



**SCAN CODE**

To view the video  
SALES REPORT



**GOLDEN LION**  
REAL ESTATE, INC.

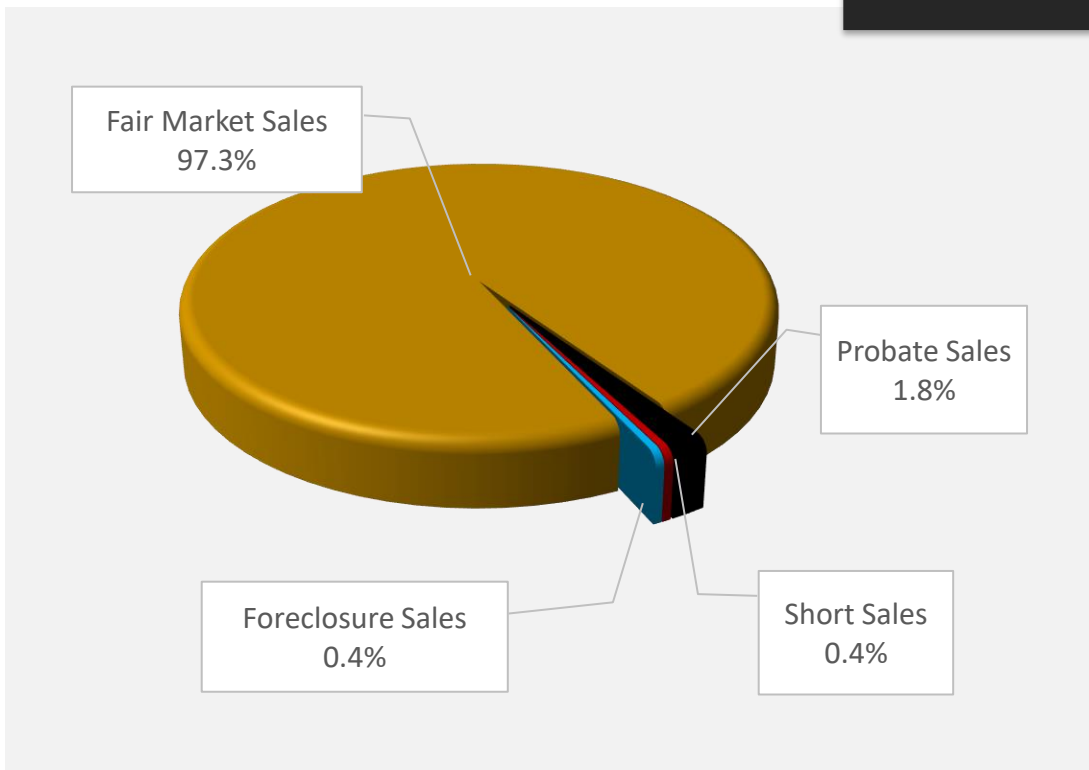


**MARCH 2024**

MANTECA REAL ESTATE SALES REPORT

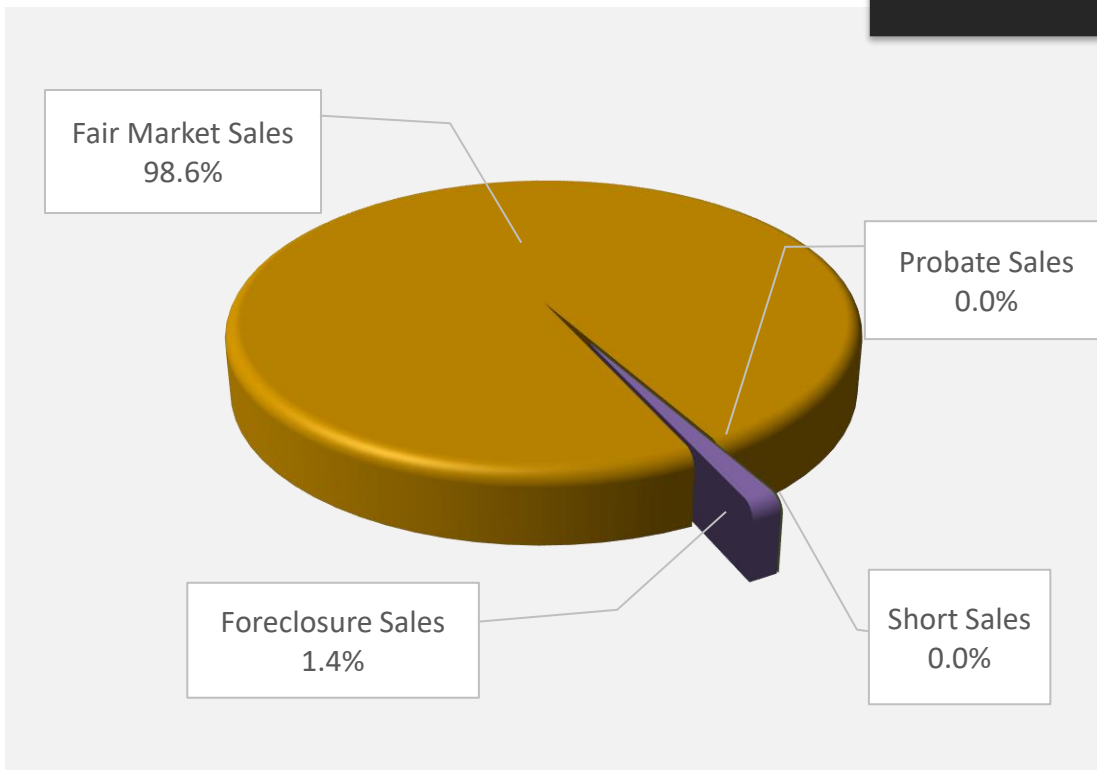
# Sold Homes Summary

33

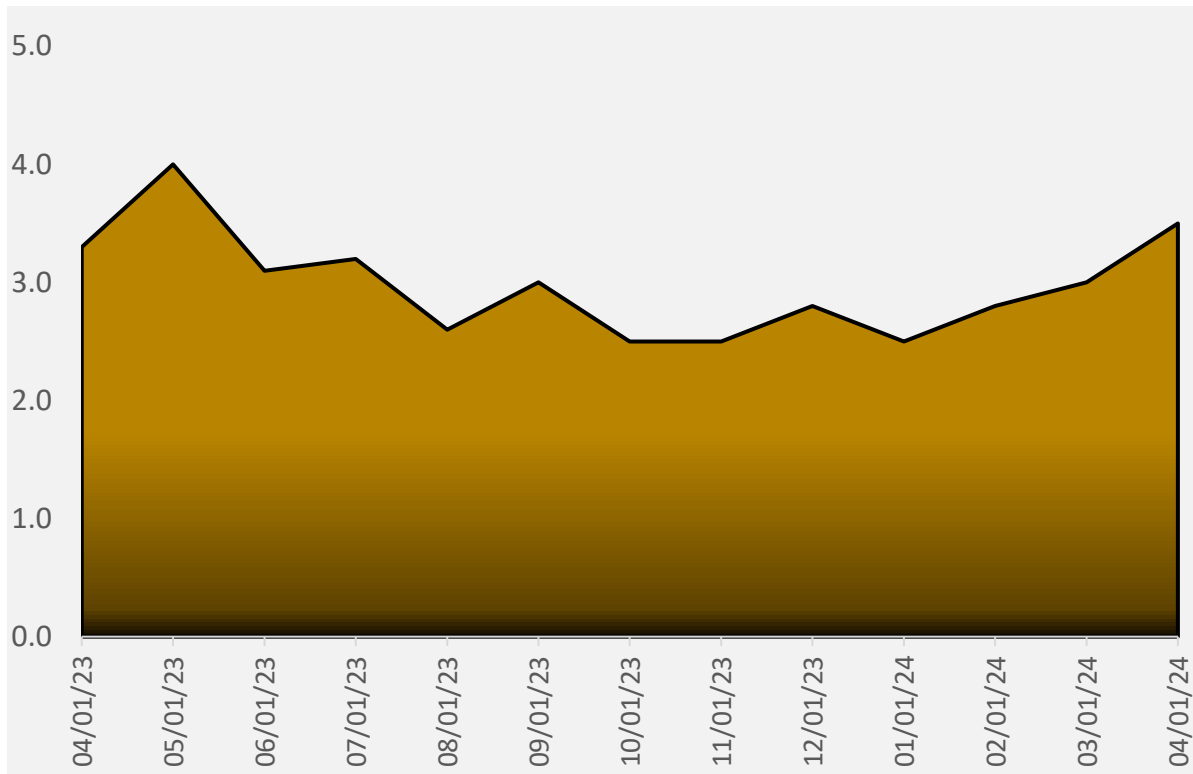


# Available Homes

72

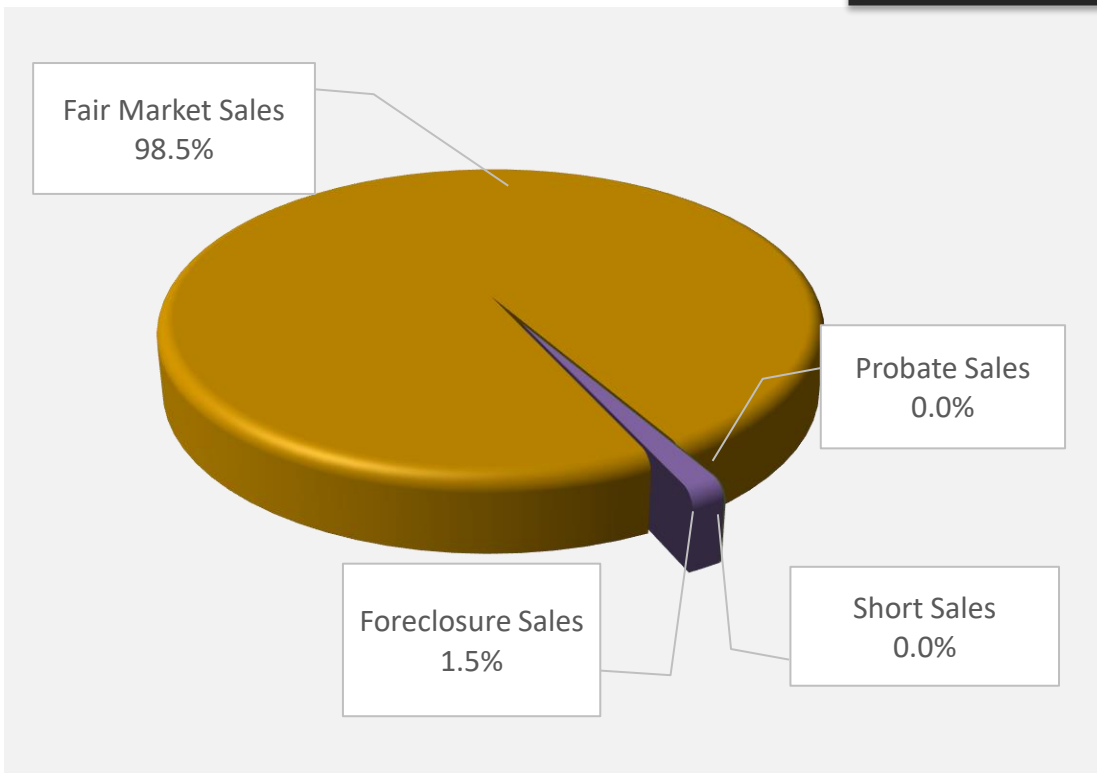


## Months of Remaining Inventory

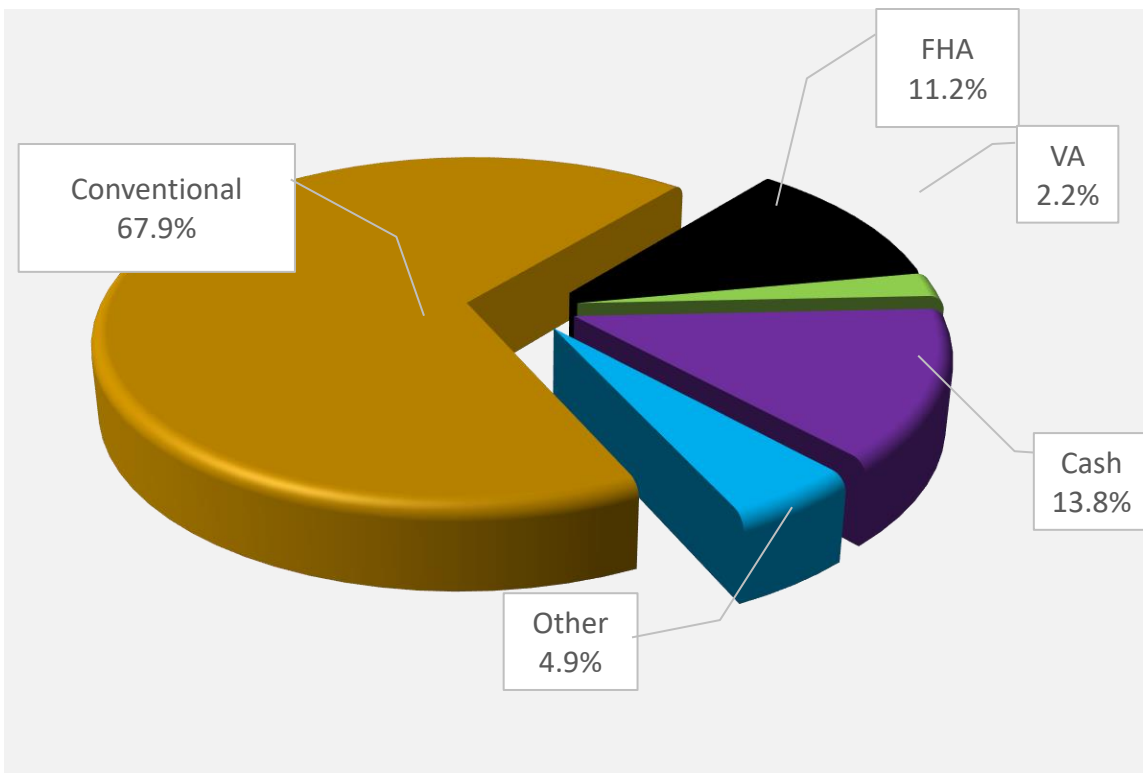


# Pending Homes

66



## New Financing Type



## State of the Market

### MARKET TIMING:

31.2

Average days on market for homes in escrow.

3.5

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

72

HOMES FOR SALE

66

HOMES IN ESCROW

### AVAILABLE HOME STATISTICS:

Vacancy rate:  
18.06%

13

Available homes are vacant.

27.78%

Available homes have had price reductions since being listed.

### MARKET STATISTICS:

33

Homes sold in the past 30 days.

67

Homes sold in the past 60 days.

224

Homes sold in the past 6 months.

Average price per square foot in the past 30 days.

\$319.24

Average selling price in the past 6 months.

\$617,245.13

### PENDING HOME STATISTICS:

22.73%

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

2,030

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

39.4%

Homes sold above original listed price in past 30 days.

98.5%

Average Asked to Sold Ratio in the past 30 days.

99.3%

Median Asked to Sold Ratio in the past 30 days.

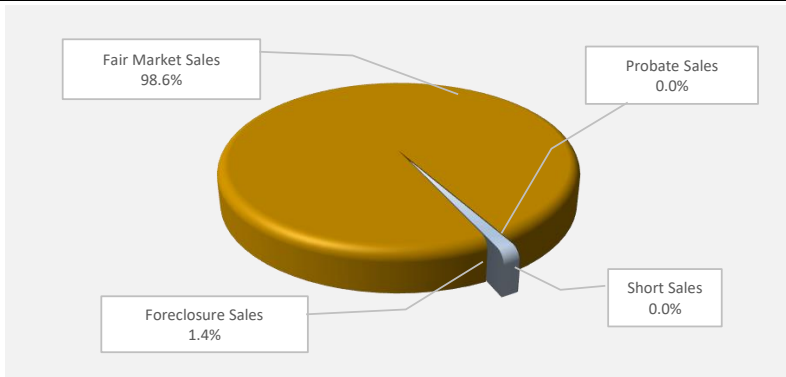
# MANTECA REAL ESTATE SALES SUMMARY

Prepared: 04/08/24

## 72 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	71	98.6%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	1	1.4%
		100.0%

Low	\$ 220,000
Average	\$ 741,028
High	\$ 3,700,000
Average DOM:	51.9



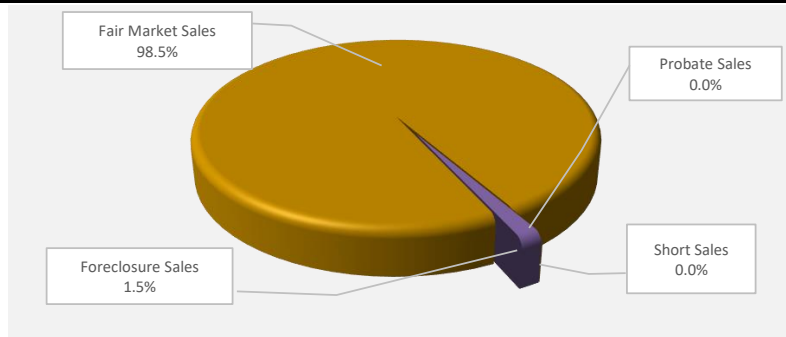
**33** Listed in the past 30 days.  
**48** Listed in the past 60 days.

Occupancy	Homes	Percentage
Occupied	59	81.9%
Vacant	13	18.1%

## 66 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	65	98.5%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	1	1.5%
		100.0%

Low	\$ 199,900
Average	\$ 669,858
High	\$ 1,125,000
Average DOM:	31.2

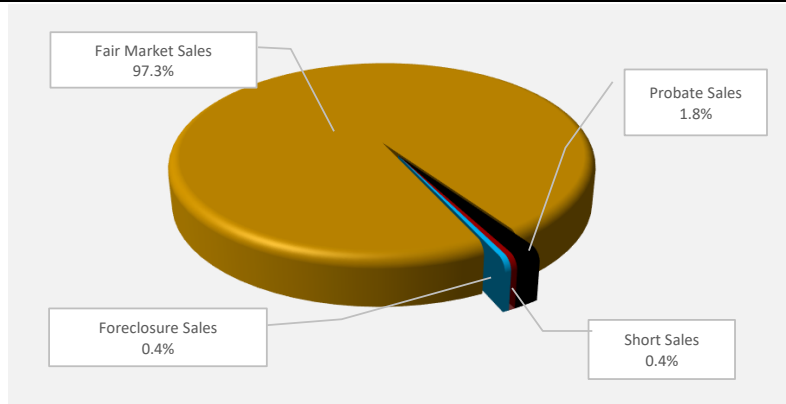


## Sold Homes Summary

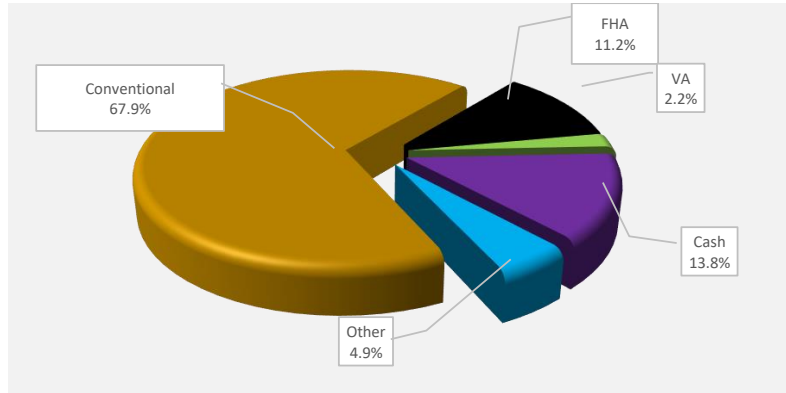
33 Sold in the past 30 days  
 67 Sold in the past 60 days  
 224 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	218	97.3%
Probate Sales	4	1.8%
Short Sales	1	0.4%
Foreclosure Sales	1	0.4%
		100.0%

Low	\$ 199,900
Average	\$ 621,322
High	\$ 1,400,000
Average DOM:	32.4



New Financing Type	Homes	Percentage
Conventional	152	67.9%
FHA	25	11.2%
VA	5	2.2%
Cash	31	13.8%
Other	11	4.9%
		100.0%





## MANTECA REAL ESTATE SALES SUMMARY

Prepared: 04/08/24			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
PRICE RANGE						
\$0	to	\$399,999	12	7	5	41.67%
\$400,000	to	\$429,999	3	3	0	0.00%
\$430,000	to	\$459,999	3	1	2	66.67%
\$460,000	to	\$489,999	3	1	2	66.67%
\$490,000	to	\$519,999	2	1	1	50.00%
\$520,000	to	\$549,999	4	3	1	25.00%
\$550,000	to	\$579,999	3	1	2	66.67%
\$580,000	to	\$609,999	7	2	5	71.43%
\$610,000	to	\$639,999	7	0	7	100.00%
\$640,000	to	\$669,999	19	10	9	47.37%
\$670,000	to	\$699,999	7	3	4	57.14%
\$700,000	to	\$729,999	13	6	7	53.85%
\$730,000	to	\$759,999	10	7	3	30.00%
\$760,000	to	\$789,999	5	2	3	60.00%
\$790,000	to	\$819,999	13	9	4	30.77%
\$820,000	to	\$849,999	8	6	2	25.00%
\$850,000	to	\$879,999	6	3	3	50.00%
\$880,000	to	\$909,999	4	3	1	25.00%
\$910,000	to	\$939,999	1	0	1	100.00%
\$940,000	to	\$969,999	1	1	0	0.00%
\$970,000	to	\$999,999	2	0	2	100.00%
\$1,000,000	and up		5	3	2	40.00%
<b>TOTAL</b>			<b>138</b>	<b>72</b>	<b>66</b>	<b>47.83%</b>

### MARKET TIMING:

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

**3.5** 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%

**13** Available homes are vacant (includes REO).

Vacancy rate: 18.06%

**27.78%** Available homes have had price reductions since being listed.

### PENDING HOME STATISTICS:

**0** Pending homes are short sales.

Short Sale Percentage: 0.00%

**1** Pending homes are bank owned (REO).

REO percentage: 1.52%

**22.73%** Of homes are pending for less than the original asking price.

### MARKET STATISTICS:

**33** Homes sold in the past 30 days.

**\$617,245.13** Average selling price in the past 6 months.

**\$319.24** Average price per square foot in the past 30 days.

**2,030** Average square footage for home sold in the past 30 days.

**39.4%** Homes sold above original listed price in past 30 days.

**98.5%** Average Asked to Sold Ratio in the past 30 days.

**99.3%** Median Asked to Sold Ratio in the past 30 days.

**67** Homes sold in the past 60 days.

**224** Homes sold in the past 6 months.

**1** Sold homes that were short sales.

Short Sale Percentage: 0.45%

**1** Sold homes that were bank owned.

REO percentage: 0.45%

