



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

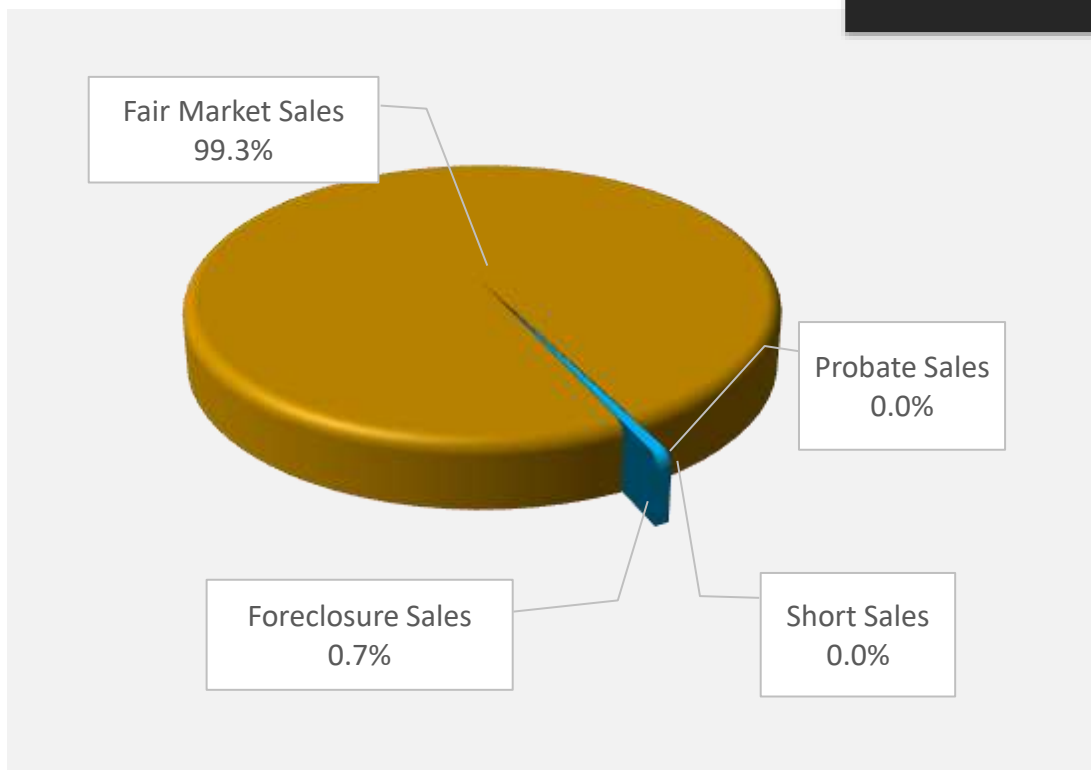


# DECEMBER 2023

LATHROP REAL ESTATE SALES REPORT

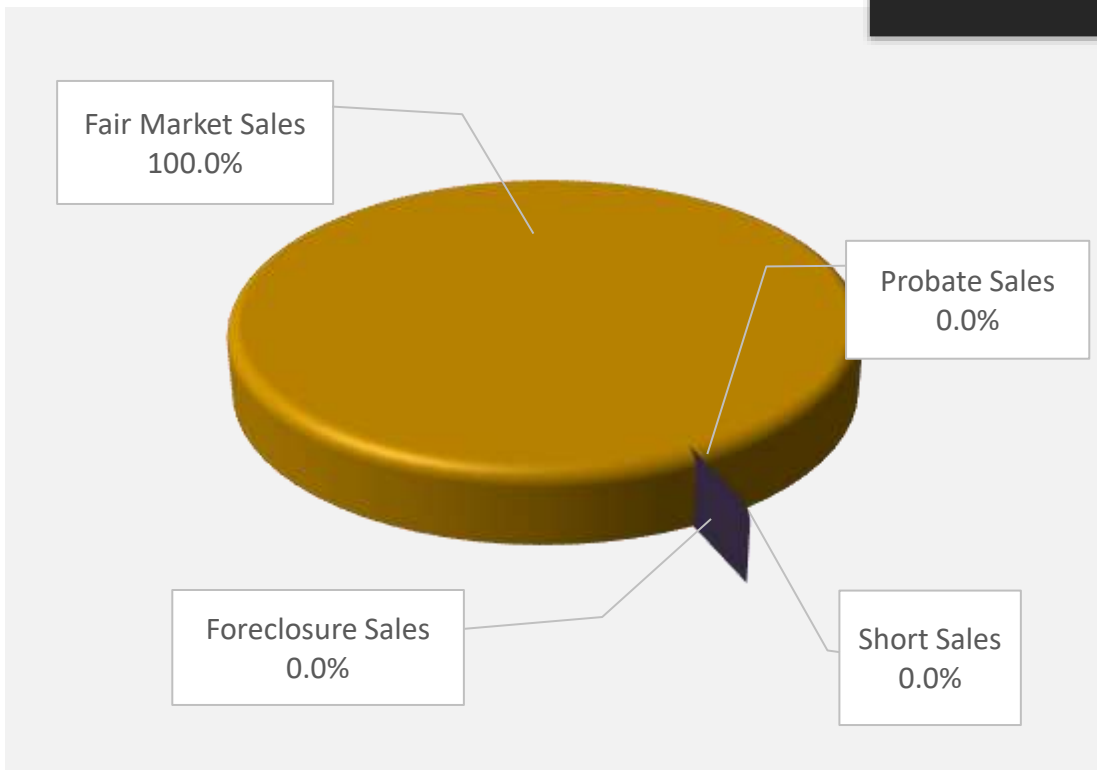
# Sold Homes Summary

18

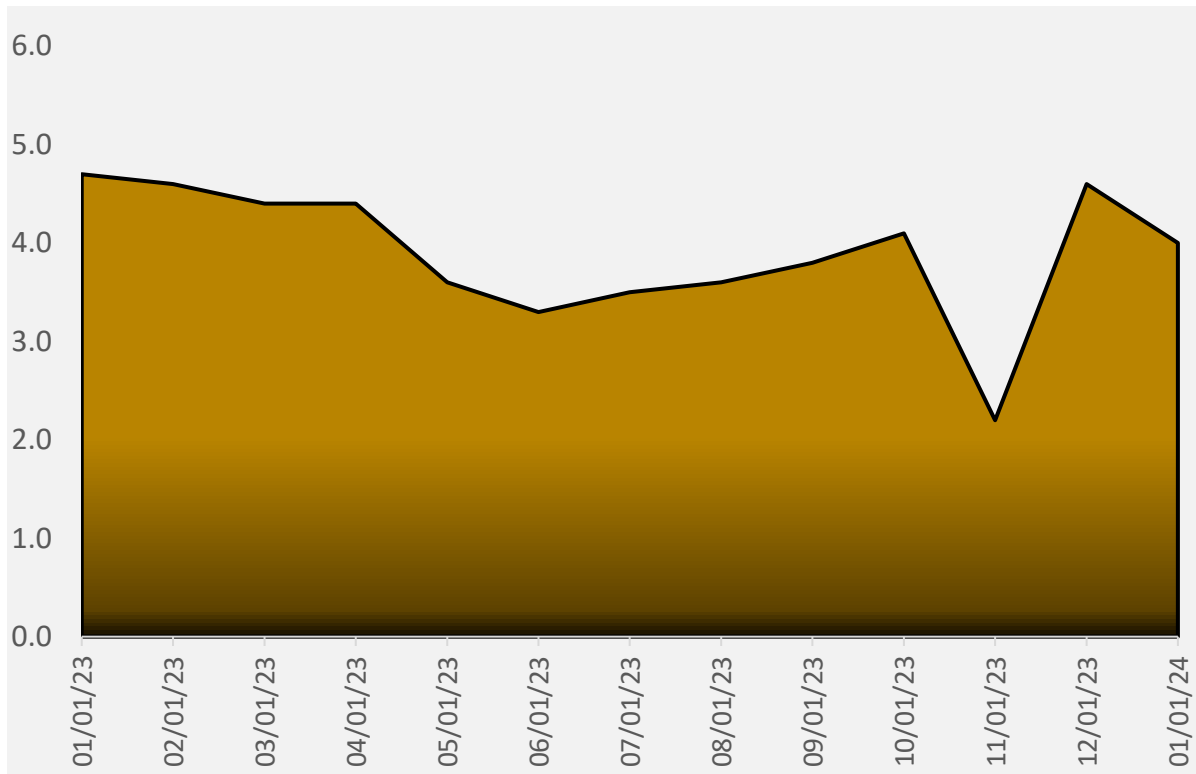


## Available Homes

50

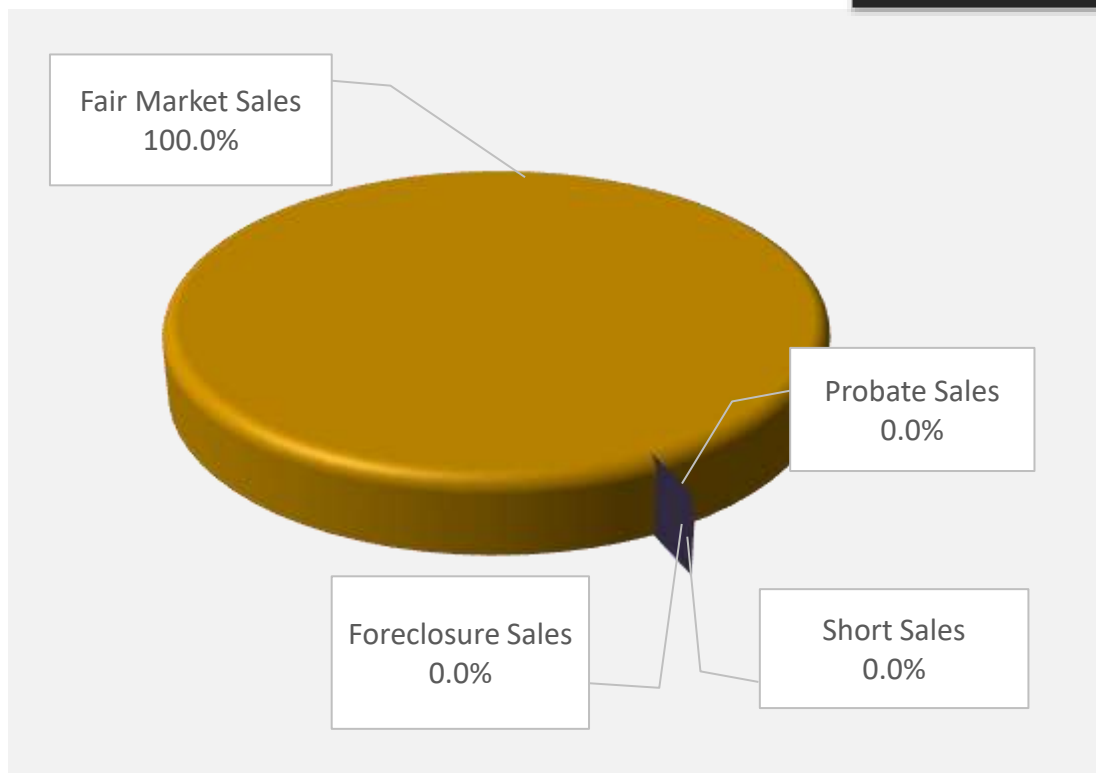


## Months of Remaining Inventory

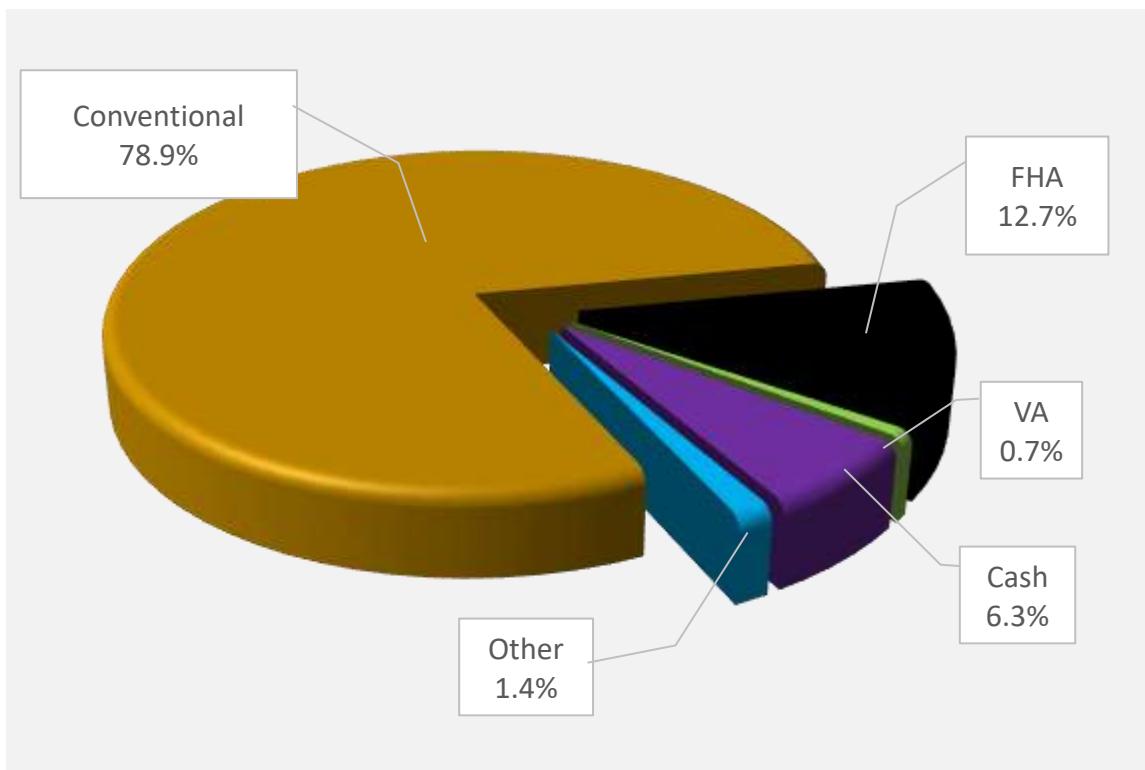


## Pending Homes

46



## New Financing Type



## State of the Market

### MARKET TIMING:

35.4

Average days on market for homes in escrow.

4.0

Months of remaining inventory (based on average of last 6 months sales).

50

HOMES FOR SALE

46

HOMES IN ESCROW

### AVAILABLE HOME STATISTICS:

Vacancy rate:

10.00%

24.00%

Available homes have had price reductions since being listed.

5

Available homes are vacant.

### MARKET STATISTICS:

18

Homes sold in the past 30 days.

36

Homes sold in the past 60 days.

142

Homes sold in the past 6 months.

Average price per square foot in the past 30 days.

\$311.44

Average selling price in the past 6 months.

\$701,812.44

### PENDING HOME STATISTICS:

17.39%

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

2,321

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

22.2%

Homes sold above original listed price in past 30 days.

98.4%

Average Asked to Sold Ratio in the past 30 days.

98.1%

Median Asked to Sold Ratio in the past 30 days.



# LATHROP REAL ESTATE SALES SUMMARY

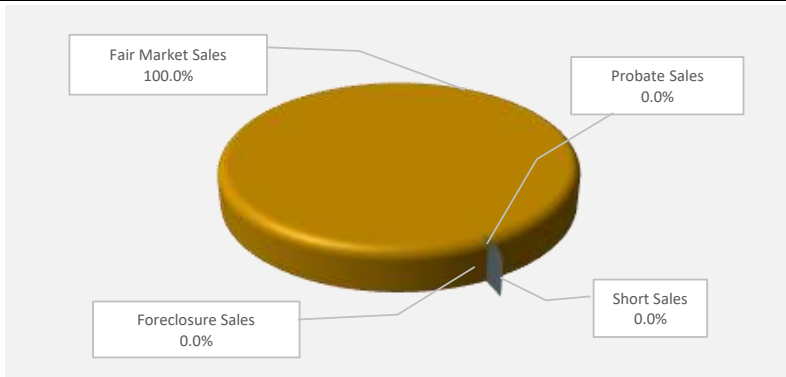
Prepared: 01/10/24

## 50 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	50	100.0%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		<b>100.0%</b>

Low	\$	479,000
Average	\$	782,334
High	\$	1,150,000
Average DOM:		73.6

Occupancy	Homes	Percentage
Occupied	45	90.0%
Vacant	5	10.0%

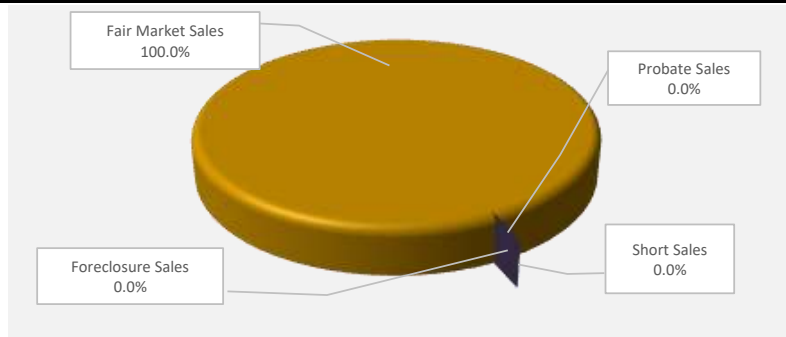


16 Listed in the past 30 days.  
26 Listed in the past 60 days.

## 46 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	46	100.0%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		<b>100.0%</b>

Low	\$	434,950
Average	\$	719,229
High	\$	1,265,000
Average DOM:		35.4

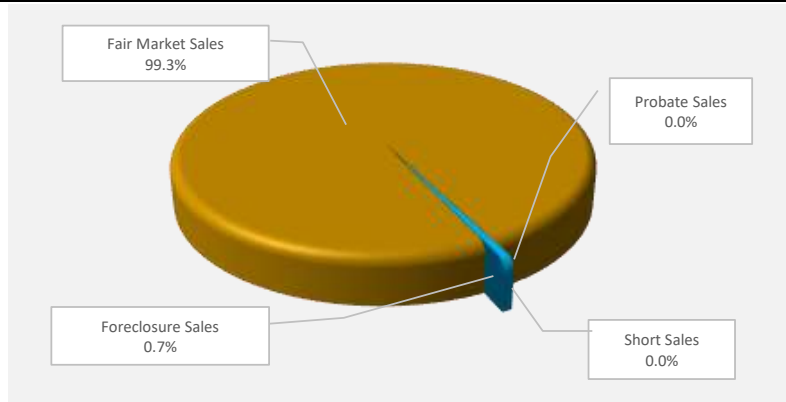


## Sold Homes Summary

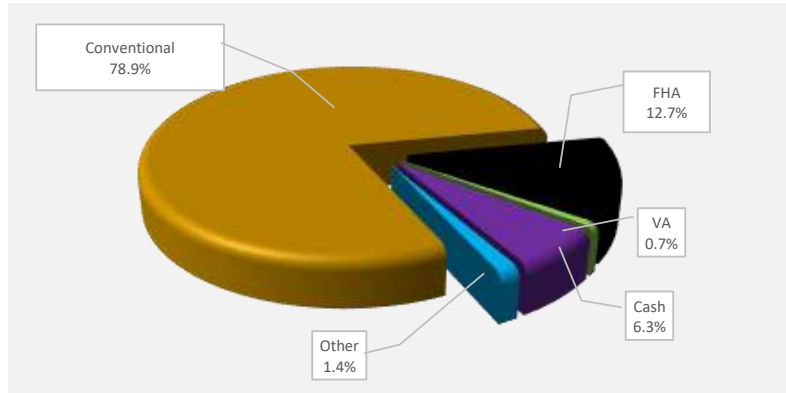
18 Sold in the past 30 days  
36 Sold in the past 60 days  
142 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	141	99.3%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	1	0.7%
		<b>100.0%</b>

Low	\$	325,000
Average	\$	703,450
High	\$	1,671,205
Average DOM:		32.9



New Financing Type	Homes	Percentage
Conventional	112	78.9%
FHA	18	12.7%
VA	1	0.7%
Cash	9	6.3%
Other	2	1.4%
		<b>100.0%</b>





## LATHROP REAL ESTATE SALES SUMMARY

Prepared: 01/10/24			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
PRICE RANGE						
\$0	to	\$499,999	7	2	5	71.43%
\$500,000	to	\$529,999	2	0	2	100.00%
\$530,000	to	\$559,999	4	2	2	50.00%
\$560,000	to	\$589,999	3	1	2	66.67%
\$590,000	to	\$619,999	5	0	5	100.00%
\$620,000	to	\$649,999	7	4	3	42.86%
\$650,000	to	\$679,999	4	3	1	25.00%
\$680,000	to	\$709,999	11	6	5	45.45%
\$710,000	to	\$739,999	7	5	2	28.57%
\$740,000	to	\$769,999	10	4	6	60.00%
\$770,000	to	\$799,999	3	3	0	0.00%
\$800,000	to	\$829,999	0	0	0	
\$830,000	to	\$859,999	4	2	2	50.00%
\$860,000	to	\$889,999	8	5	3	37.50%
\$890,000	to	\$919,999	5	4	1	20.00%
\$920,000	to	\$949,999	3	1	2	66.67%
\$950,000	to	\$979,999	4	2	2	50.00%
\$980,000	to	\$1,009,999	3	2	1	33.33%
\$1,010,000	to	\$1,039,999	0	0	0	
\$1,040,000	to	\$1,069,999	1	1	0	0.00%
\$1,070,000	to	\$1,099,999	1	1	0	0.00%
\$1,100,000	and up		4	2	2	50.00%
<b>TOTAL</b>			<b>96</b>	<b>50</b>	<b>46</b>	<b>47.92%</b>

### MARKET TIMING:

**35.4** Average days on market for homes in escrow.

**4.0** 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%  
**5** Available homes are vacant (includes REO). Vacancy rate: 10.00%  
**24.00%** Available homes have had price reductions since being listed.

### PENDING HOME STATISTICS:

**0** Pending homes are short sales. Short Sale Percentage: 0.00%  
**0** Pending homes are bank owned (REO). REO percentage: 0.00%  
**17.39%** Of homes are pending for less than the original asking price.

### MARKET STATISTICS:

**18** Homes sold in the past 30 days.  
**\$701,812.44** Average selling price in the past 6 months.  
**\$311.44** Average price per square foot in the past 30 days.  
**2,321** Average square footage for home sold in the past 30 days.  
**22.2%** Homes sold above original listed price in past 30 days.  
**98.4%** Average Asked to Sold Ratio in the past 30 days.  
**98.1%** Median Asked to Sold Ratio in the past 30 days.  
**36** Homes sold in the past 60 days.  
**142** Homes sold in the past 6 months.  
**0** Sold homes that were short sales. Short Sale Percentage: 0.00%  
**1** Sold homes that were bank owned. REO percentage: 0.70%

