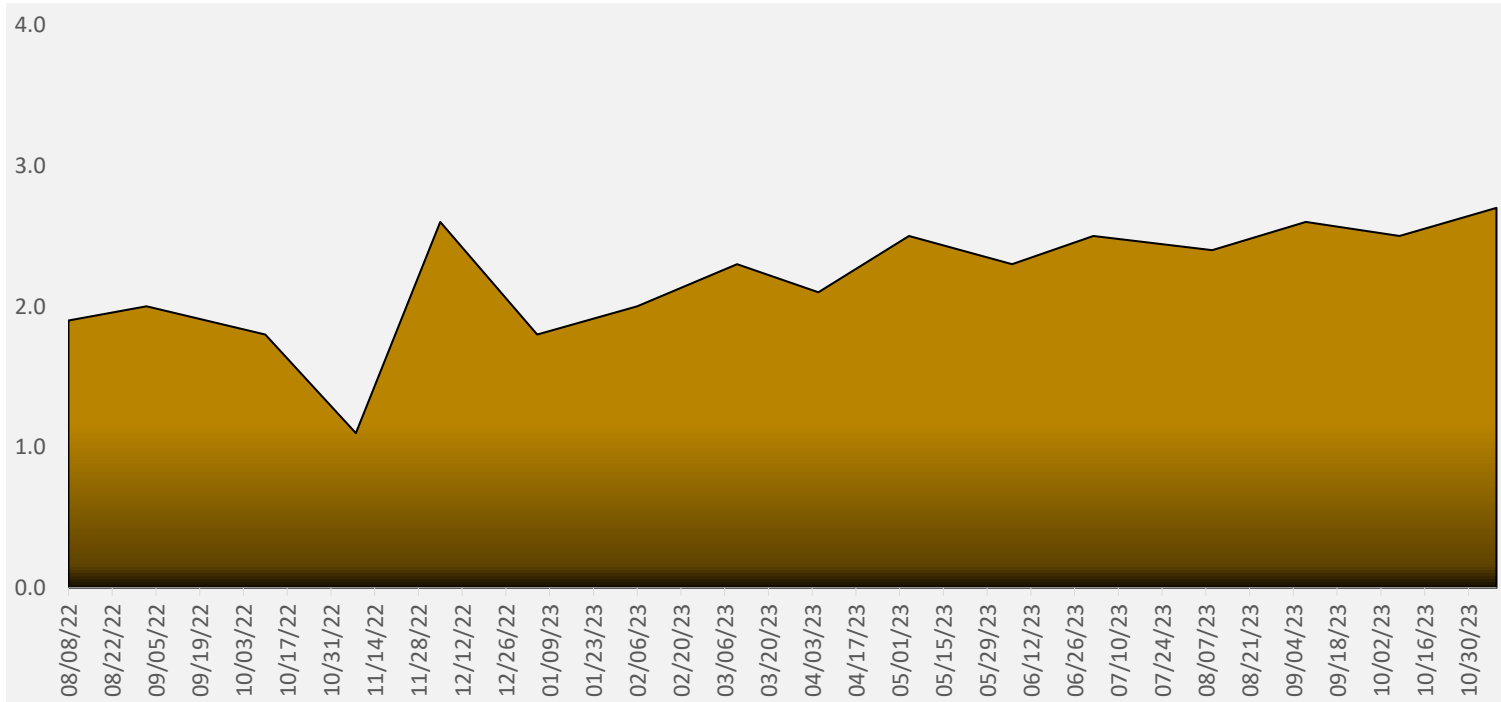
# Available Homes

103



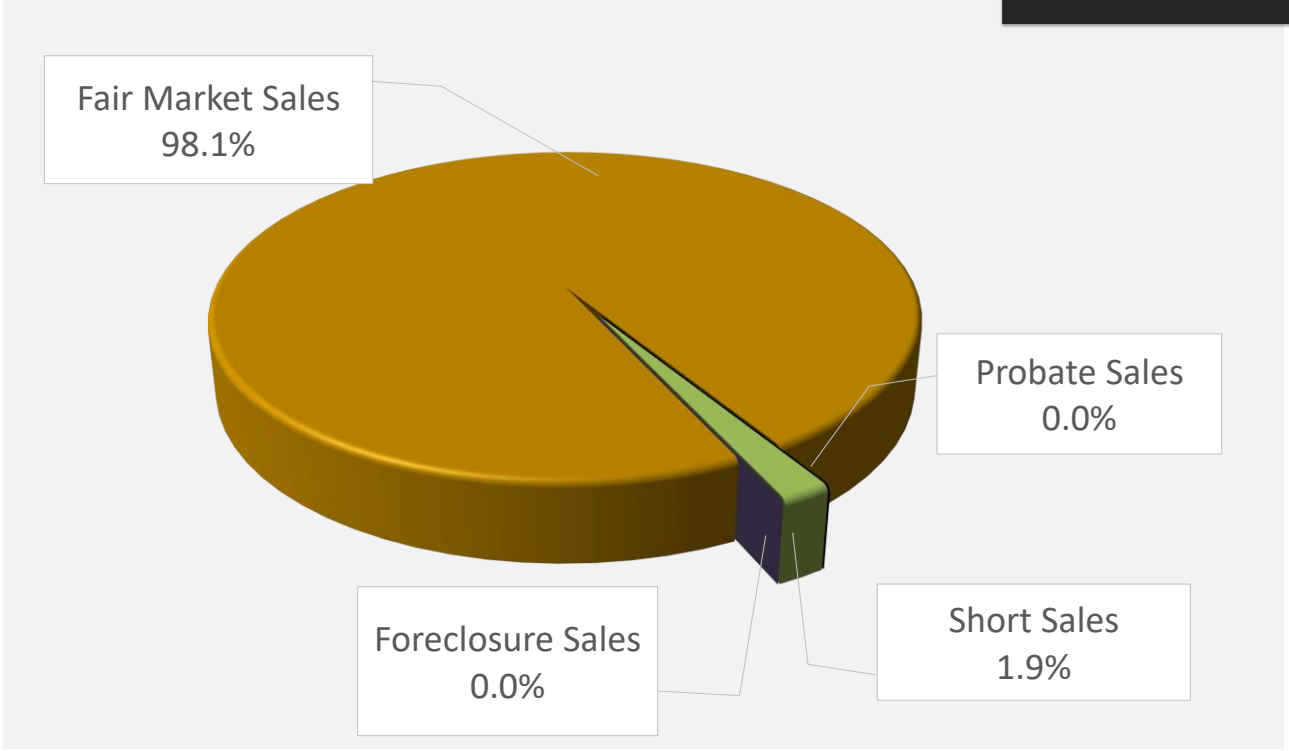


# Months of Remaining Inventory

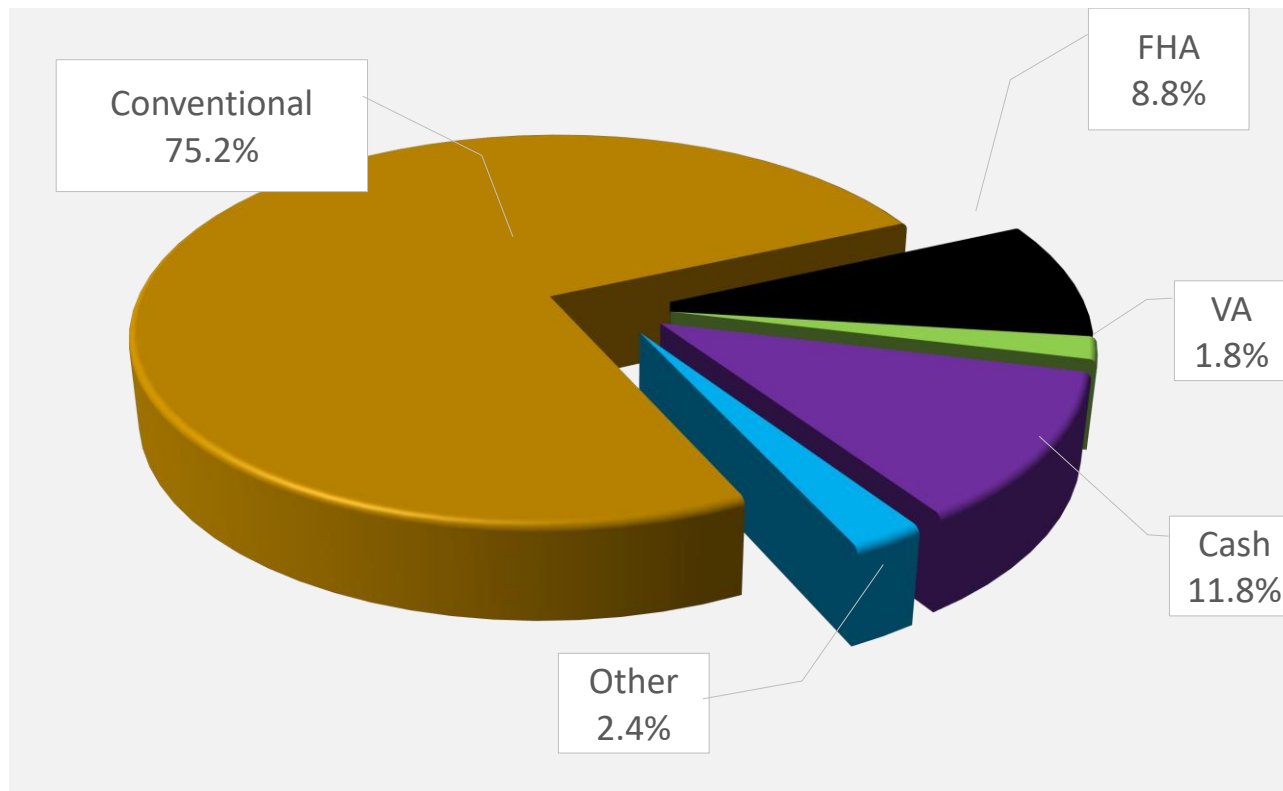


# Pending Homes

52



## New Financing Type





# State of the Market

## MARKET TIMING:

**28.2** 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: **17.48%**

**32.04%** Available homes have had price reductions since being listed

**0** Available homes are short sales.

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

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

## PENDING HOME STATISTICS:

Short Sale Percentage: **1.92%**

REO percentage: **0.00%**

**26.92%** Of homes are pending for less than the original asking price.

**1** Pending homes are short sales.

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

**103** HOMES FOR SALE

**52** HOMES IN ESCROW

## MARKET STATISTICS:

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

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

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

Average price per square foot in the past 30 days: **\$362.93**

Average selling price in the past 6 months: **\$734,250**

**2,102** Average square footage for home sold in the past 30 days.

**36.7%** Homes sold above original listed price in past 30 days.

**127.4%** Average Asked to Sold Ratio in the past 30 days.

**99.1%** Median Asked to Sold Ratio in the past 30 days.

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

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

# TRACY REAL ESTATE SALES SUMMARY

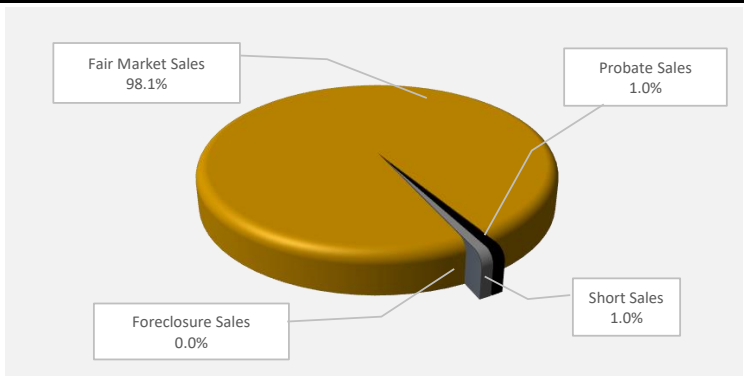
Prepared: 11/08/23

## 103 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	101	98.1%
Probate Sales	1	1.0%
Short Sales	1	1.0%
Foreclosure Sales	0	0.0%
		<b>100.0%</b>

Low	\$ 248,888
Average	\$ 776,583
High	\$ 1,999,000
Average DOM:	34.9

Occupancy	Homes	Percentage
Occupied	85	82.5%
Vacant	18	17.5%



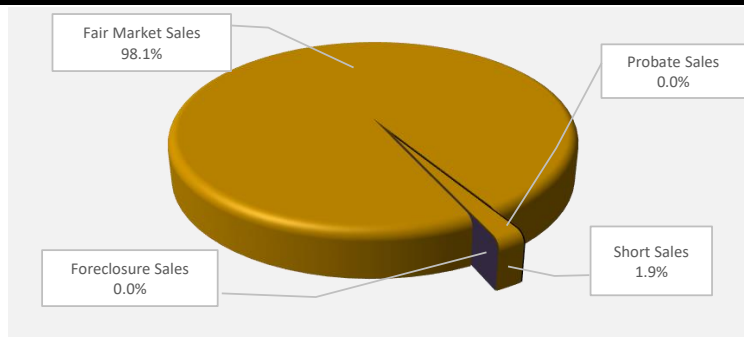
53 Listed in the past 30 days.

74 Listed in the past 60 days.

## 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%
		<b>100.0%</b>

Low	\$ 430,000
Average	\$ 792,498
High	\$ 1,218,769
Average DOM:	28.2

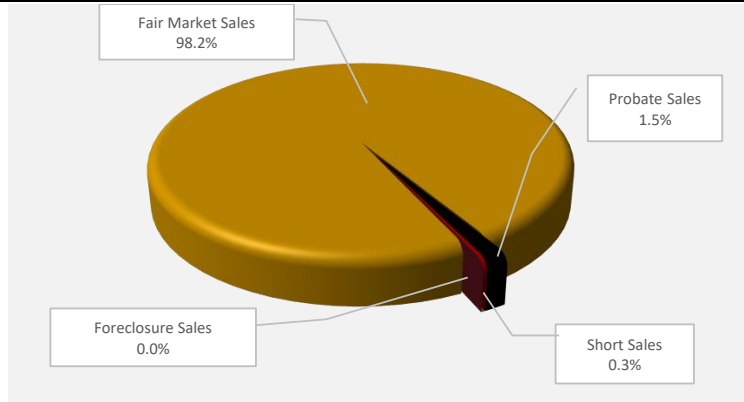


## Sold Homes Summary

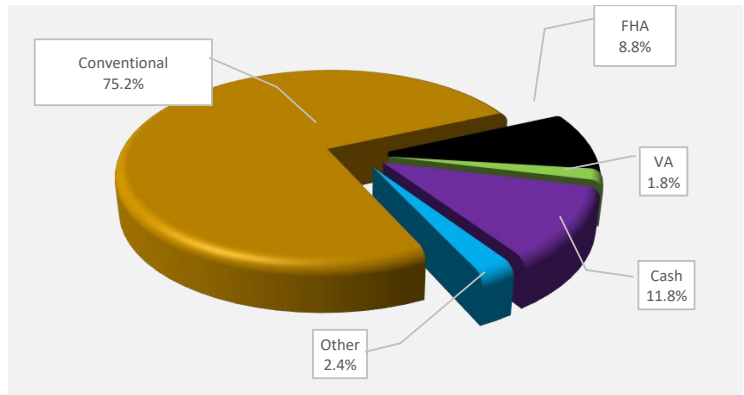
49 Sold in the past 30 days  
 99 Sold in the past 60 days  
 330 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	324	98.2%
Probate Sales	5	1.5%
Short Sales	1	0.3%
Foreclosure Sales	0	0.0%
		<b>100.0%</b>

Low	\$ 300,000
Average	\$ 734,439
High	\$ 2,098,888
Average DOM:	18.0



New Financing Type	Homes	Percentage
Conventional	248	75.2%
FHA	29	8.8%
VA	6	1.8%
Cash	39	11.8%
Other	8	2.4%
		<b>100.0%</b>





# TRACY REAL ESTATE SALES SUMMARY

Prepared: 11/08/23			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
PRICE RANGE			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to	\$524,999	18	14	4	22.22%
\$525,000	to	\$549,999	7	6	1	14.29%
\$550,000	to	\$574,999	5	4	1	20.00%
\$575,000	to	\$599,999	7	4	3	42.86%
\$600,000	to	\$624,999	6	4	2	33.33%
\$625,000	to	\$649,999	6	3	3	50.00%
\$650,000	to	\$674,999	4	1	3	75.00%
\$675,000	to	\$699,999	13	9	4	30.77%
\$700,000	to	\$724,999	6	2	4	66.67%
\$725,000	to	\$749,999	7	6	1	14.29%
\$750,000	to	\$774,999	5	3	2	40.00%
\$775,000	to	\$799,999	5	4	1	20.00%
\$800,000	to	\$824,999	3	3	0	0.00%
\$825,000	to	\$849,999	11	8	3	27.27%
\$850,000	to	\$874,999	11	8	3	27.27%
\$875,000	to	\$899,999	3	2	1	33.33%
\$900,000	to	\$924,999	3	2	1	33.33%
\$925,000	to	\$949,999	4	3	1	25.00%
\$950,000	to	\$974,999	3	0	3	100.00%
\$975,000	to	\$999,999	4	3	1	25.00%
\$1,000,000	to	\$1,024,999	0	0	0	
\$1,025,000	and up		24	14	10	41.67%
<b>TOTAL</b>			<b>155</b>	<b>103</b>	<b>52</b>	<b>33.55%</b>

## MARKET TIMING:

28.2 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%  
 18 Available homes are vacant (includes REO). Vacancy rate: 17.48%  
 32.04% 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%  
 26.92% Of homes are pending for less than the original asking price.

## MARKET STATISTICS:

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 \$734,250 Average selling price in the past 6 months.  
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 2,102 Average square footage for home sold in the past 30 days.  
 36.7% Homes sold above original listed price in past 30 days.  
 127.4% Average Asked to Sold Ratio in the past 30 days.  
 99.1% Median Asked to Sold Ratio in the past 30 days.  
 99 Homes sold in the past 60 days.  
 330 Homes sold in the past 6 months.  
 1 Sold homes that were short sales. Short Sale Percentage: 0.30%  
 0 Sold homes that were bank owned. REO percentage: 0.00%