



**SCAN CODE**

To view the video  
SALES REPORT

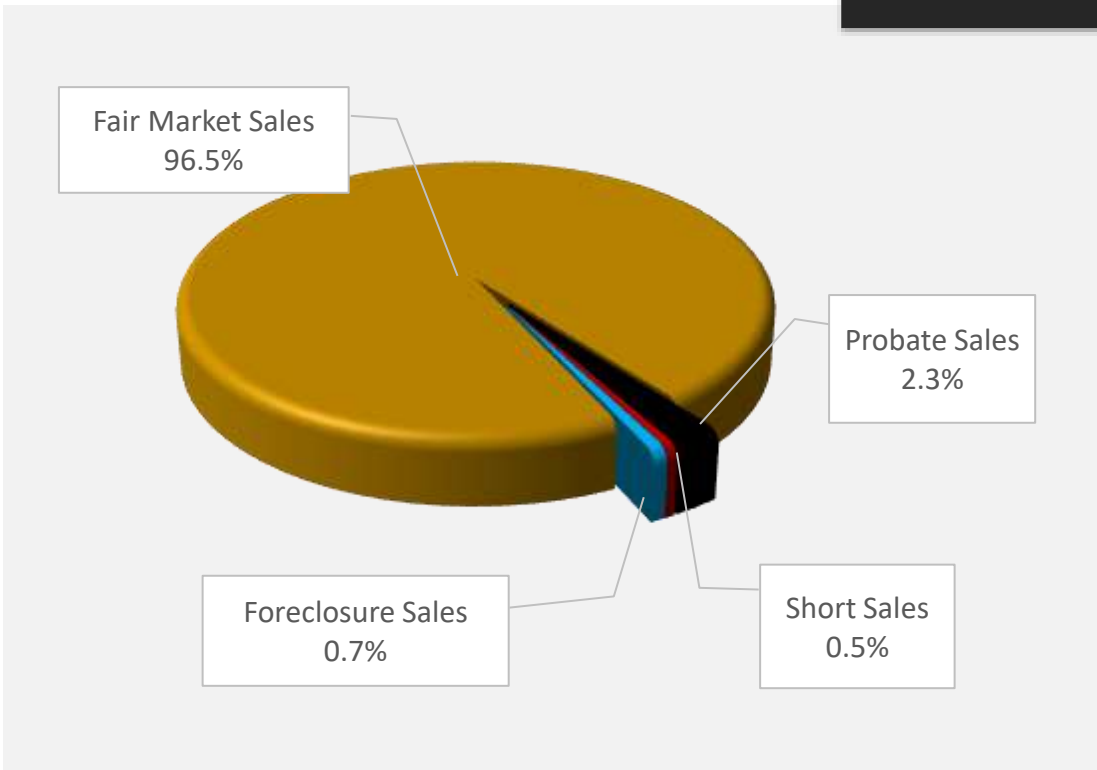


**DECEMBER 2023**

MODESTO REAL ESTATE SALES REPORT

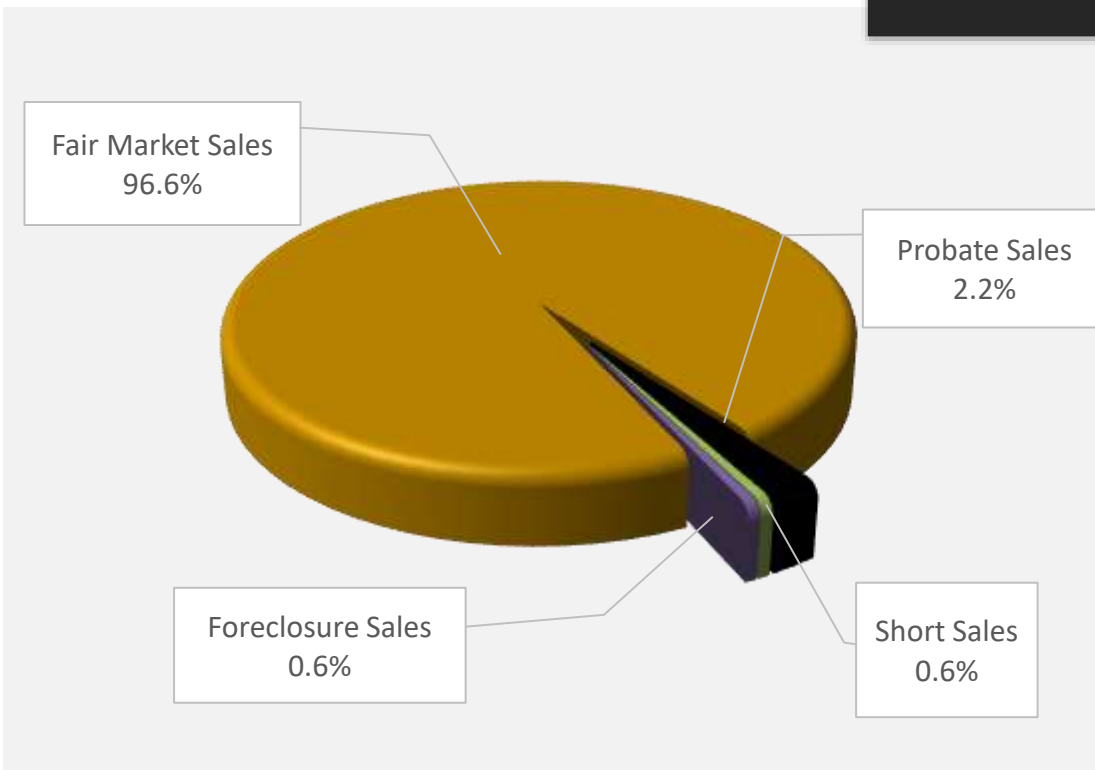
# Sold Homes Summary

75

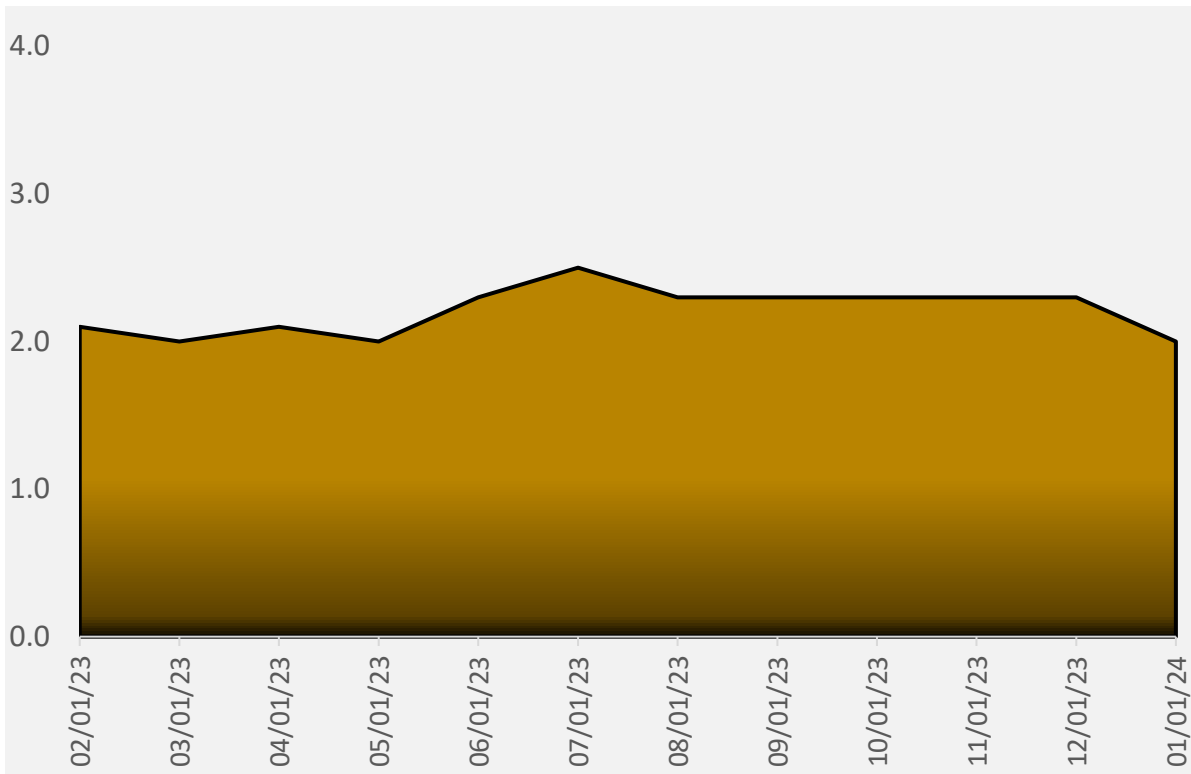


# Available Homes

179

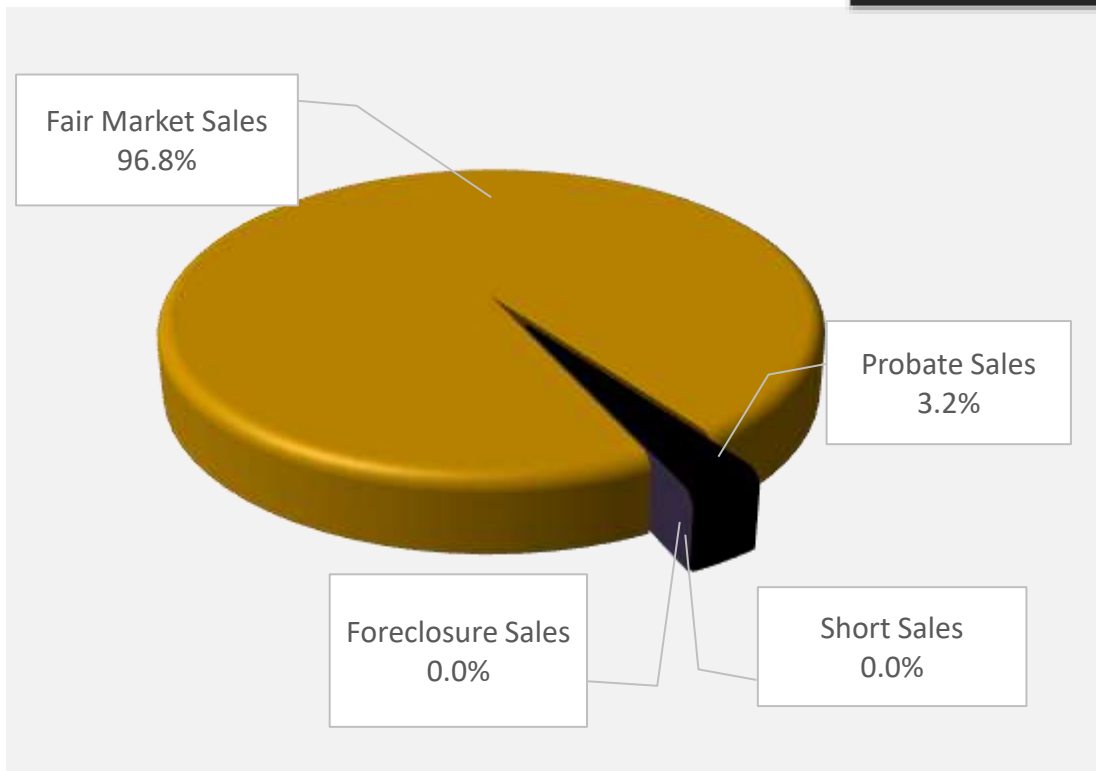


## Months of Remaining Inventory

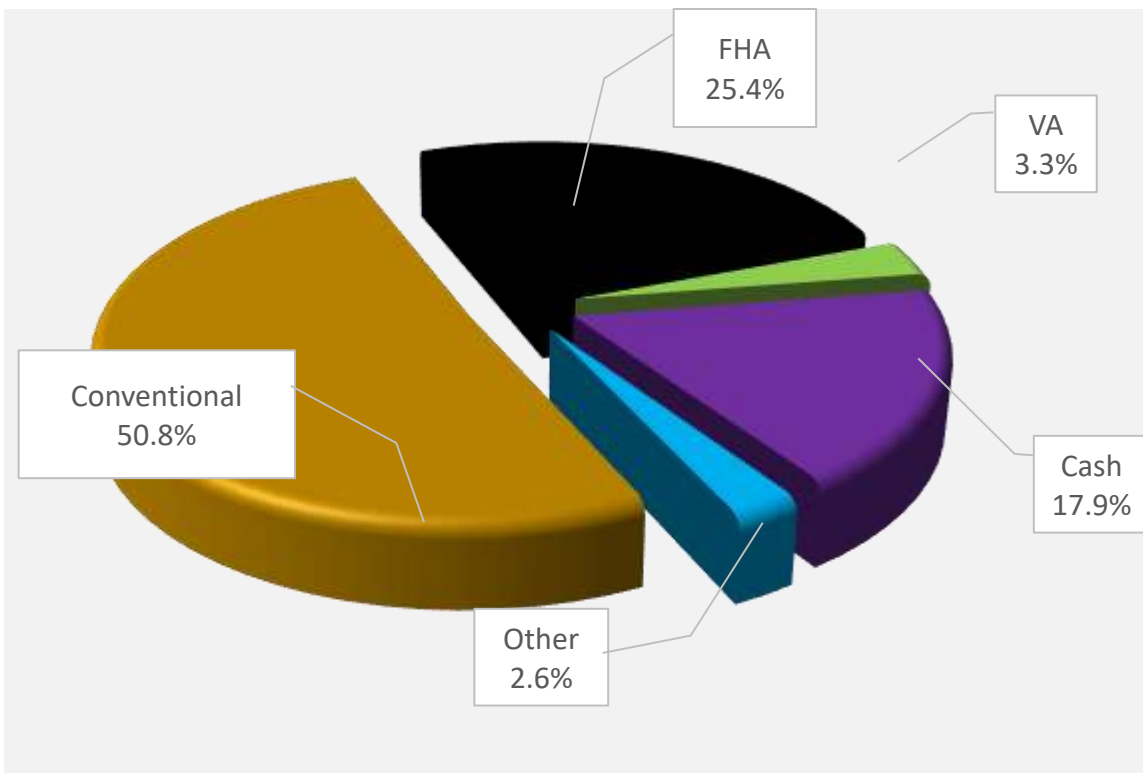


# Pending Homes

125



## New Financing Type



## State of the Market

### MARKET TIMING:

29.9

Average days on market for homes in escrow.

2.0

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

162

HOMES FOR SALE

118

HOMES IN ESCROW

### AVAILABLE HOME STATISTICS:

Vacancy rate:  
38.27%

62

Available homes are vacant.

35.80%

Available homes have had price reductions since being listed.

### MARKET STATISTICS:

75

Homes sold in the past 30 days.

178

Homes sold in the past 60 days.

819

Homes sold in the past 6 months.

Average price per square foot in the past 30 days.

\$291.73

Average selling price in the past 6 months.

\$460,693.36

### PENDING HOME STATISTICS:

28.81%

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

1,639

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

42.7%

Homes sold above original listed price in past 30 days.

99.2%

Average Asked to Sold Ratio in the past 30 days.

100.0%

Median Asked to Sold Ratio in the past 30 days.



# MODESTO REAL ESTATE SALES SUMMARY

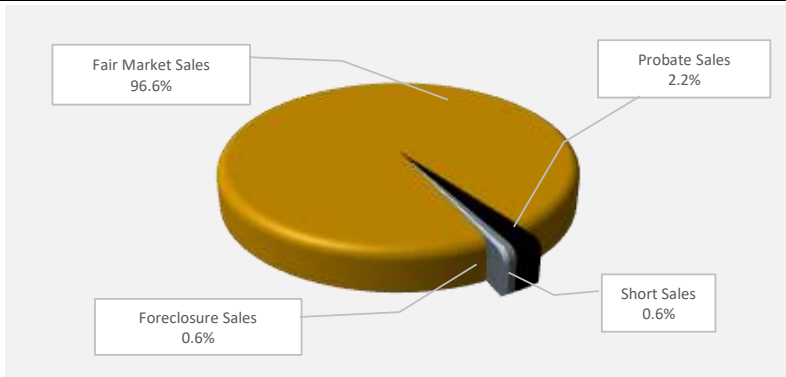
Prepared: 01/10/24

## 179 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	173	96.6%
Probate Sales	4	2.2%
Short Sales	1	0.6%
Foreclosure Sales	1	0.6%
		<b>100.0%</b>

Low	\$ 69,900
Average	\$ 597,606
High	\$ 3,599,999
Average DOM:	56.3

Occupancy	Homes	Percentage
Occupied	117	65.4%
Vacant	62	34.6%

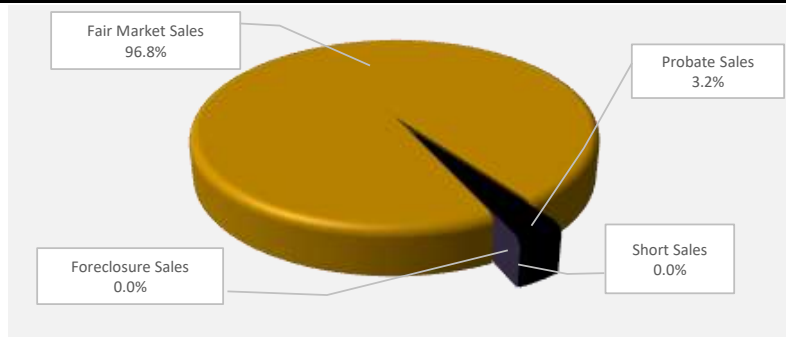


52 Listed in the past 30 days.  
98 Listed in the past 60 days.

## 125 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	121	96.8%
Probate Sales	4	3.2%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		<b>100.0%</b>

Low	\$ 185,500
Average	\$ 481,457
High	\$ 1,895,000
Average DOM:	29.9

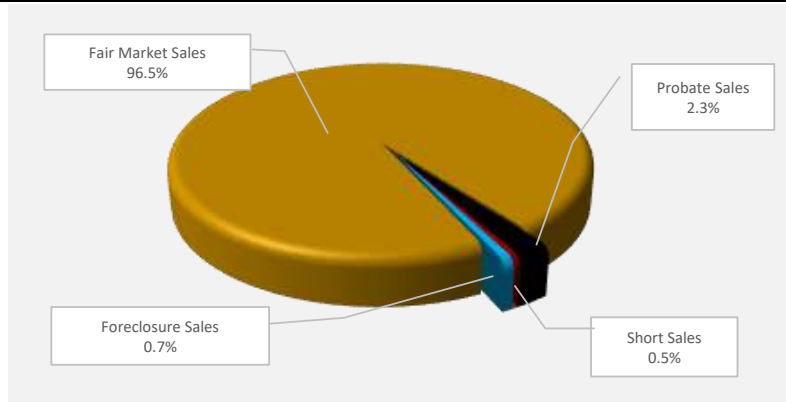


## Sold Homes Summary

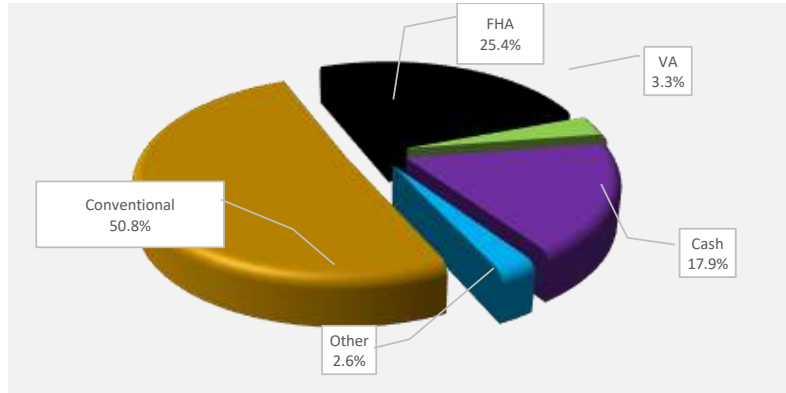
75 Sold in the past 30 days  
178 Sold in the past 60 days  
819 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	790	96.5%
Probate Sales	19	2.3%
Short Sales	4	0.5%
Foreclosure Sales	6	0.7%
		<b>100.0%</b>

Low	\$ 130,000
Average	\$ 460,512
High	\$ 1,600,000
Average DOM:	21.7



New Financing Type	Homes	Percentage
Conventional	416	50.8%
FHA	208	25.4%
VA	27	3.3%
Cash	147	17.9%
Other	21	2.6%
		<b>100.0%</b>





## MODESTO REAL ESTATE SALES SUMMARY

Prepared: 01/10/24			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
PRICE RANGE						
\$0	to	\$199,999	3	1	2	66.67%
\$200,000	to	\$229,999	4	3	1	25.00%
\$230,000	to	\$259,999	5	3	2	40.00%
\$260,000	to	\$289,999	7	3	4	57.14%
\$290,000	to	\$319,999	10	6	4	40.00%
\$320,000	to	\$349,999	25	16	9	36.00%
\$350,000	to	\$379,999	19	7	12	63.16%
\$380,000	to	\$409,999	28	18	10	35.71%
\$410,000	to	\$439,999	28	11	17	60.71%
\$440,000	to	\$469,999	31	15	16	51.61%
\$470,000	to	\$499,999	25	14	11	44.00%
\$500,000	to	\$529,999	13	5	8	61.54%
\$530,000	to	\$559,999	21	11	10	47.62%
\$560,000	to	\$589,999	14	11	3	21.43%
\$590,000	to	\$619,999	8	5	3	37.50%
\$620,000	to	\$649,999	11	8	3	27.27%
\$650,000	to	\$679,999	3	2	1	33.33%
\$680,000	to	\$709,999	8	7	1	12.50%
\$710,000	to	\$739,999	5	5	0	0.00%
\$740,000	to	\$769,999	3	2	1	33.33%
\$770,000	to	\$799,999	5	5	0	0.00%
\$800,000	to	\$829,999	4	4	0	0.00%
\$830,000	to	\$859,999	1	1	0	0.00%
\$860,000	to	\$889,999	2	1	1	50.00%
\$890,000	to	\$919,999	0	0	0	
\$920,000	to	\$949,999	0	0	0	
\$950,000	and up		21	15	6	28.57%
<b>TOTAL</b>			<b>280</b>	<b>162</b>	<b>118</b>	<b>42.14%</b>

### MARKET TIMING:

- 29.9 Average days on market for homes in escrow.
- 2.0 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%
- 62 Available homes are vacant (includes REO). Vacancy rate: 38.27%
- 35.80% 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%
- 28.81% Of homes are pending for less than the original asking price.

### MARKET STATISTICS:

- 75 Homes sold in the past 30 days.
- \$460,693.36 Average selling price in the past 6 months.
- \$291.73 Average price per square foot in the past 30 days.
- 1,639 Average square footage for home sold in the past 30 days.
- 42.7% Homes sold above original listed price in past 30 days.
- 99.2% Average Asked to Sold Ratio in the past 30 days.
- 100.0% Median Asked to Sold Ratio in the past 30 days.
- 178 Homes sold in the past 60 days.
- 819 Homes sold in the past 6 months.
- 4 Sold homes that were short sales. Short Sale Percentage: 0.49%
- 6 Sold homes that were bank owned. REO percentage: 0.73%

