



SCAN CODE

To view the video
SALES REPORT

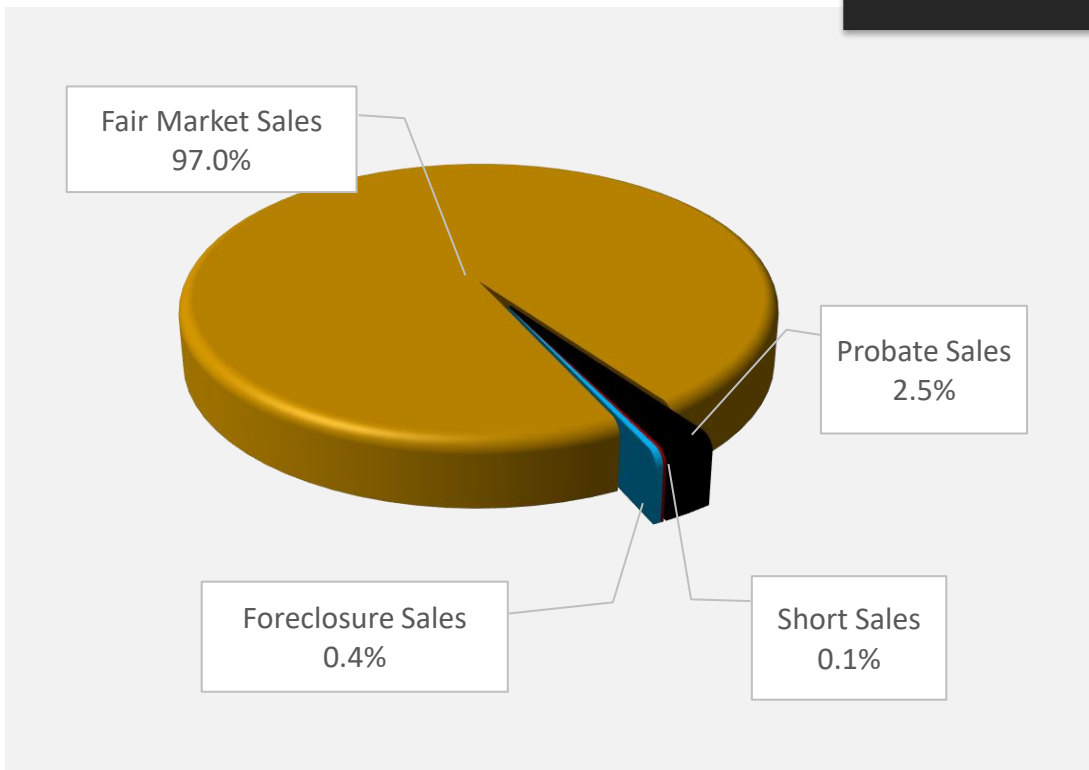


MARCH 2024

MODESTO REAL ESTATE SALES REPORT

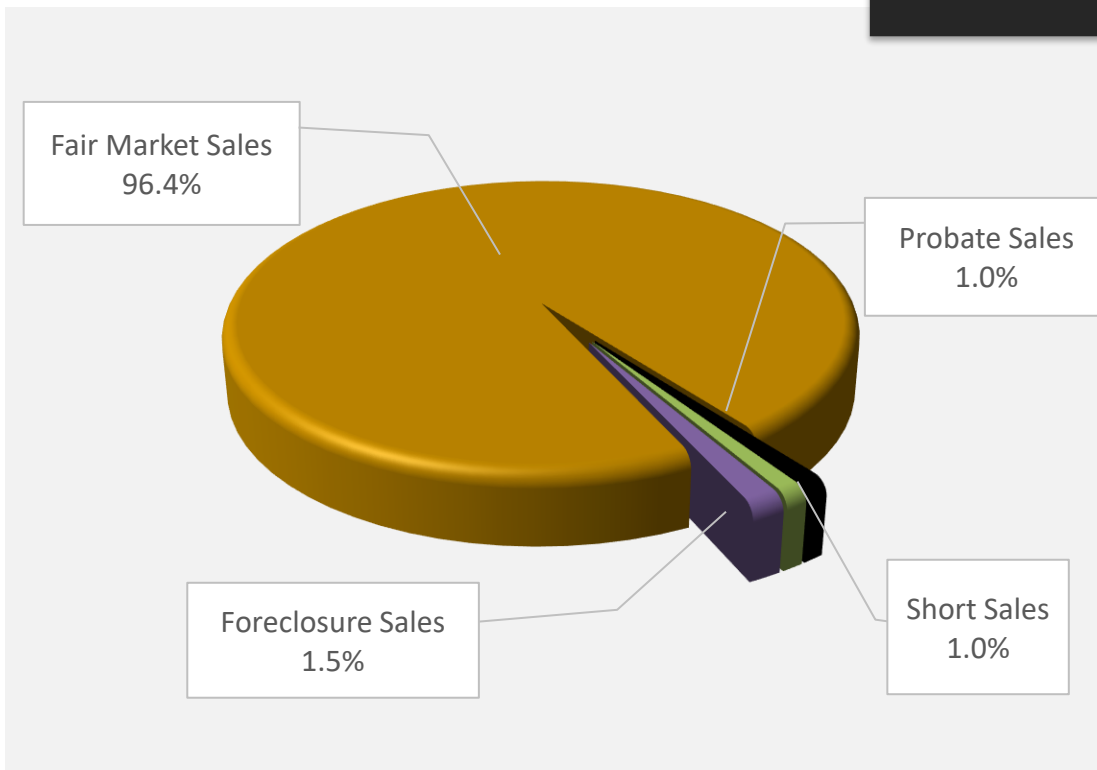
Sold Homes Summary

128

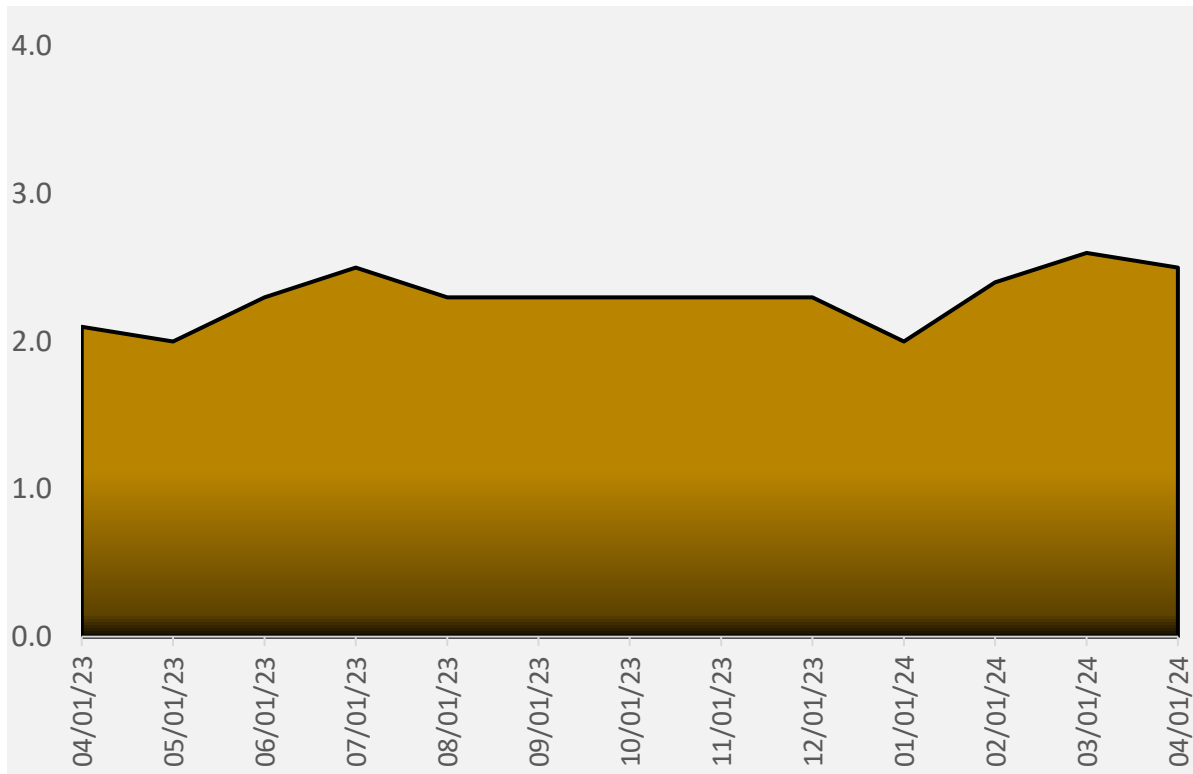


Available Homes

197

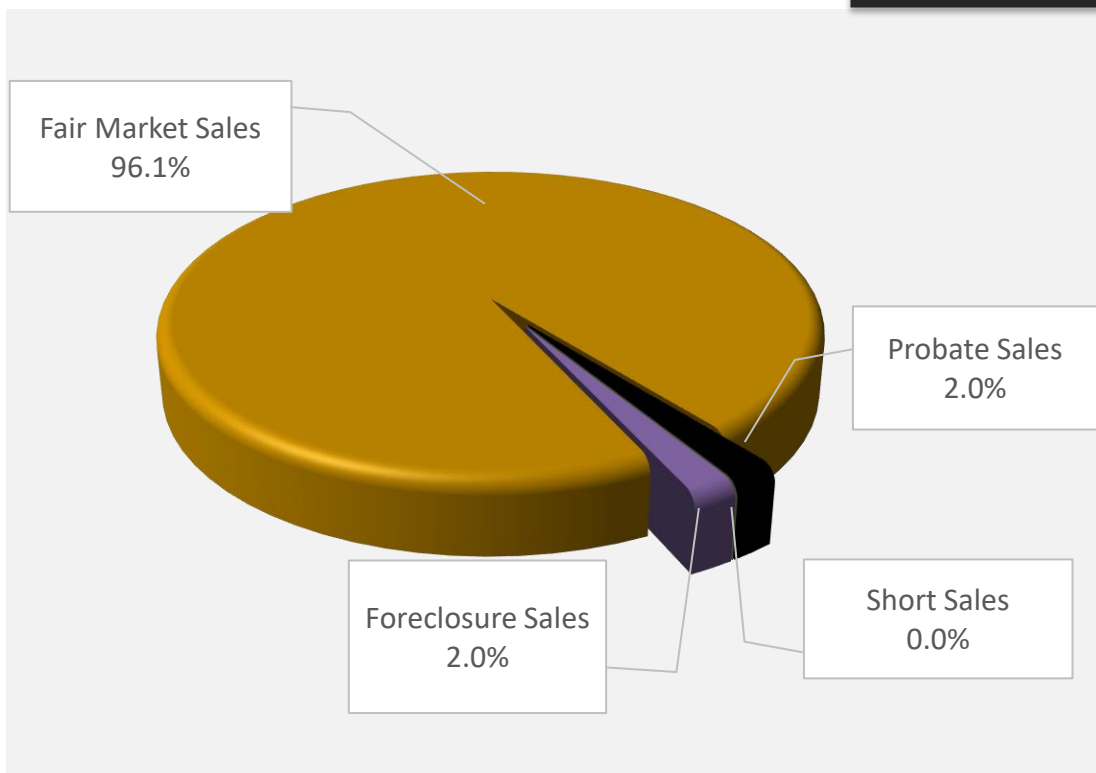


Months of Remaining Inventory

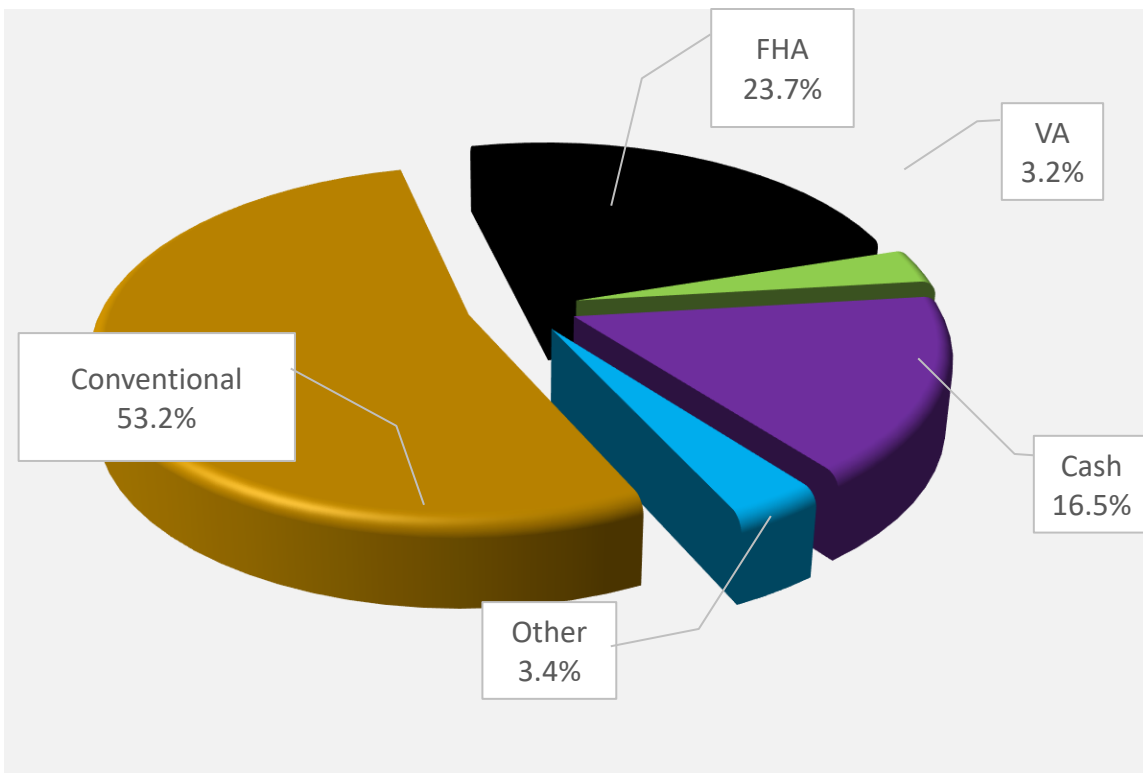


Pending Homes

153



New Financing Type



State of the Market

MARKET TIMING:

26.4

Average days on market for homes in escrow.

2.5

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

177

HOMES FOR SALE

146

HOMES IN ESCROW

AVAILABLE HOME STATISTICS:

Vacancy rate:

33.90%

60

Available homes are vacant.

28.25%

Available homes have had price reductions since being listed.

MARKET STATISTICS:

128

Homes sold in the past 30 days.

261

Homes sold in the past 60 days.

758

Homes sold in the past 6 months.

Average price per square foot in the past 30 days.

\$292.26

Average selling price in the past 6 months.

\$455,416.15

PENDING HOME STATISTICS:

23.29%

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

1,618

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

51.6%

Homes sold above original listed price in past 30 days.

103.0%

Average Asked to Sold Ratio in the past 30 days.

100.0%

Median Asked to Sold Ratio in the past 30 days.

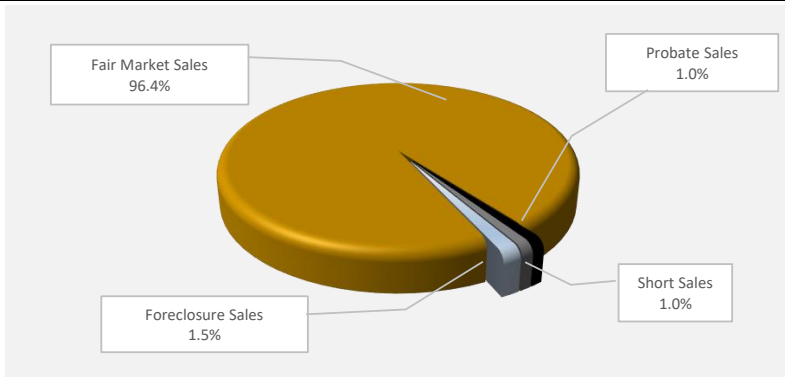
MODESTO REAL ESTATE SALES SUMMARY

Prepared: 04/08/24

197 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	190	96.4%
Probate Sales	2	1.0%
Short Sales	2	1.0%
Foreclosure Sales	3	1.5%
		100.0%

Low	\$ 59,900
Average	\$ 579,832
High	\$ 2,974,050
Average DOM:	41.5



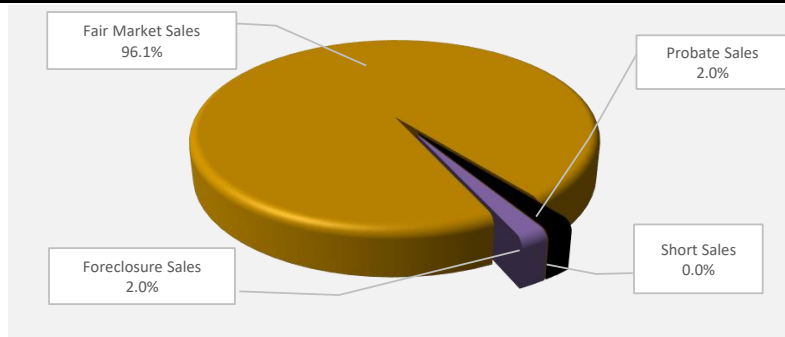
92 Listed in the past 30 days.
135 Listed in the past 60 days.

Occupancy	Homes	Percentage
Occupied	137	69.5%
Vacant	60	30.5%

153 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	147	96.1%
Probate Sales	3	2.0%
Short Sales	0	0.0%
Foreclosure Sales	3	2.0%
		100.0%

Low	\$ 160,000
Average	\$ 483,601
High	\$ 1,495,000
Average DOM:	26.4

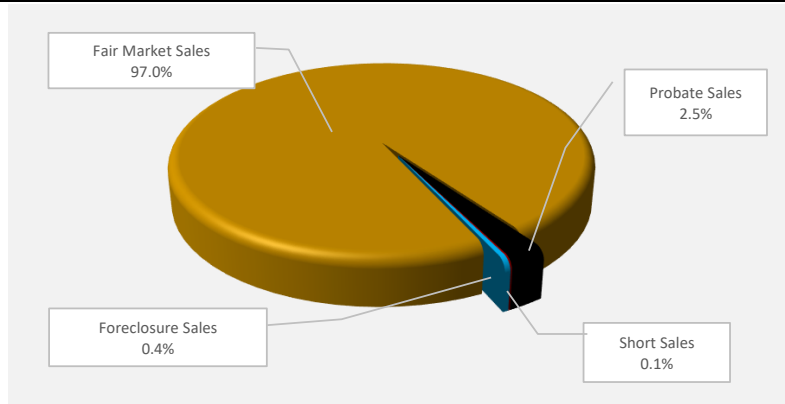


Sold Homes Summary

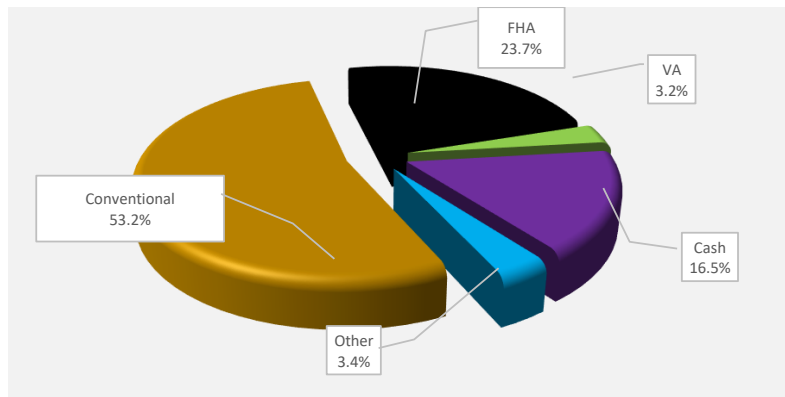
128 Sold in the past 30 days
261 Sold in the past 60 days
758 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	735	97.0%
Probate Sales	19	2.5%
Short Sales	1	0.1%
Foreclosure Sales	3	0.4%
		100.0%

Low	\$ 35,000
Average	\$ 458,126
High	\$ 2,699,900
Average DOM:	27.2



New Financing Type	Homes	Percentage
Conventional	403	53.2%
FHA	180	23.7%
VA	24	3.2%
Cash	125	16.5%
Other	26	3.4%
		100.0%



MODESTO REAL ESTATE SALES SUMMARY

Prepared: 04/08/24			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
PRICE RANGE						
\$0	to	\$199,999	5	4	1	20.00%
\$200,000	to	\$229,999	2	2	0	0.00%
\$230,000	to	\$259,999	7	5	2	28.57%
\$260,000	to	\$289,999	6	6	0	0.00%
\$290,000	to	\$319,999	15	9	6	40.00%
\$320,000	to	\$349,999	21	7	14	66.67%
\$350,000	to	\$379,999	23	11	12	52.17%
\$380,000	to	\$409,999	23	12	11	47.83%
\$410,000	to	\$439,999	38	15	23	60.53%
\$440,000	to	\$469,999	32	9	23	71.88%
\$470,000	to	\$499,999	37	22	15	40.54%
\$500,000	to	\$529,999	20	14	6	30.00%
\$530,000	to	\$559,999	16	9	7	43.75%
\$560,000	to	\$589,999	16	10	6	37.50%
\$590,000	to	\$619,999	14	9	5	35.71%
\$620,000	to	\$649,999	9	4	5	55.56%
\$650,000	to	\$679,999	6	6	0	0.00%
\$680,000	to	\$709,999	13	9	4	30.77%
\$710,000	to	\$739,999	6	4	2	33.33%
\$740,000	to	\$769,999	1	0	1	100.00%
\$770,000	to	\$799,999	10	7	3	30.00%
\$800,000	to	\$829,999	3	3	0	0.00%
\$830,000	to	\$859,999	5	1	4	80.00%
\$860,000	to	\$889,999	2	1	1	50.00%
\$890,000	to	\$919,999	2	2	0	0.00%
\$920,000	to	\$949,999	0	0	0	
\$950,000	and up		18	16	2	11.11%
TOTAL			323	177	146	45.20%

MARKET TIMING:

- 26.4 Average days on market for homes in escrow.
- 2.5 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%
- 60 Available homes are vacant (includes REO). Vacancy rate: 33.90%
- 28.25% Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

- 0 Pending homes are short sales. Short Sale Percentage: 0.00%
- 3 Pending homes are bank owned (REO). REO percentage: 2.05%
- 23.29% Of homes are pending for less than the original asking price.

MARKET STATISTICS:

- 128 Homes sold in the past 30 days.
- \$455,416.15 Average selling price in the past 6 months.
- \$292.26 Average price per square foot in the past 30 days.
- 1,618 Average square footage for home sold in the past 30 days.
- 51.6% Homes sold above original listed price in past 30 days.
- 103.0% Average Asked to Sold Ratio in the past 30 days.
- 100.0% Median Asked to Sold Ratio in the past 30 days.
- 261 Homes sold in the past 60 days.
- 758 Homes sold in the past 6 months.
- 1 Sold homes that were short sales. Short Sale Percentage: 0.13%
- 3 Sold homes that were bank owned. REO percentage: 0.40%

