



SCAN CODE
To view the video
SALES REPORT

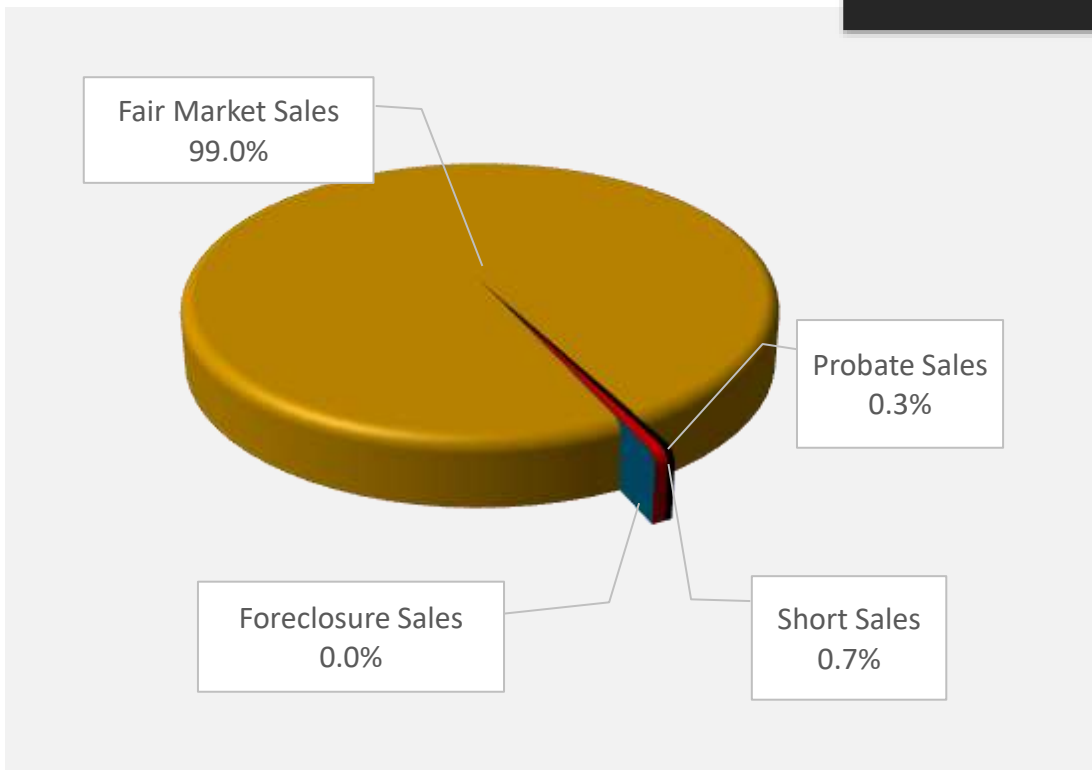


JANUARY 2024

TRACY REAL ESTATE SALES REPORT

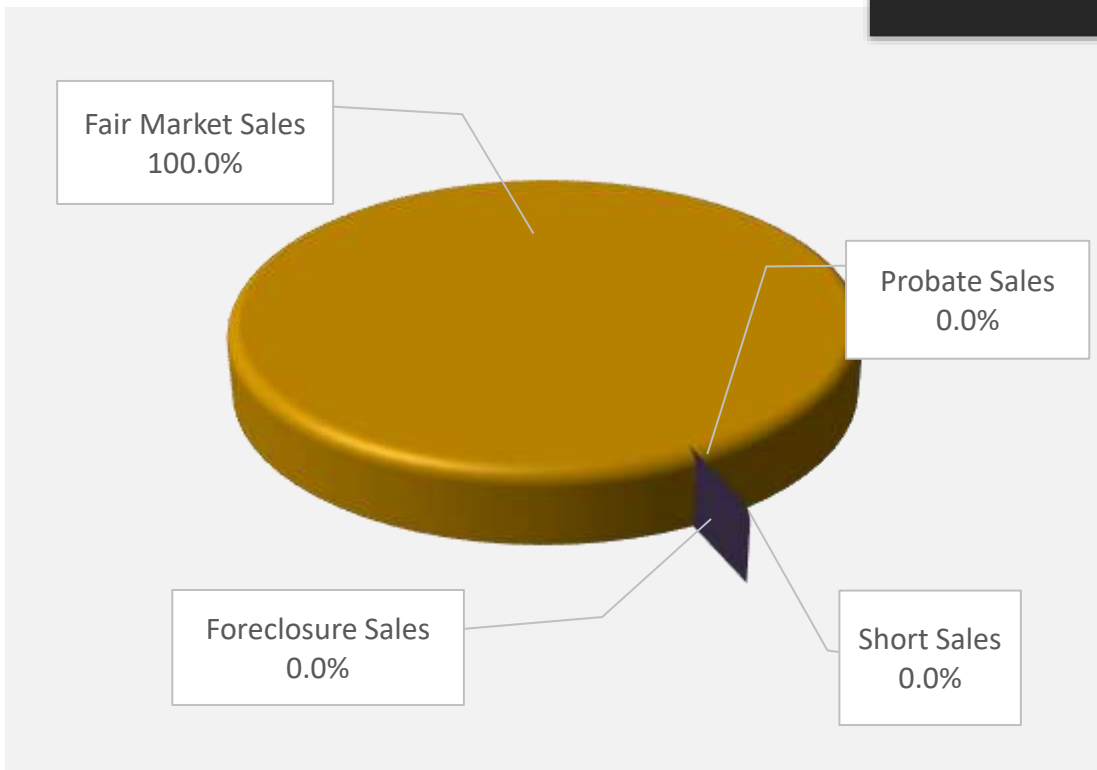
Sold Homes Summary

54

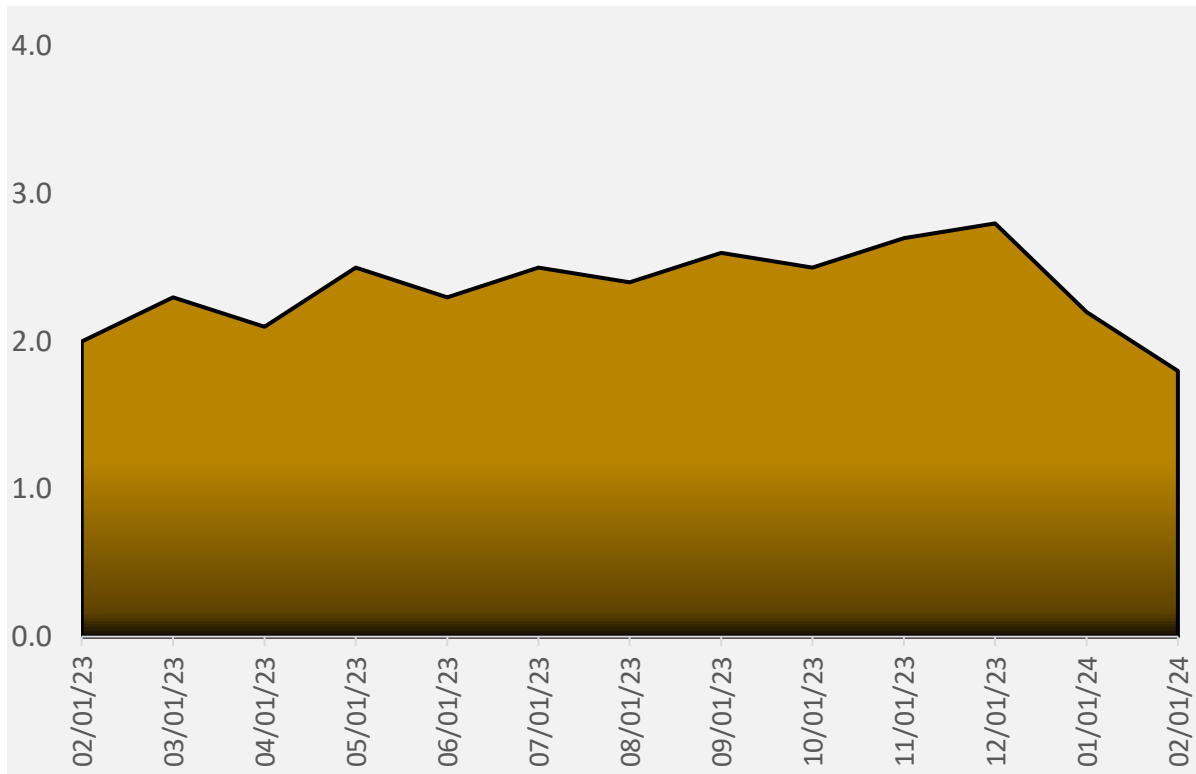


Available Homes

44

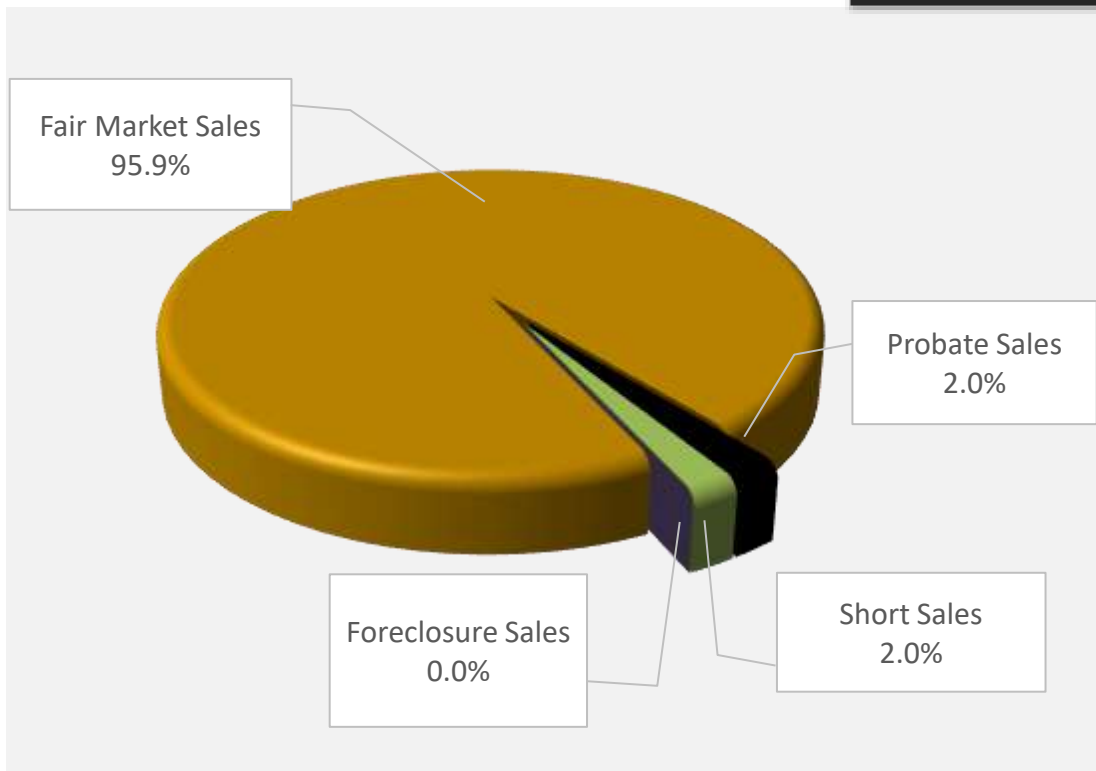


Months of Remaining Inventory

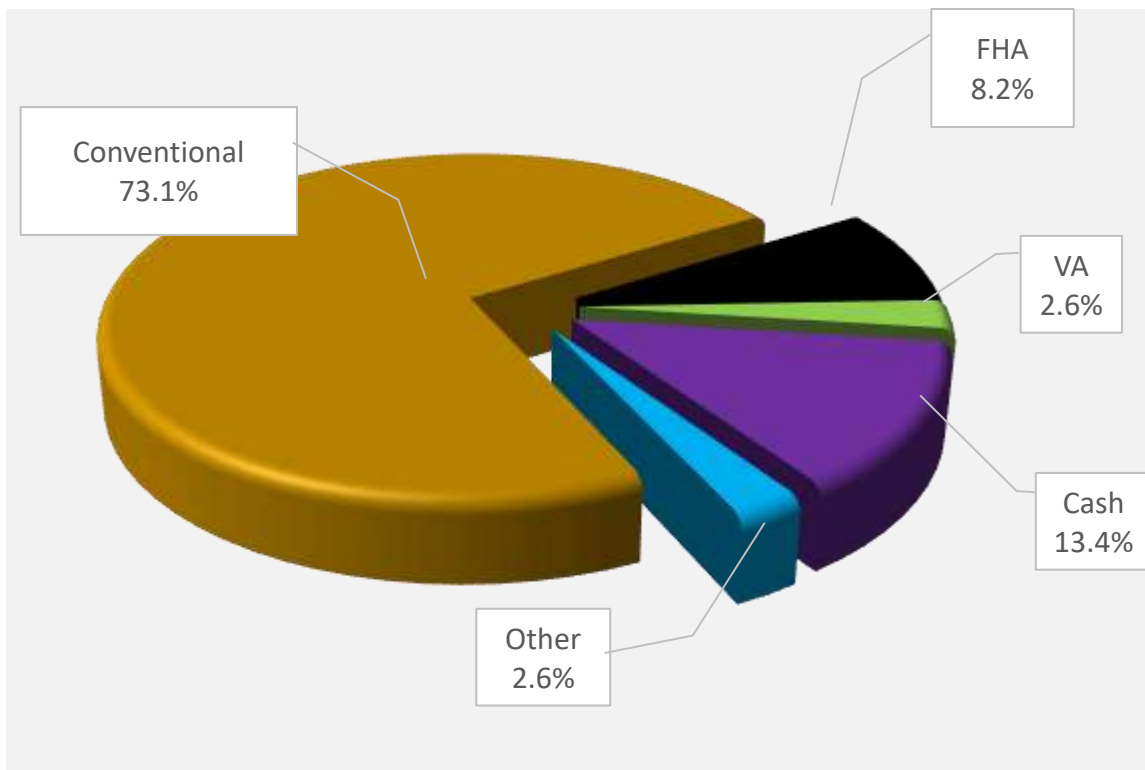


Pending Homes

49



New Financing Type



State of the Market

MARKET TIMING:

40.1

Average days on market for homes in escrow.

1.8

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

44

HOMES FOR SALE

49

HOMES IN ESCROW

AVAILABLE HOME STATISTICS:

Vacancy rate:
25.00%

11

Available homes are vacant.

22.73%

Available homes have had price reductions since being listed.

MARKET STATISTICS:

54

Homes sold in the past 30 days.

108

Homes sold in the past 60 days.

305

Homes sold in the past 6 months.

Average price per square foot in the past 30 days.

\$362.80

Average selling price in the past 6 months.

\$727,115.32

PENDING HOME STATISTICS:

30.61%

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

2,087

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

29.6%

Homes sold above original listed price in past 30 days.

97.1%

Average Asked to Sold Ratio in the past 30 days.

97.9%

Median Asked to Sold Ratio in the past 30 days.



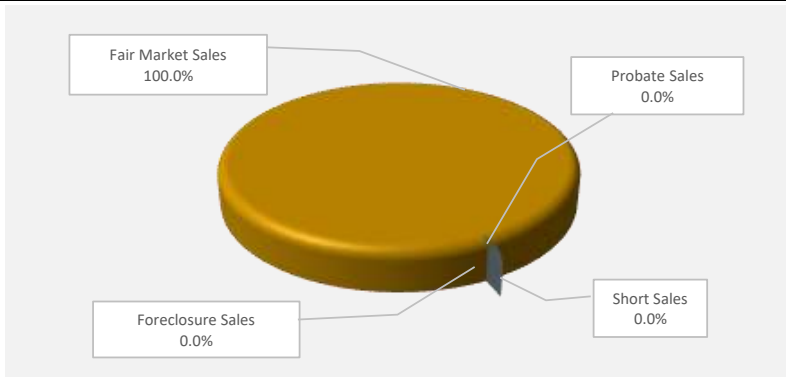
TRACY REAL ESTATE SALES SUMMARY

Prepared: 02/03/24

44 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	44	100.0%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		100.0%
Low	\$ 360,000	
Average	\$ 763,203	
High	\$ 1,799,000	
Average DOM:	42.7	

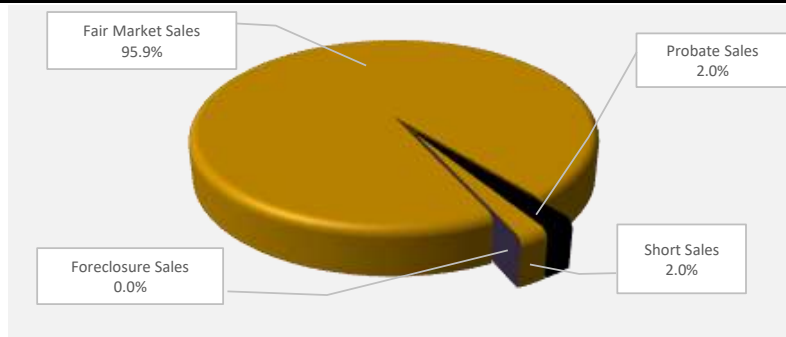
Occupancy	Homes	Percentage
Occupied	33	75.0%
Vacant	11	25.0%



19 Listed in the past 30 days.
24 Listed in the past 60 days.

49 Pending Homes

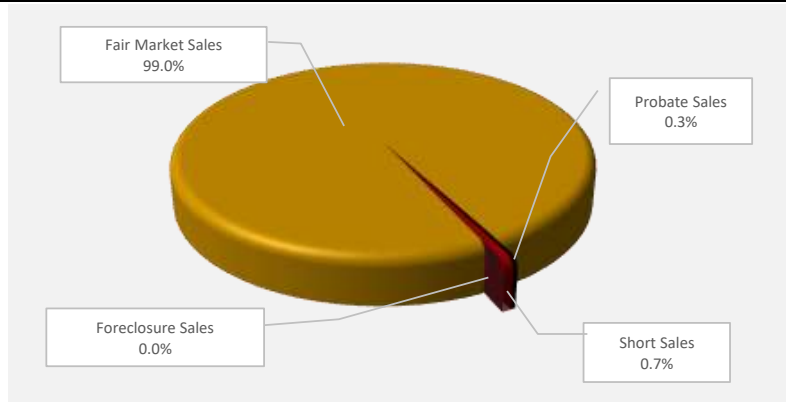
Existing Financing	Homes	Percentage
Fair Market Sales	47	95.9%
Probate Sales	1	2.0%
Short Sales	1	2.0%
Foreclosure Sales	0	0.0%
		100.0%
Low	\$ 248,888	
Average	\$ 818,634	
High	\$ 2,999,999	
Average DOM:	40.1	



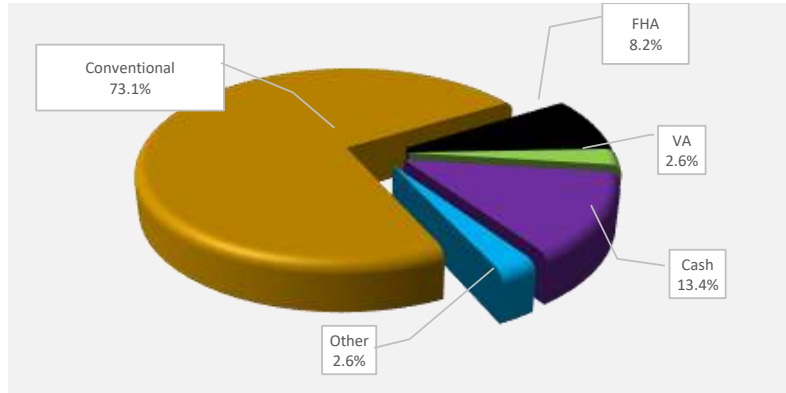
Sold Homes Summary

54 Sold in the past 30 days
108 Sold in the past 60 days
305 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	302	99.0%
Probate Sales	1	0.3%
Short Sales	2	0.7%
Foreclosure Sales	0	0.0%
		100.0%
Low	\$ 200,000	
Average	\$ 732,333	
High	\$ 2,098,888	
Average DOM:	26.9	



New Financing Type	Homes	Percentage
Conventional	223	73.1%
FHA	25	8.2%
VA	8	2.6%
Cash	41	13.4%
Other	8	2.6%
		100.0%



TRACY REAL ESTATE SALES SUMMARY

Prepared: 02/03/24			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
PRICE RANGE			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to	\$299,999	1	0	1	100.00%
\$300,000	to	\$349,999	0	0	0	
\$350,000	to	\$399,999	4	4	0	0.00%
\$400,000	to	\$449,999	1	0	1	100.00%
\$450,000	to	\$499,999	4	2	2	50.00%
\$500,000	to	\$549,999	2	0	2	100.00%
\$550,000	to	\$599,999	7	2	5	71.43%
\$600,000	to	\$649,999	7	4	3	42.86%
\$650,000	to	\$699,999	11	6	5	45.45%
\$700,000	to	\$749,999	6	3	3	50.00%
\$750,000	to	\$799,999	11	5	6	54.55%
\$800,000	to	\$849,999	9	4	5	55.56%
\$850,000	to	\$899,999	3	3	0	0.00%
\$900,000	to	\$949,999	6	4	2	33.33%
\$950,000	to	\$999,999	9	3	6	66.67%
\$1,000,000	to	\$1,049,999	3	3	0	0.00%
\$1,050,000	to	\$1,099,999	0	0	0	
\$1,100,000	to	\$1,149,999	5	0	5	100.00%
\$1,150,000	to	\$1,199,999	1	0	1	100.00%
\$1,200,000	to	\$1,249,999	1	0	1	100.00%
\$1,250,000	to	\$1,299,999	0	0	0	
\$1,300,000	and up		2	1	1	50.00%
TOTAL			93	44	49	52.69%

MARKET TIMING:

- 40.1 Average days on market for homes in escrow.
- 1.8 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%
- 11 Available homes are vacant (includes REO). Vacancy rate: 25.00%
- 22.73% Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

- 1 Pending homes are short sales. Short Sale Percentage: 2.04%
- 0 Pending homes are bank owned (REO). REO percentage: 0.00%
- 30.61% Of homes are pending for less than the original asking price.

MARKET STATISTICS:

- 54 Homes sold in the past 30 days.
- \$727,115.32 Average selling price in the past 6 months.
- \$362.80 Average price per square foot in the past 30 days.
- 2,087 Average square footage for home sold in the past 30 days.
- 29.6% Homes sold above original listed price in past 30 days.
- 97.1% Average Asked to Sold Ratio in the past 30 days.
- 97.9% Median Asked to Sold Ratio in the past 30 days.
- 108 Homes sold in the past 60 days.
- 305 Homes sold in the past 6 months.
- 2 Sold homes that were short sales. Short Sale Percentage: 0.66%
- 0 Sold homes that were bank owned. REO percentage: 0.00%

