



SCAN CODE
To view the video
SALES REPORT



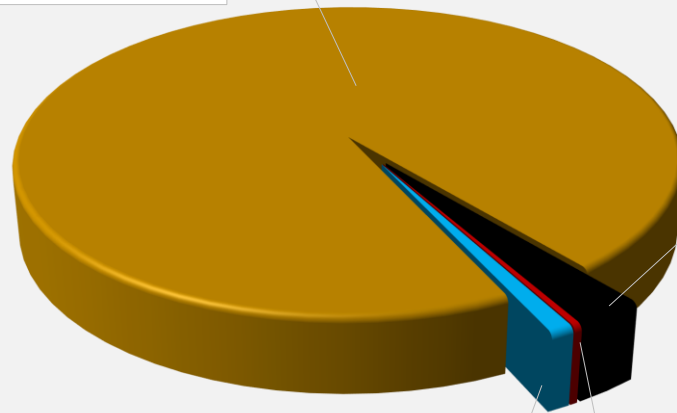
SEPTEMBER 2023

MODESTO REAL ESTATE SALES REPORT

Sold Homes Summary

125

Fair Market Sales
95.8%



Probate Sales
2.8%

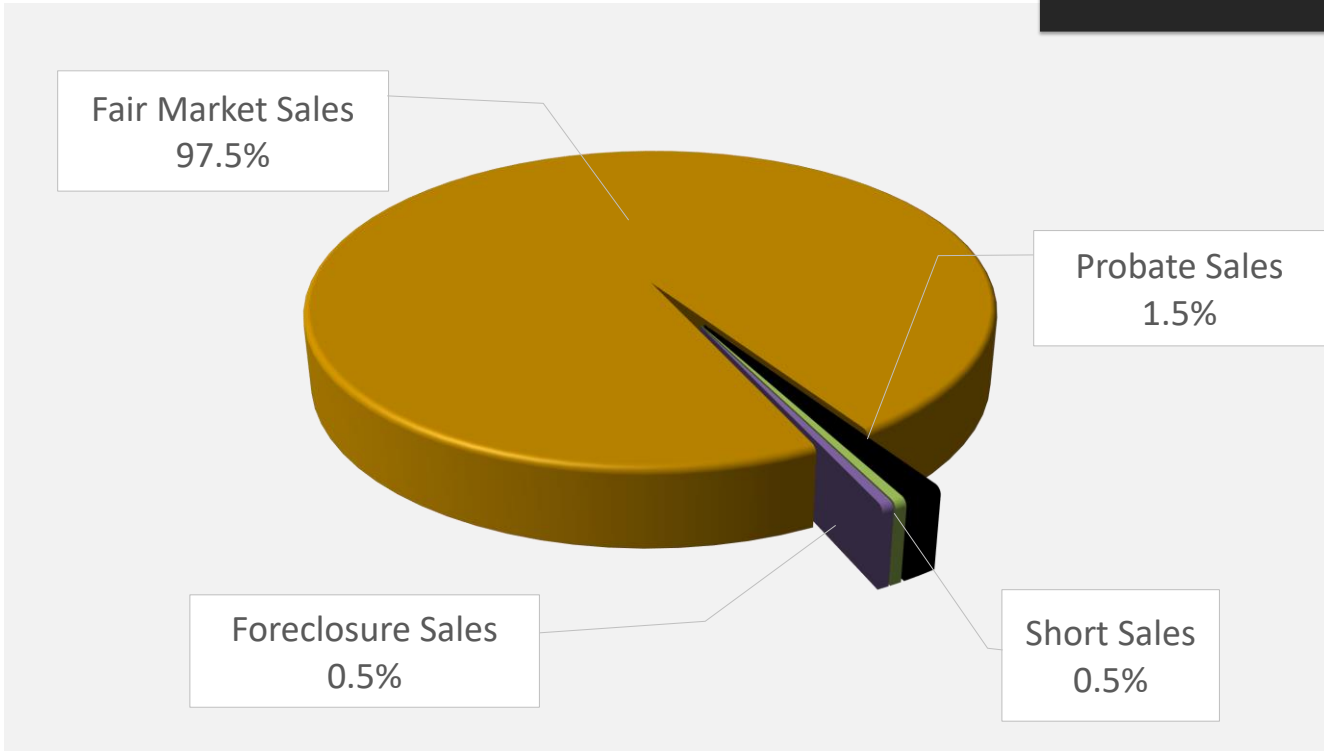
Foreclosure Sales
1.0%

Short Sales
0.3%



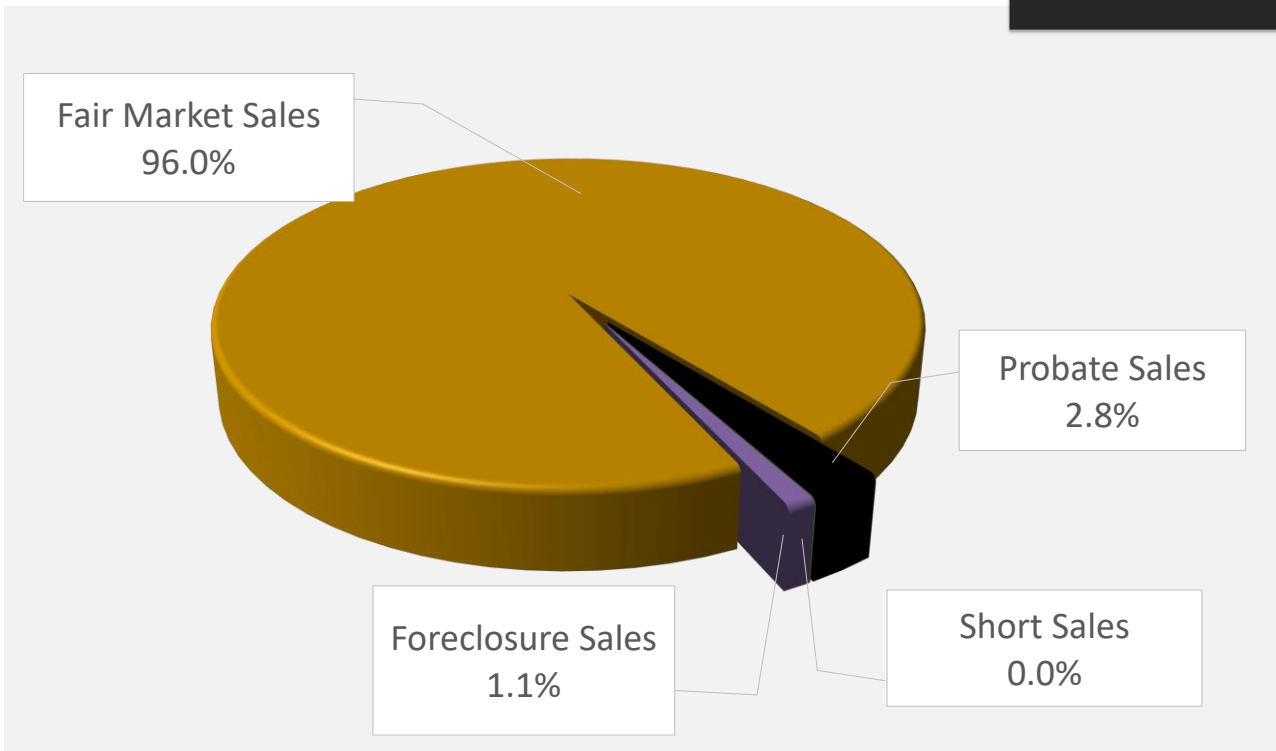
Available Homes

201



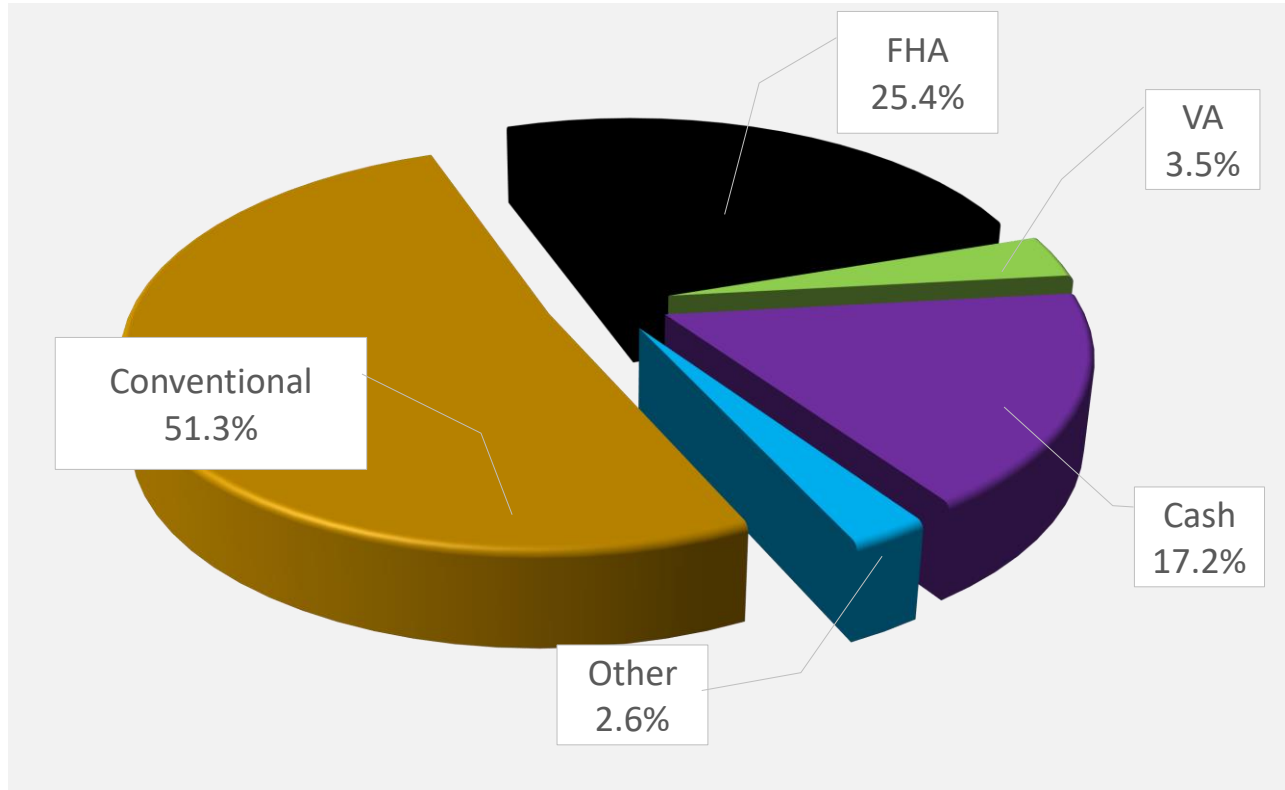
Pending Homes

177



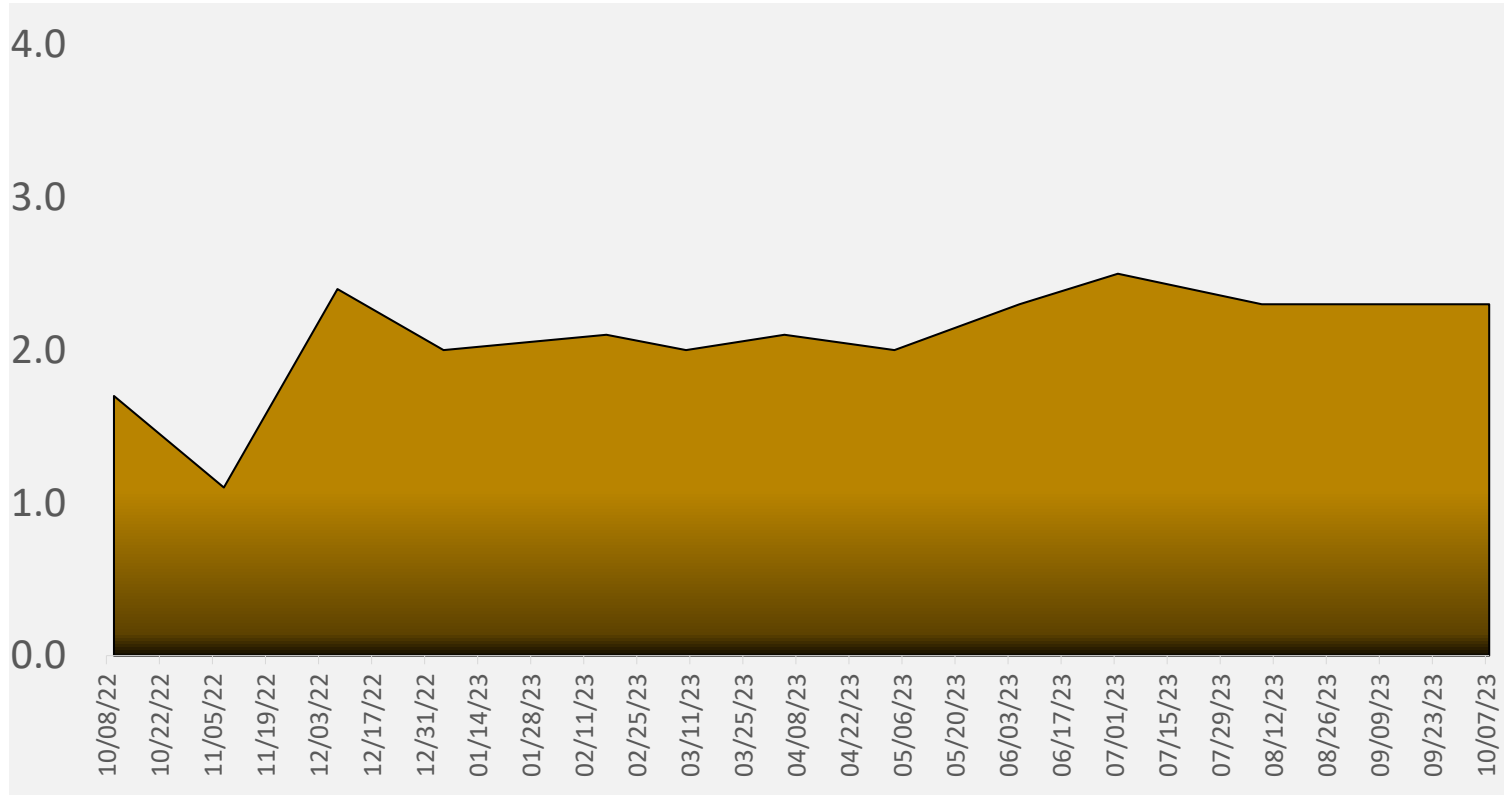


New Financing Type





Months of Remaining Inventory





State of the Market

MARKET TIMING:

23.3

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:

27.86%

34.33%

Available homes have had price reductions since being listed

0

Available homes are short sales.

0

Available homes are bank owned (REO).

56

Available homes are vacant (includes REO)

PENDING HOME STATISTICS:

Short Sale Percentage:

0.00%

REO percentage:

1.13%

25.42%

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

0

Pending homes are short sales.

2

Pending homes are bank owned (REO).

201

HOMES FOR SALE

177

HOMES IN ESCROW

MARKET STATISTICS:

125

Homes sold in the past 30 days.

889

Homes sold in the past 6 months.

266

Homes sold in the past 60 days.

Average price per square foot in the past 30 days.

\$288.29

Average selling price in the past 6 months.

\$462,173

1,657

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

47.2%

Homes sold above original listed price in past 30 days.

99.3%

Average Asked to Sold Ratio in the past 30 days.

100.0%

Median Asked to Sold Ratio in the past 30 days.

9

Sold homes that were bank owned.

3

Sold homes that were short sales.

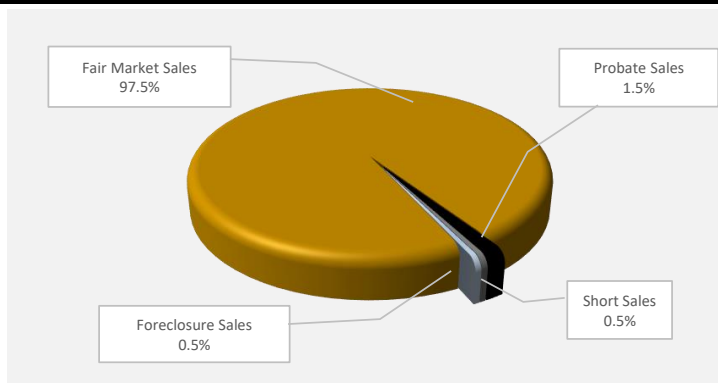
MODESTO REAL ESTATE SALES SUMMARY

Prepared: 10/08/23

201 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	196	97.5%
Probate Sales	3	1.5%
Short Sales	1	0.5%
Foreclosure Sales	1	0.5%
		100.0%

Low	\$ 199,000
Average	\$ 584,522
High	\$ 3,599,999
Average DOM:	46.2



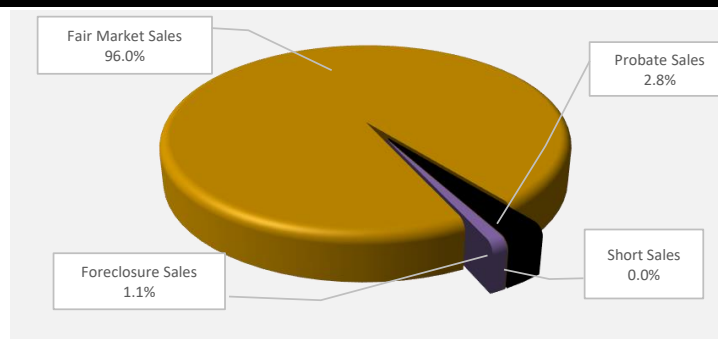
90 Listed in the past 30 days.
134 Listed in the past 60 days.

Occupancy	Homes	Percentage
Occupied	145	72.1%
Vacant	56	27.9%

177 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	170	96.0%
Probate Sales	5	2.8%
Short Sales	0	0.0%
Foreclosure Sales	2	1.1%
		100.0%

Low	\$ 170,000
Average	\$ 447,967
High	\$ 1,575,000
Average DOM:	23.3

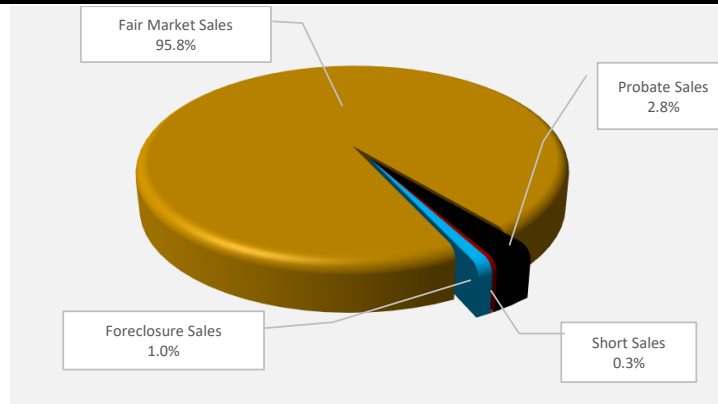


Sold Homes Summary

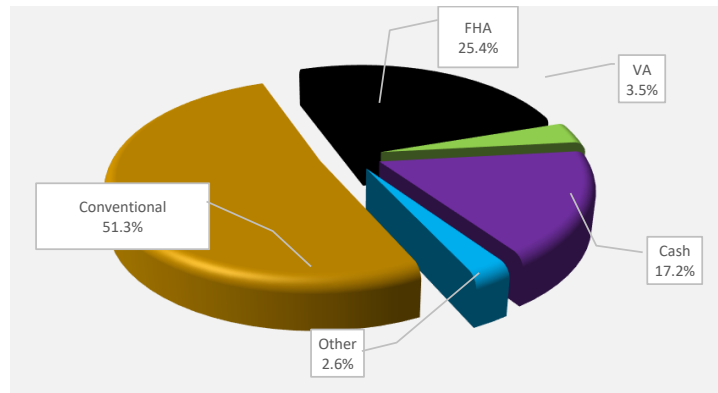
125 Sold in the past 30 days
266 Sold in the past 60 days
889 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	852	95.8%
Probate Sales	25	2.8%
Short Sales	3	0.3%
Foreclosure Sales	9	1.0%
		100.0%

Low	\$ 70,000
Average	\$ 460,603
High	\$ 2,950,000
Average DOM:	22.5



New Financing Type	Homes	Percentage
Conventional	456	51.3%
FHA	226	25.4%
VA	31	3.5%
Cash	153	17.2%
Other	23	2.6%
		100.0%



MODESTO REAL ESTATE SALES SUMMARY

Prepared: 10/08/23		TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to \$224,999	11	2	9	81.82%
\$225,000	to \$249,999	4	2	2	50.00%
\$250,000	to \$274,999	10	4	6	60.00%
\$275,000	to \$299,999	15	7	8	53.33%
\$300,000	to \$324,999	9	5	4	44.44%
\$325,000	to \$349,999	18	9	9	50.00%
\$350,000	to \$374,999	14	5	9	64.29%
\$375,000	to \$399,999	34	17	17	50.00%
\$400,000	to \$424,999	18	9	9	50.00%
\$425,000	to \$449,999	42	17	25	59.52%
\$450,000	to \$474,999	31	19	12	38.71%
\$475,000	to \$499,999	36	18	18	50.00%
\$500,000	to \$524,999	18	8	10	55.56%
\$525,000	to \$549,999	18	12	6	33.33%
\$550,000	to \$574,999	16	9	7	43.75%
\$575,000	to \$599,999	15	8	7	46.67%
\$600,000	to \$624,999	7	5	2	28.57%
\$625,000	to \$649,999	9	8	1	11.11%
\$650,000	to \$674,999	3	1	2	66.67%
\$675,000	to \$699,999	7	3	4	57.14%
\$700,000	to \$724,999	2	2	0	0.00%
\$725,000	to \$749,999	4	2	2	50.00%
\$750,000	to \$774,999	5	2	3	60.00%
\$775,000	to \$799,999	6	5	1	16.67%
\$800,000	to \$824,999	0	0	0	
\$825,000	and up	26	22	4	15.38%
TOTAL		378	201	177	46.83%

MARKET TIMING:

23.3 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%

56 Available homes are vacant (includes REO). Vacancy rate: 27.86%

34.33% Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

0 Pending homes are short sales. Short Sale Percentage: 0.00%

2 Pending homes are bank owned (REO). REO percentage: 1.13%

25.42% Of homes are pending for less than the original asking price.

MARKET STATISTICS:

125 Homes sold in the past 30 days.

\$462,173 Average selling price in the past 6 months.

\$288.29 Average price per square foot in the past 30 days.

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47.2% Homes sold above original listed price in past 30 days.

99.3% Average Asked to Sold Ratio in the past 30 days.

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

266 Homes sold in the past 60 days.

889 Homes sold in the past 6 months.

3 Sold homes that were short sales. Short Sale Percentage: 0.34%

9 Sold homes that were bank owned. REO percentage: 1.01%