



SCAN CODE

To view the video
SALES REPORT



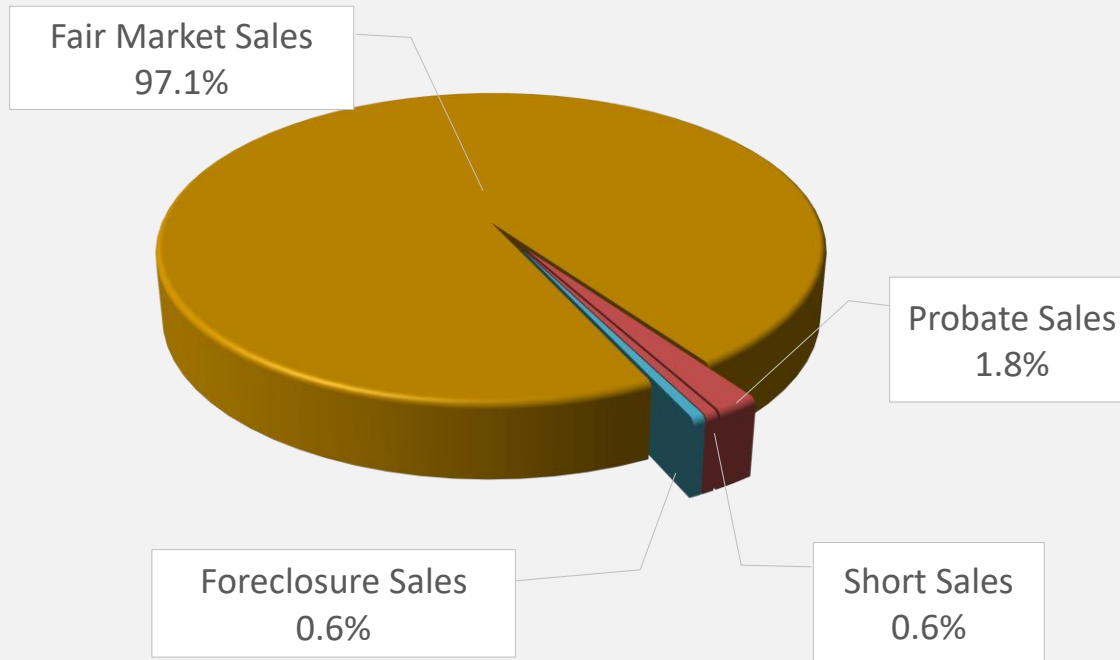
GOLDEN LION
REAL ESTATE, INC.

SEPTEMBER 2023

STOCKTON REAL ESTATE SALES

Sold Homes Summary

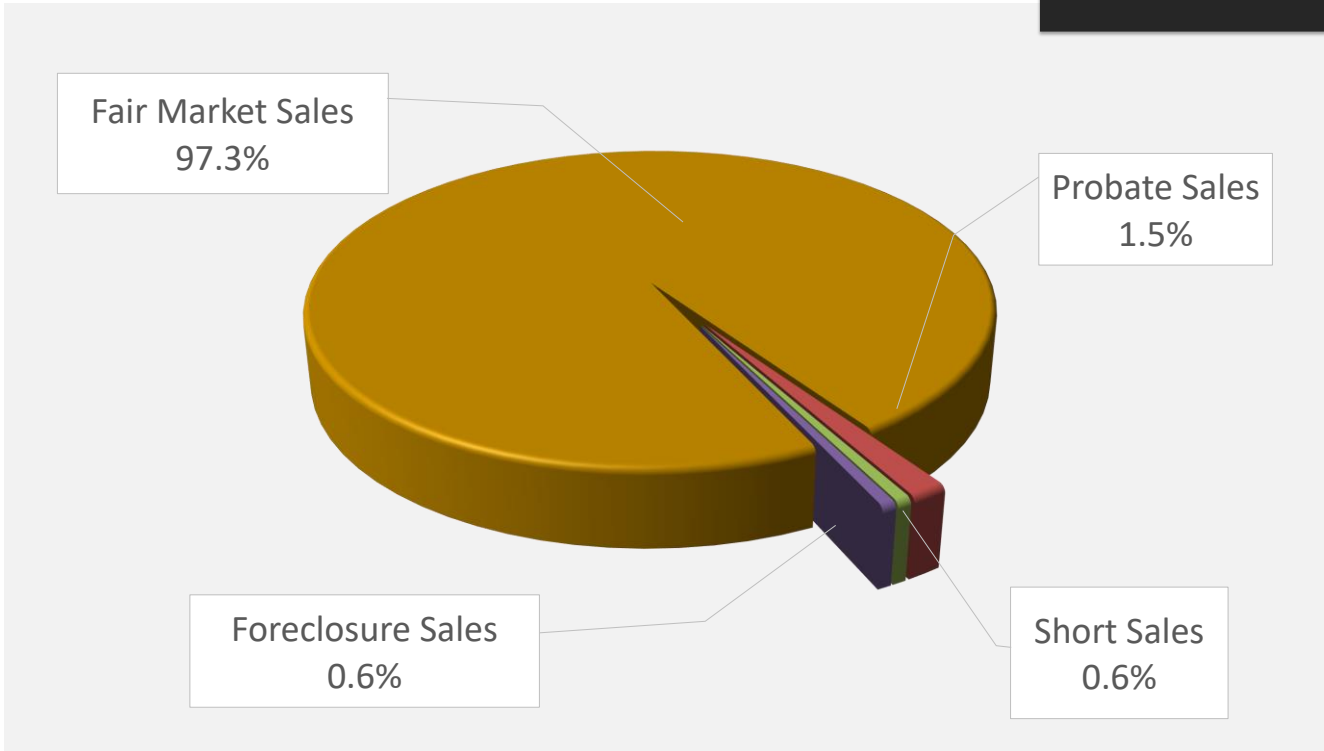
171





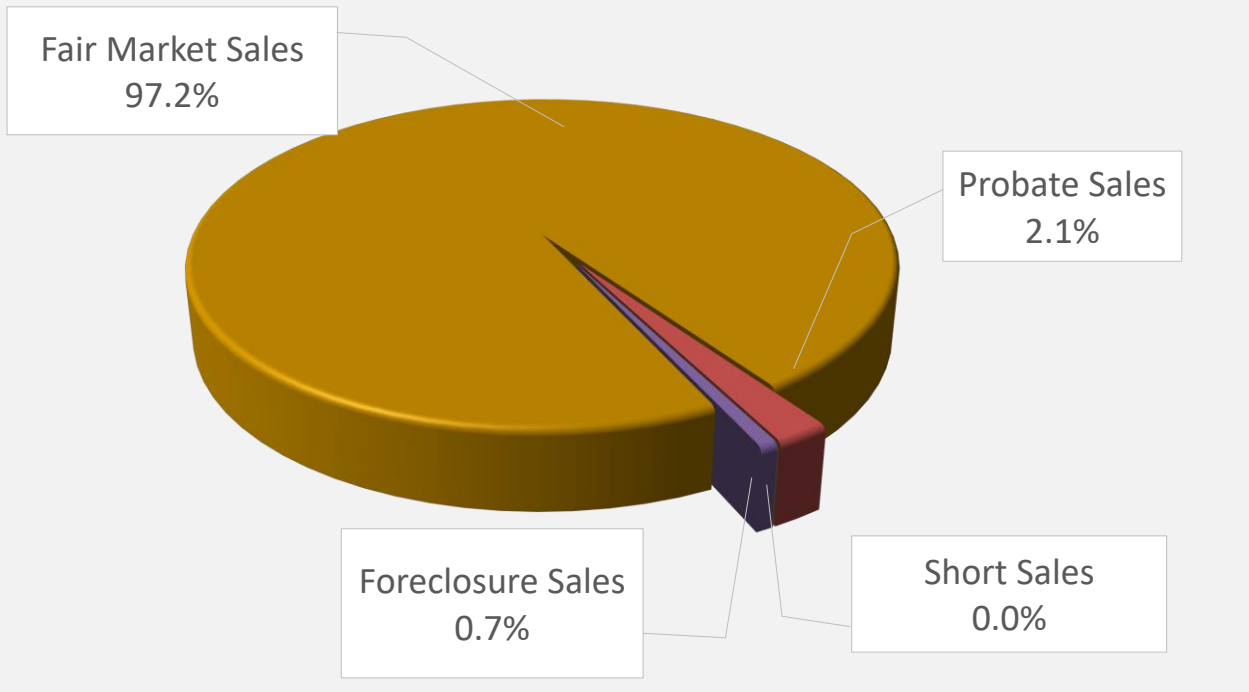
Available Homes

336

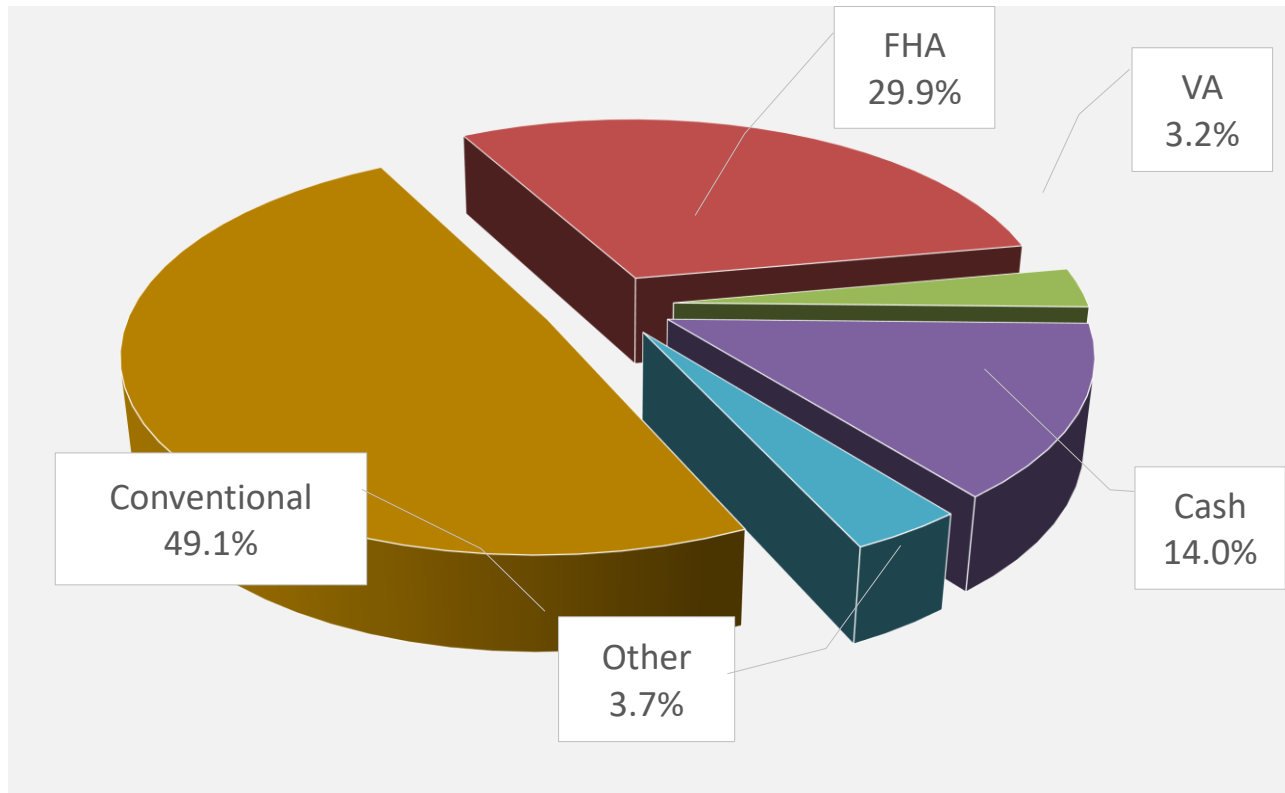


Pending Homes

284

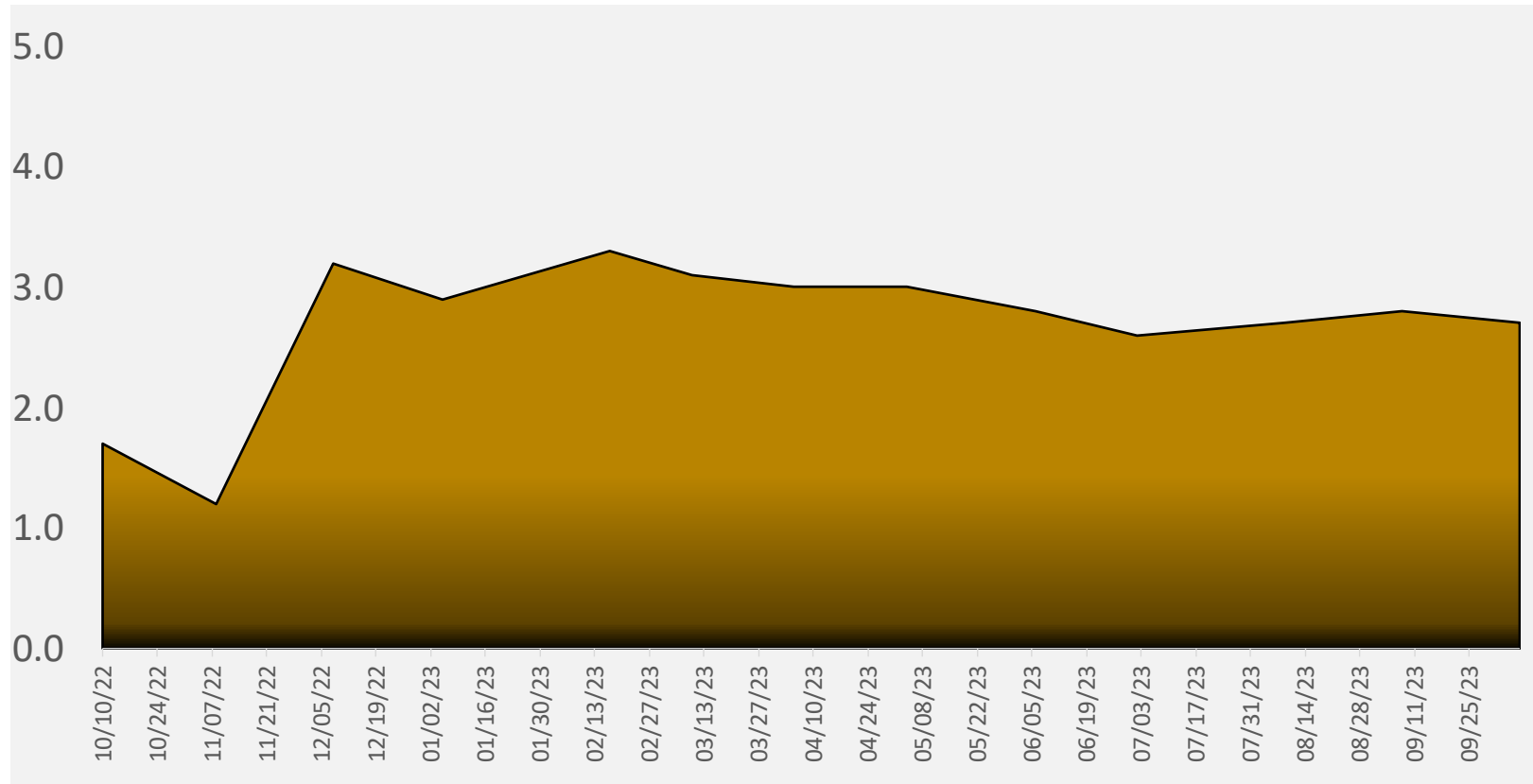


New Financing Type





Months of Remaining Inventory





State of the Market

MARKET TIMING:

27.4 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:
27.38%

33.33%

0
Available homes are short sales.

0
Available homes are bank owned (REO).

92
Available homes are vacant (Includes REO)

Available homes have had price reductions since being listed

PENDING HOME STATISTICS:

Short Sale Percentage:
0.00%

REO percentage:
0.70%

19.72%

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

0
Pending homes are short sales.

2
Pending homes are bank owned (REO).

336 HOMES FOR SALE

284 HOMES IN ESCROW

MARKET STATISTICS:

171
Homes sold in the past 30 days.

1,269
Homes sold in the past 6 months.

385
Homes sold in the past 60 days.

Average price per square foot in the past 30 days.
\$280.34

Average selling price in the past 6 months.
\$449,987

1,671
Average square footage for home sold in the past 30 days.

40.4% Homes sold above original listed price in past 30 days.

98.7% Average Asked to Sold Ratio in the past 30 days.

99.9% Median Asked to Sold Ratio

7 Sold homes that were bank owned.

7 Sold homes that were short

STOCKTON REAL ESTATE SALES SUMMARY

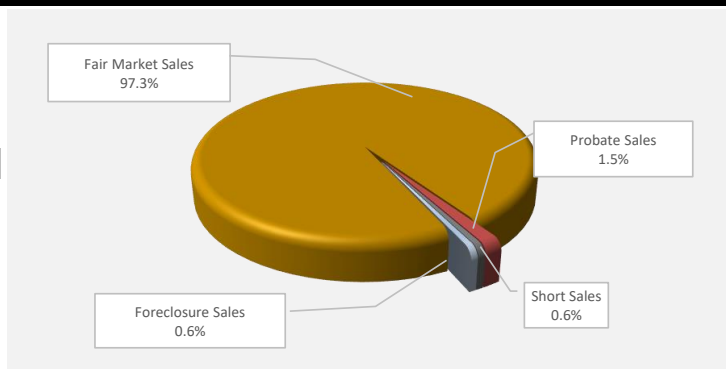
Prepared: 10/08/23

336 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	327	97.3%
Probate Sales	5	1.5%
Short Sales	2	0.6%
Foreclosure Sales	2	0.6%
		100.0%

Low	\$	174,900
Average	\$	541,449
High	\$	3,400,000
Average DOM:		44.6

Occupancy	Homes	Percentage
Occupied	244	72.6%
Vacant	92	27.4%

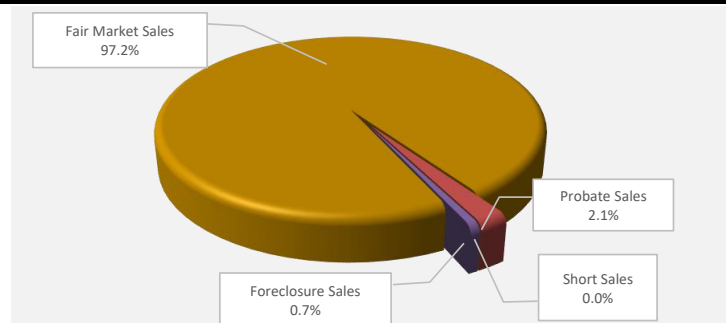


149 Listed in the past 30 days.
235 Listed in the past 60 days.

284 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	276	97.2%
Probate Sales	6	2.1%
Short Sales	0	0.0%
Foreclosure Sales	2	0.7%
		100.0%

Low	\$	125,000
Average	\$	465,469
High	\$	1,399,000
Average DOM:		27.4

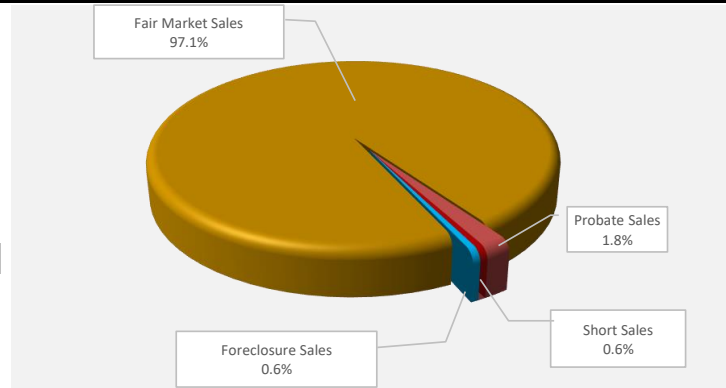


Sold Homes Summary

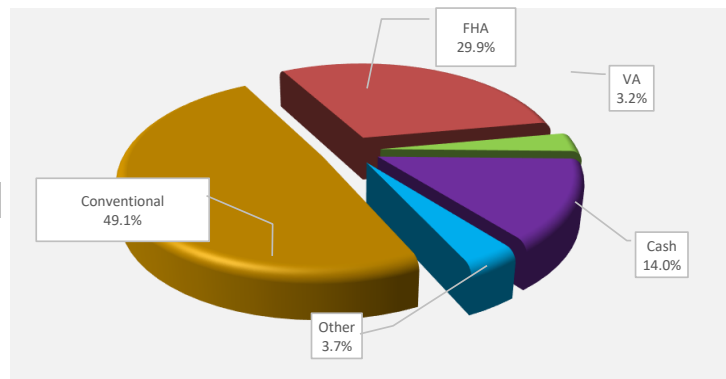
171 Sold in the past 30 days
385 Sold in the past 60 days
1,269 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	1,232	97.1%
Probate Sales	23	1.8%
Short Sales	7	0.6%
Foreclosure Sales	7	0.6%
		100.0%

Low	\$	99,500
Average	\$	449,312
High	\$	2,295,000
Average DOM:		29.0



New Financing Type	Homes	Percentage
Conventional	623	49.1%
FHA	380	29.9%
VA	41	3.2%
Cash	178	14.0%
Other	47	3.7%
		100.0%



STOCKTON REAL ESTATE SALES SUMMARY

Prepared: 10/08/23		TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to \$149,999	5	1	4	80.00%
\$150,000	to \$174,999	4	1	3	75.00%
\$175,000	to \$199,999	7	5	2	28.57%
\$200,000	to \$224,999	6	3	3	50.00%
\$225,000	to \$249,999	2	1	1	50.00%
\$250,000	to \$274,999	12	4	8	66.67%
\$275,000	to \$299,999	26	15	11	42.31%
\$300,000	to \$324,999	16	12	4	25.00%
\$325,000	to \$349,999	36	17	19	52.78%
\$350,000	to \$374,999	30	11	19	63.33%
\$375,000	to \$399,999	53	21	32	60.38%
\$400,000	to \$424,999	27	14	13	48.15%
\$425,000	to \$449,999	43	28	15	34.88%
\$450,000	to \$474,999	35	13	22	62.86%
\$475,000	to \$499,999	61	34	27	44.26%
\$500,000	to \$524,999	30	10	20	66.67%
\$525,000	to \$549,999	36	22	14	38.89%
\$550,000	to \$574,999	33	16	17	51.52%
\$575,000	to \$599,999	38	27	11	28.95%
\$600,000	to \$624,999	17	8	9	52.94%
\$625,000	to \$649,999	27	16	11	40.74%
\$650,000	to \$674,999	10	7	3	30.00%
\$675,000	to \$699,999	13	9	4	30.77%
\$700,000	to \$724,999	6	5	1	16.67%
\$725,000	to \$749,999	3	3	0	0.00%
\$750,000	to \$774,999	5	3	2	40.00%
\$775,000	and up	39	30	9	23.08%
TOTAL		620	336	284	45.81%

MARKET TIMING:

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- 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%
- 92** Available homes are vacant (includes REO). Vacancy rate: 27.38%
- 33.33%** Available homes have had price reductions since being listed.

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- 2** Pending homes are bank owned (REO). REO percentage: 0.70%
- 19.72%** Of homes are pending for less than the original asking price.

MARKET STATISTICS:

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- \$449,987** Average selling price in the past 6 months.
- \$280.34** Average price per square foot in the past 30 days.
- 1,671** Average square footage for home sold in the past 30 days.
- 40.4%** Homes sold above original listed price in past 30 days.
- 98.7%** Average Asked to Sold Ratio in the past 30 days.
- 99.9%** Median Asked to Sold Ratio in the past 30 days.
- 385** Homes sold in the past 60 days.
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