



**SCAN CODE**

To view the video  
SALES REPORT

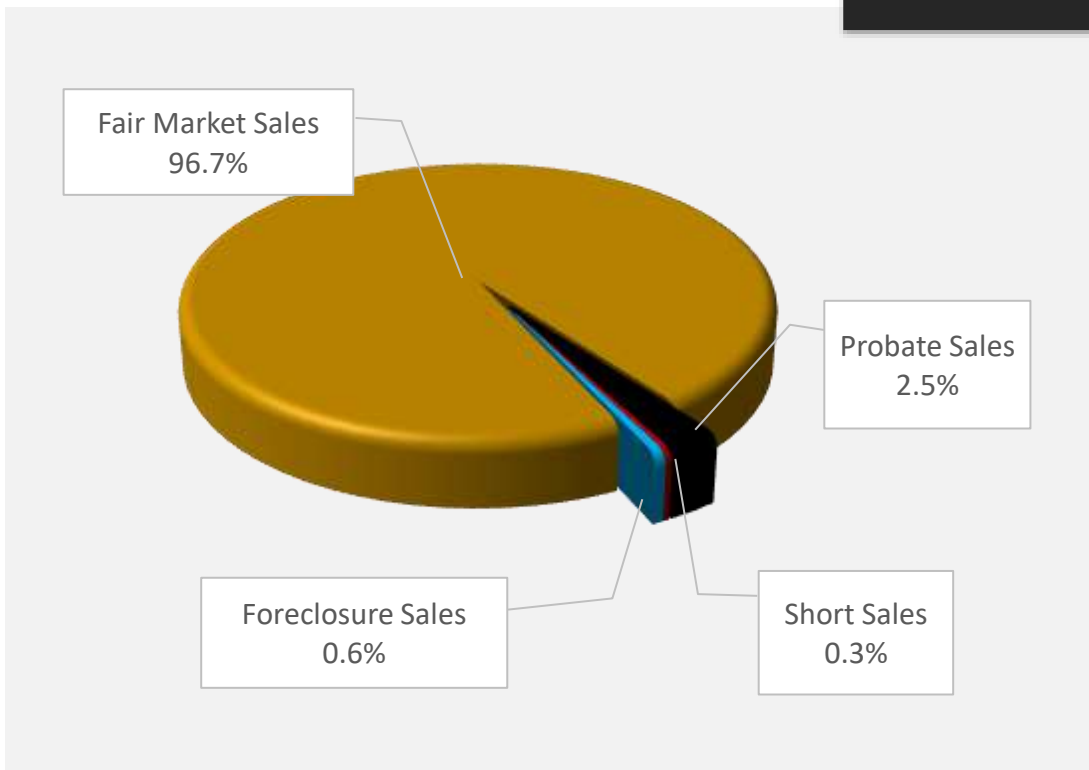


**JANUARY 2024**

STOCKTON REAL ESTATE SALES REPORT

## Sold Homes Summary

153

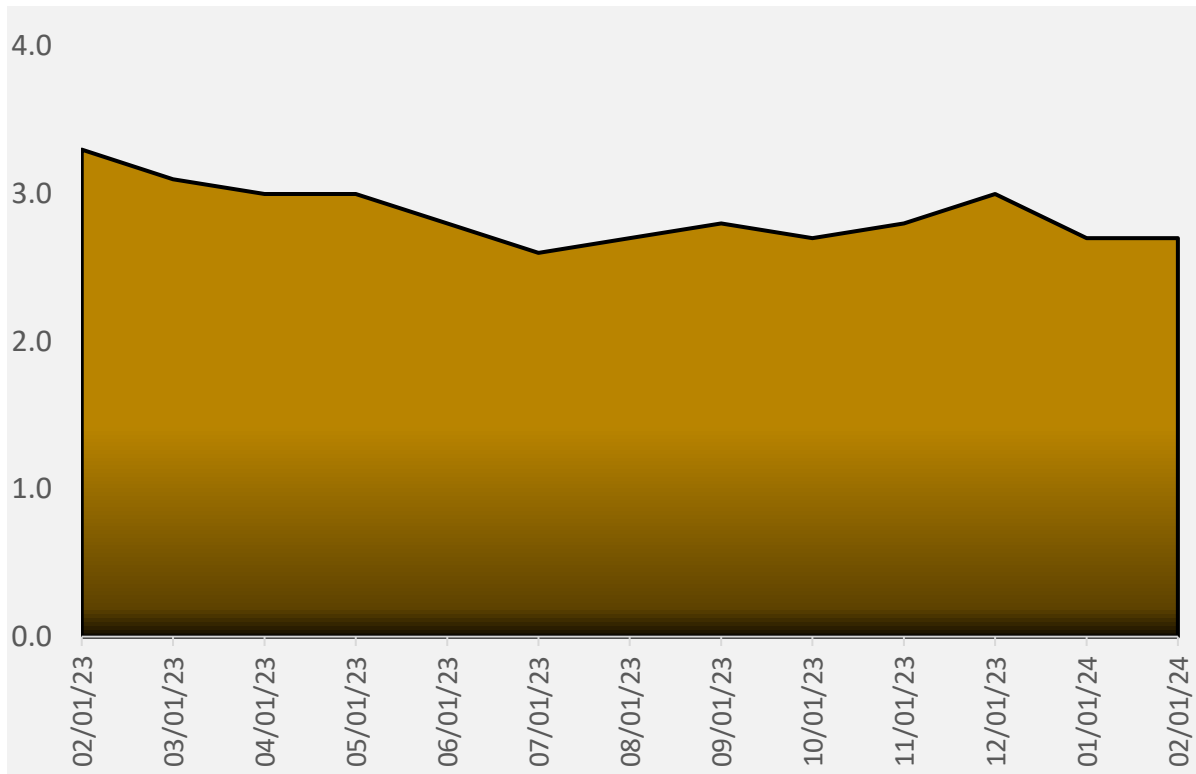


## Available Homes

311

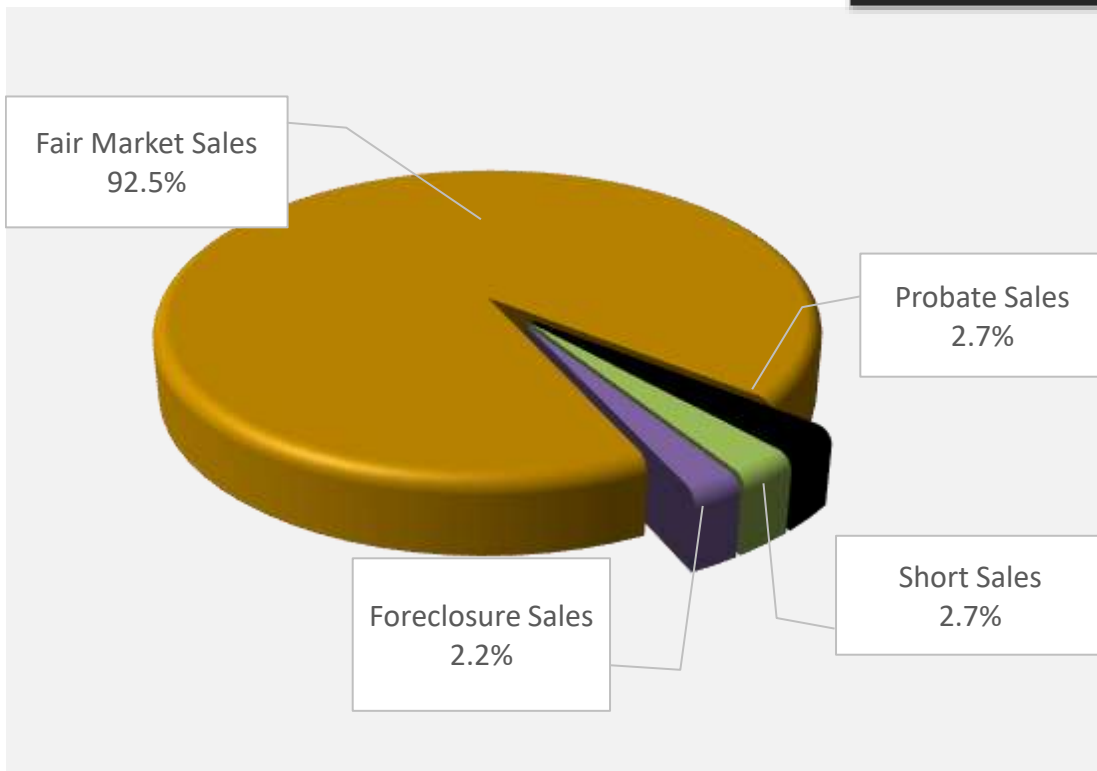


## Months of Remaining Inventory

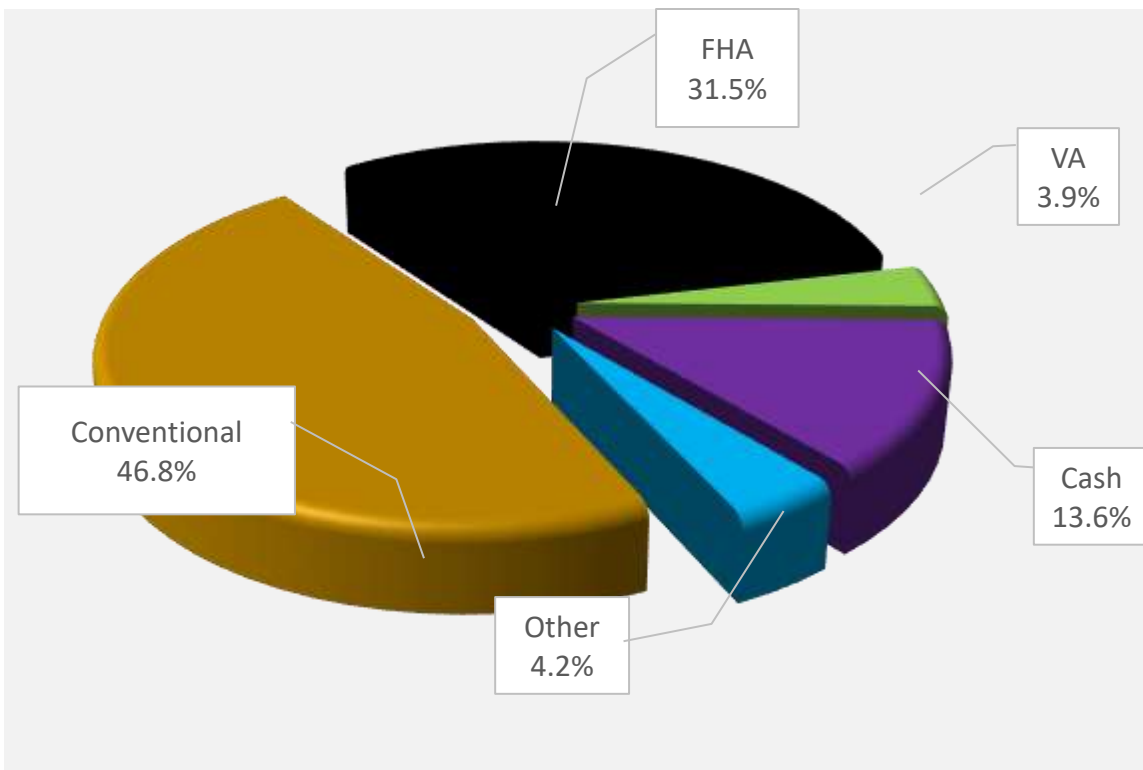


# Pending Homes

226



## New Financing Type



## State of the Market

### MARKET TIMING:

47.6

Average days on market for homes in escrow.

2.7

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

280

HOMES FOR SALE

216

HOMES IN ESCROW

### AVAILABLE HOME STATISTICS:

Vacancy rate:  
34.29%

96

Available homes are vacant.

32.14%

Available homes have had price reductions since being listed.

### MARKET STATISTICS:

153

Homes sold in the past 30 days.

307

Homes sold in the past 60 days.

1,081

Homes sold in the past 6 months.

Average price per square foot in the past 30 days.

\$288.00

Average selling price in the past 6 months.

\$452,596.13

### PENDING HOME STATISTICS:

31.94%

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

1,650

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

36.6%

Homes sold above original listed price in past 30 days.

97.8%

Average Asked to Sold Ratio in the past 30 days.

100.0%

Median Asked to Sold Ratio in the past 30 days.



# STOCKTON REAL ESTATE SALES SUMMARY

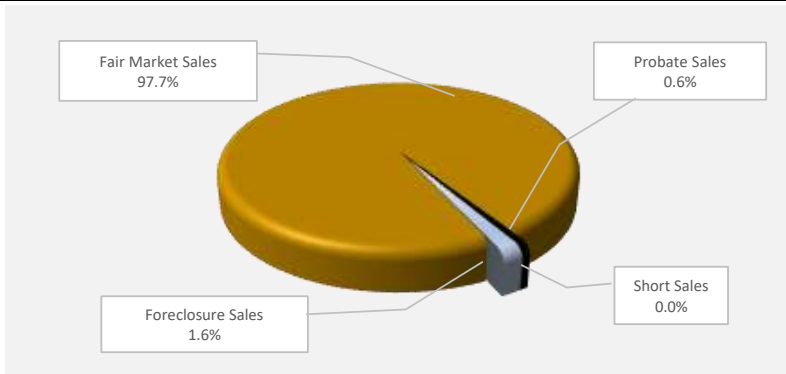
Prepared: 02/03/24

## 311 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	304	97.7%
Probate Sales	2	0.6%
Short Sales	0	0.0%
Foreclosure Sales	5	1.6%
		<b>100.0%</b>

Low	\$ 149,000
Average	\$ 504,455
High	\$ 3,400,000
Average DOM:	59.7

Occupancy	Homes	Percentage
Occupied	215	69.1%
Vacant	96	30.9%

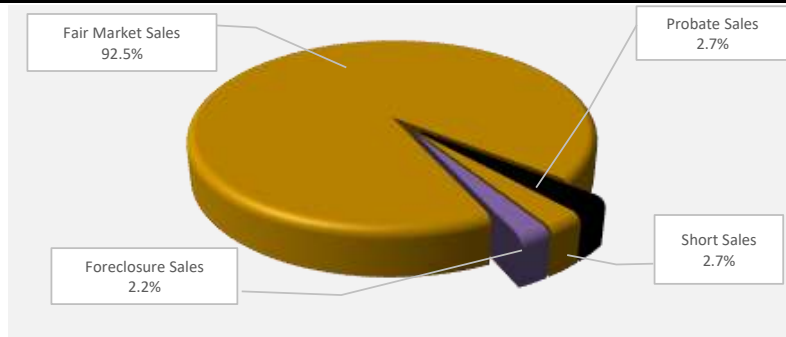


**136** Listed in the past 30 days.  
**186** Listed in the past 60 days.

## 226 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	209	92.5%
Probate Sales	6	2.7%
Short Sales	6	2.7%
Foreclosure Sales	5	2.2%
		<b>100.0%</b>

Low	\$ 135,000
Average	\$ 464,071
High	\$ 1,450,000
Average DOM:	47.6

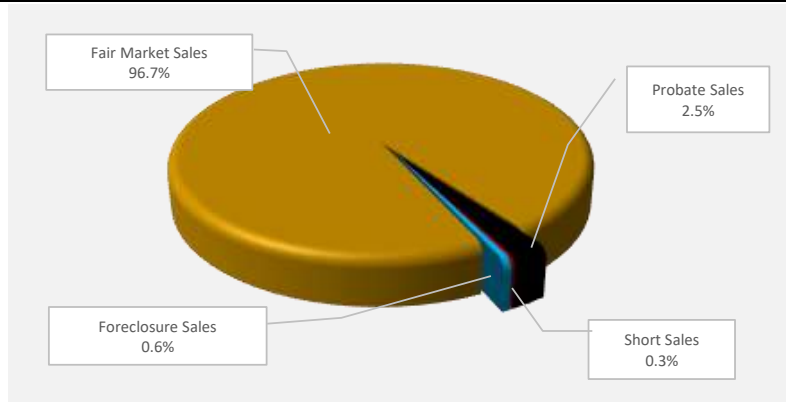


## Sold Homes Summary

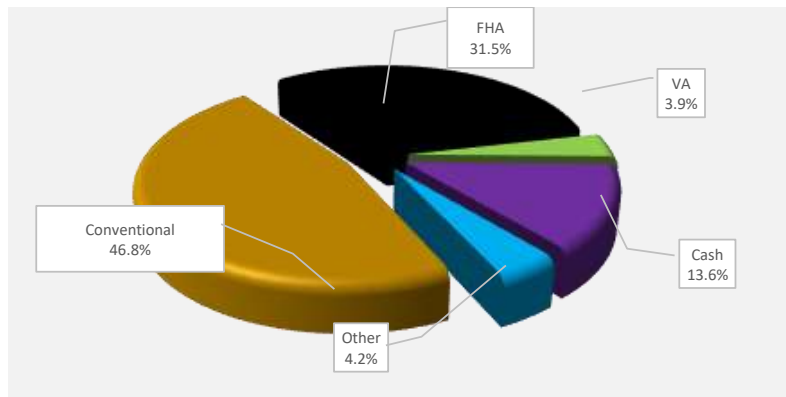
153 Sold in the past 30 days  
 307 Sold in the past 60 days  
 1081 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	1045	96.7%
Probate Sales	27	2.5%
Short Sales	3	0.3%
Foreclosure Sales	6	0.6%
		<b>100.0%</b>

Low	\$ 125,000
Average	\$ 454,325
High	\$ 2,295,000
Average DOM:	27.0



New Financing Type	Homes	Percentage
Conventional	506	46.8%
FHA	341	31.5%
VA	42	3.9%
Cash	147	13.6%
Other	45	4.2%
		<b>100.0%</b>





## STOCKTON 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	13	9	4	30.77%
\$200,000	to	\$224,999	8	7	1	12.50%
\$225,000	to	\$249,999	11	9	2	18.18%
\$250,000	to	\$274,999	11	6	5	45.45%
\$275,000	to	\$299,999	24	16	8	33.33%
\$300,000	to	\$324,999	20	8	12	60.00%
\$325,000	to	\$349,999	36	19	17	47.22%
\$350,000	to	\$374,999	30	14	16	53.33%
\$375,000	to	\$399,999	49	25	24	48.98%
\$400,000	to	\$424,999	25	17	8	32.00%
\$425,000	to	\$449,999	34	19	15	44.12%
\$450,000	to	\$474,999	26	12	14	53.85%
\$475,000	to	\$499,999	50	30	20	40.00%
\$500,000	to	\$524,999	14	6	8	57.14%
\$525,000	to	\$549,999	41	23	18	43.90%
\$550,000	to	\$574,999	22	11	11	50.00%
\$575,000	to	\$599,999	29	19	10	34.48%
\$600,000	to	\$624,999	13	6	7	53.85%
\$625,000	to	\$649,999	14	9	5	35.71%
\$650,000	to	\$674,999	5	3	2	40.00%
\$675,000	to	\$699,999	15	7	8	53.33%
\$700,000	to	\$724,999	6	5	1	16.67%
\$725,000	to	\$749,999	5	4	1	20.00%
\$750,000	to	\$774,999	4	2	2	50.00%
\$775,000	to	\$799,999	4	2	2	50.00%
\$800,000	to	\$824,999	0	0	0	
\$825,000	to	\$849,999	1	1	0	0.00%
\$850,000		and up	27	22	5	18.52%
<b>TOTAL</b>			<b>496</b>	<b>280</b>	<b>216</b>	<b>43.55%</b>

### MARKET TIMING:

- 47.6 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:

- 0 Available homes are short sales. Short Sale Percentage: 0.00%
- 0 Available homes are bank owned (REO). REO percentage: 0.00%
- 96 Available homes are vacant (includes REO). Vacancy rate: 34.29%
- 32.14% Available homes have had price reductions since being listed.

### PENDING HOME STATISTICS:

- 6 Pending homes are short sales. Short Sale Percentage: 2.78%
- 5 Pending homes are bank owned (REO). REO percentage: 2.31%
- 31.94% Of homes are pending for less than the original asking price.

### MARKET STATISTICS:

- 153 Homes sold in the past 30 days.
- \$452,596.13 Average selling price in the past 6 months.
- \$288.00 Average price per square foot in the past 30 days.
- 1,650 Average square footage for home sold in the past 30 days.
- 36.6% Homes sold above original listed price in past 30 days.
- 97.8% Average Asked to Sold Ratio in the past 30 days.
- 100.0% Median Asked to Sold Ratio in the past 30 days.
- 307 Homes sold in the past 60 days.
- 1,081 Homes sold in the past 6 months.
- 3 Sold homes that were short sales. Short Sale Percentage: 0.28%
- 6 Sold homes that were bank owned. REO percentage: 0.56%

