



**SCAN CODE**

To view the video  
SALES REPORT

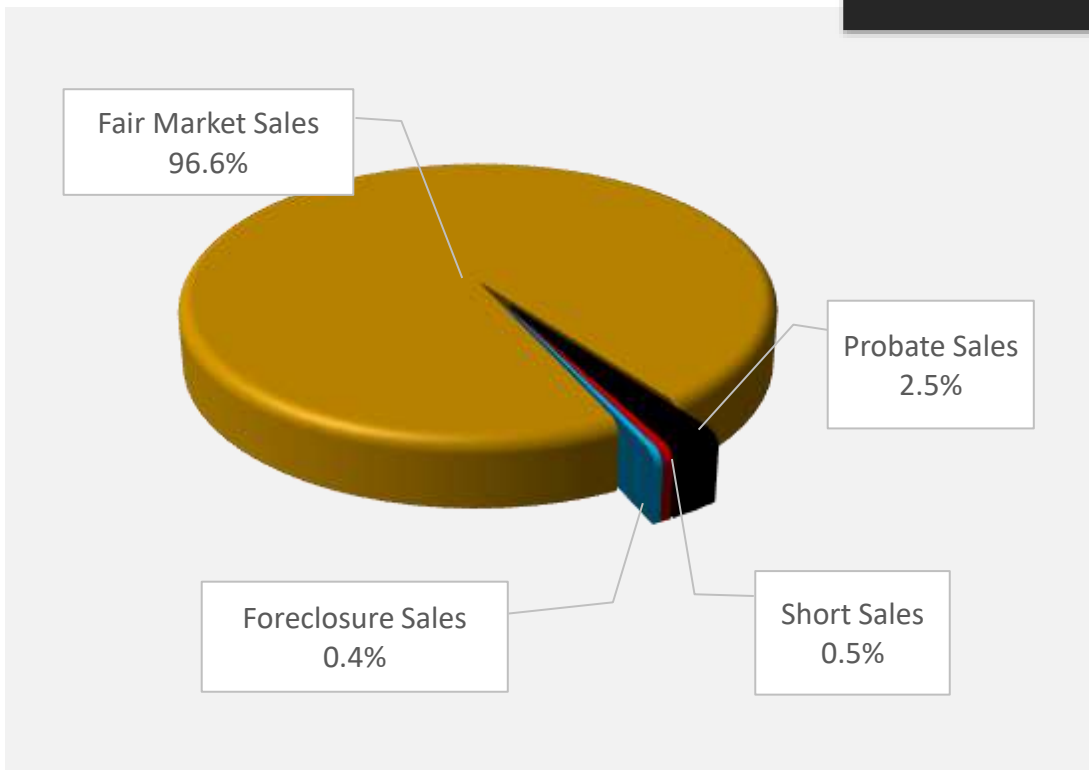


**JANUARY 2024**

MODESTO REAL ESTATE SALES REPORT

# Sold Homes Summary

105

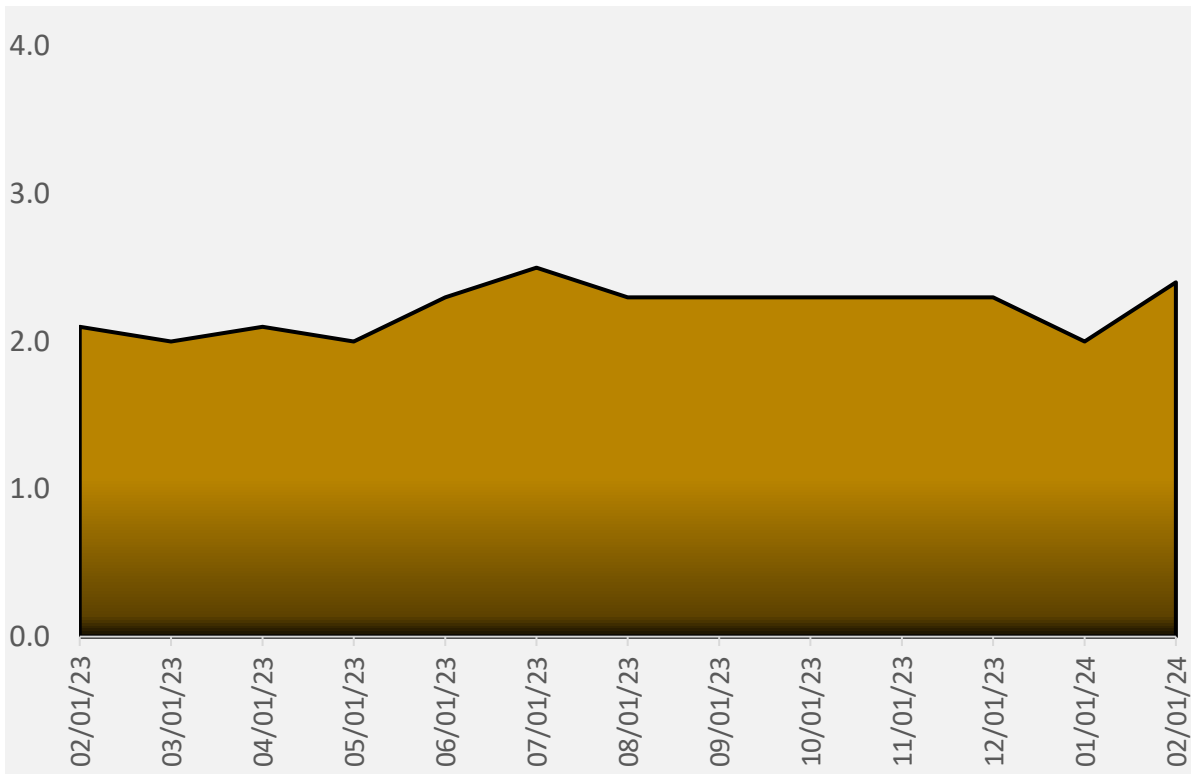


## Available Homes

176



## Months of Remaining Inventory

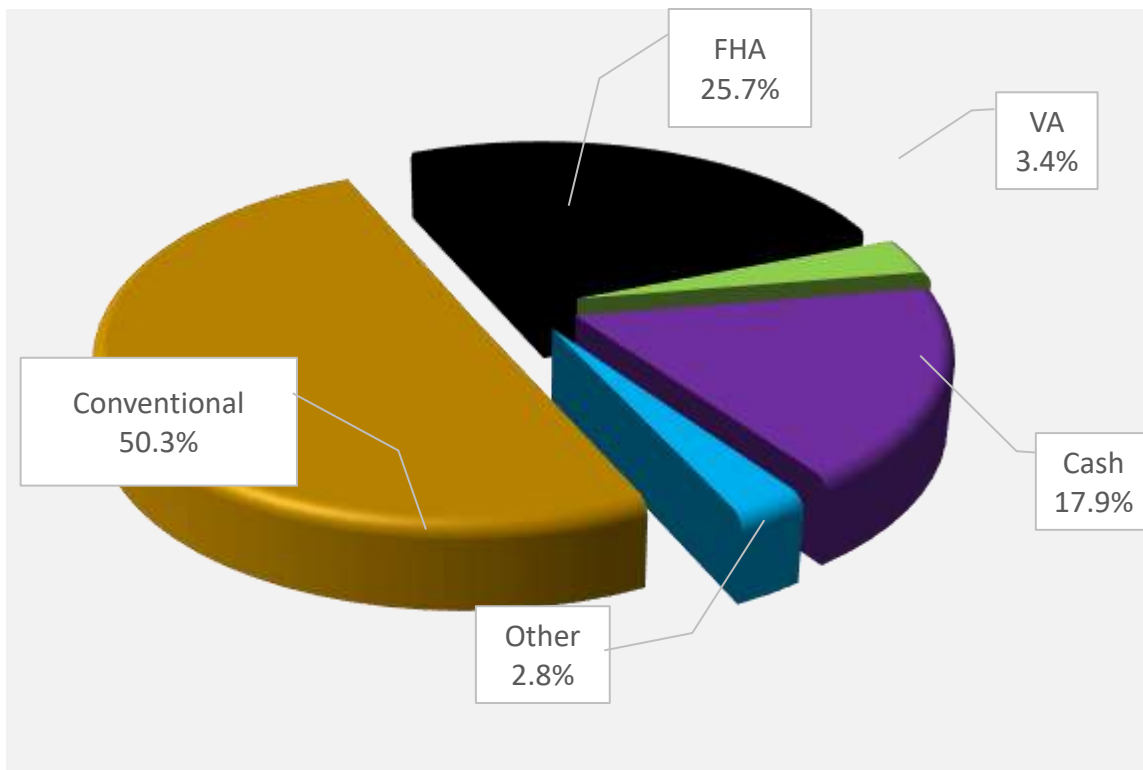


# Pending Homes

151



## New Financing Type



## State of the Market

### MARKET TIMING:

32.9

Average days on market for homes in escrow.

2.4

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

162

HOMES FOR SALE

145

HOMES IN ESCROW

### AVAILABLE HOME STATISTICS:

Vacancy rate:  
39.51%

64

Available homes are vacant.

29.63%

Available homes have had price reductions since being listed.

### MARKET STATISTICS:

105

Homes sold in the past 30 days.

206

Homes sold in the past 60 days.

760

Homes sold in the past 6 months.

Average price per square foot in the past 30 days.

\$291.91

Average selling price in the past 6 months.

\$460,455.45

### PENDING HOME STATISTICS:

23.45%

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

1,637

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

32.4%

Homes sold above original listed price in past 30 days.

98.2%

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

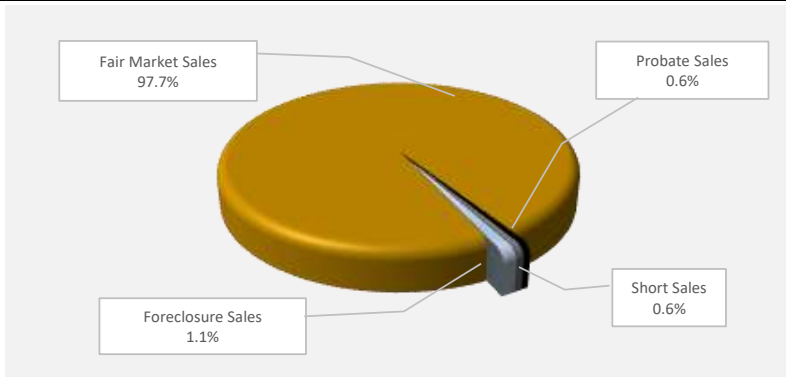
Prepared: 02/03/24

## 176 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	172	97.7%
Probate Sales	1	0.6%
Short Sales	1	0.6%
Foreclosure Sales	2	1.1%
		<b>100.0%</b>

Low	\$ 65,000
Average	\$ 574,286
High	\$ 3,599,999
Average DOM:	47.6

Occupancy	Homes	Percentage
Occupied	112	63.6%
Vacant	64	36.4%

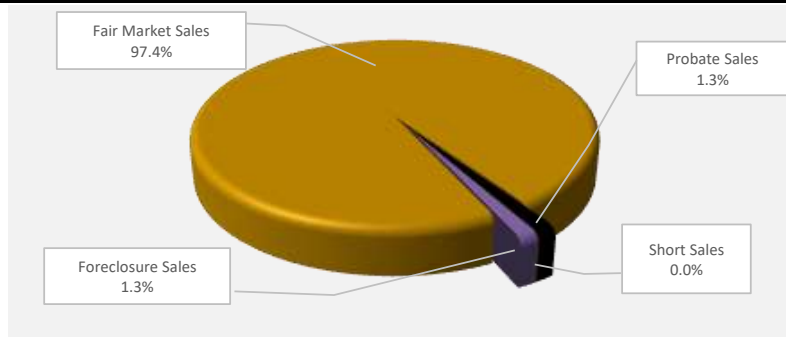


87 Listed in the past 30 days.  
117 Listed in the past 60 days.

## 151 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	147	97.4%
Probate Sales	2	1.3%
Short Sales	0	0.0%
Foreclosure Sales	2	1.3%
		<b>100.0%</b>

Low	\$ 35,000
Average	\$ 475,814
High	\$ 2,699,900
Average DOM:	32.9

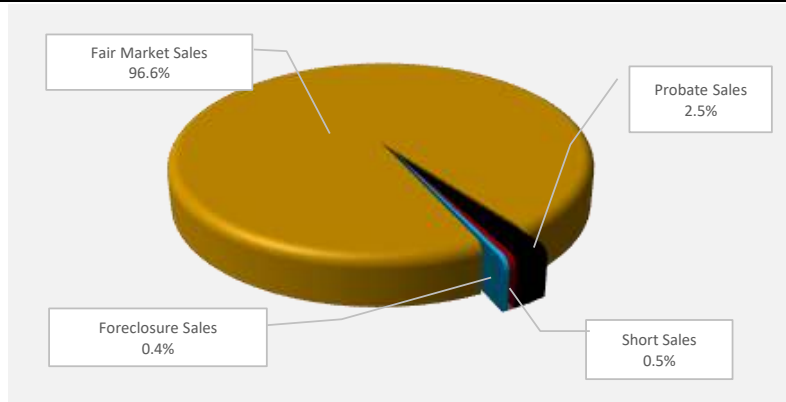


## Sold Homes Summary

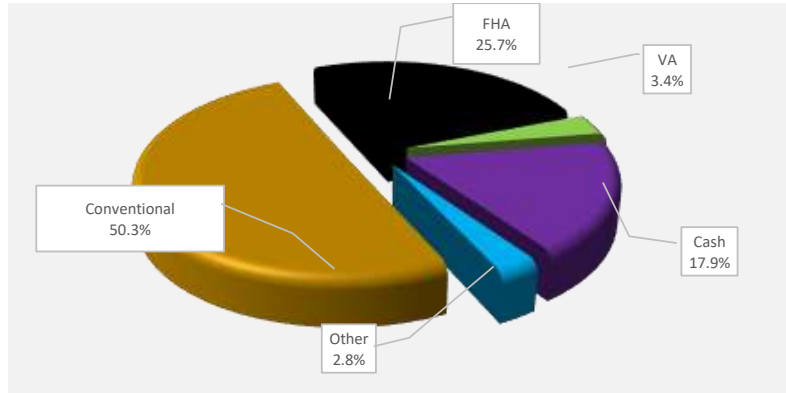
105 Sold in the past 30 days  
206 Sold in the past 60 days  
760 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	734	96.6%
Probate Sales	19	2.5%
Short Sales	4	0.5%
Foreclosure Sales	3	0.4%
		<b>100.0%</b>

Low	\$ 170,000
Average	\$ 462,084
High	\$ 1,600,000
Average DOM:	24.0



New Financing Type	Homes	Percentage
Conventional	382	50.3%
FHA	195	25.7%
VA	26	3.4%
Cash	136	17.9%
Other	21	2.8%
		<b>100.0%</b>





## MODESTO REAL ESTATE SALES SUMMARY

Prepared: 02/03/24			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
PRICE RANGE						
\$0	to	\$199,999	6	4	2	33.33%
\$200,000	to	\$229,999	4	3	1	25.00%
\$230,000	to	\$259,999	6	2	4	66.67%
\$260,000	to	\$289,999	5	4	1	20.00%
\$290,000	to	\$319,999	13	5	8	61.54%
\$320,000	to	\$349,999	20	5	15	75.00%
\$350,000	to	\$379,999	23	6	17	73.91%
\$380,000	to	\$409,999	28	12	16	57.14%
\$410,000	to	\$439,999	30	18	12	40.00%
\$440,000	to	\$469,999	33	22	11	33.33%
\$470,000	to	\$499,999	29	14	15	51.72%
\$500,000	to	\$529,999	14	6	8	57.14%
\$530,000	to	\$559,999	18	8	10	55.56%
\$560,000	to	\$589,999	21	12	9	42.86%
\$590,000	to	\$619,999	13	7	6	46.15%
\$620,000	to	\$649,999	13	11	2	15.38%
\$650,000	to	\$679,999	5	3	2	40.00%
\$680,000	to	\$709,999	9	7	2	22.22%
\$710,000	to	\$739,999	5	4	1	20.00%
\$740,000	to	\$769,999	3	2	1	33.33%
\$770,000	to	\$799,999	6	5	1	16.67%
\$800,000	to	\$829,999	3	2	1	33.33%
\$830,000	to	\$859,999	3	2	1	33.33%
\$860,000	to	\$889,999	1	0	1	100.00%
\$890,000	to	\$919,999	2	1	1	50.00%
\$920,000	to	\$949,999	0	0	0	
\$950,000	and up		14	11	3	21.43%
<b>TOTAL</b>			<b>307</b>	<b>162</b>	<b>145</b>	<b>47.23%</b>

### MARKET TIMING:

- 32.9 Average days on market for homes in escrow.
- 2.4 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%
- 64 Available homes are vacant (includes REO). Vacancy rate: 39.51%
- 29.63% 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: 1.38%
- 23.45% Of homes are pending for less than the original asking price.

### MARKET STATISTICS:

- 105 Homes sold in the past 30 days.
- \$460,455.45 Average selling price in the past 6 months.
- \$291.91 Average price per square foot in the past 30 days.
- 1,637 Average square footage for home sold in the past 30 days.
- 32.4% Homes sold above original listed price in past 30 days.
- 98.2% Average Asked to Sold Ratio in the past 30 days.
- 100.0% Median Asked to Sold Ratio in the past 30 days.
- 206 Homes sold in the past 60 days.
- 760 Homes sold in the past 6 months.
- 4 Sold homes that were short sales. Short Sale Percentage: 0.53%
- 3 Sold homes that were bank owned. REO percentage: 0.39%

