



SCAN CODE

To view the video
SALES REPORT

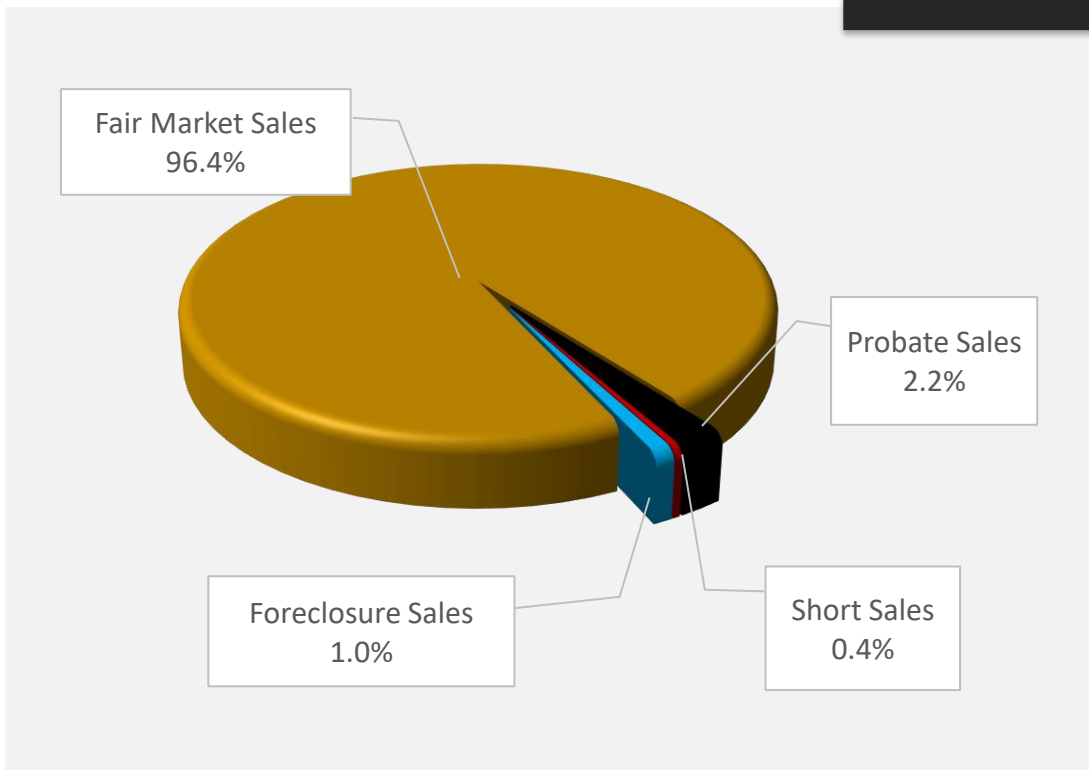


MARCH 2024

STOCKTON REAL ESTATE SALES REPORT

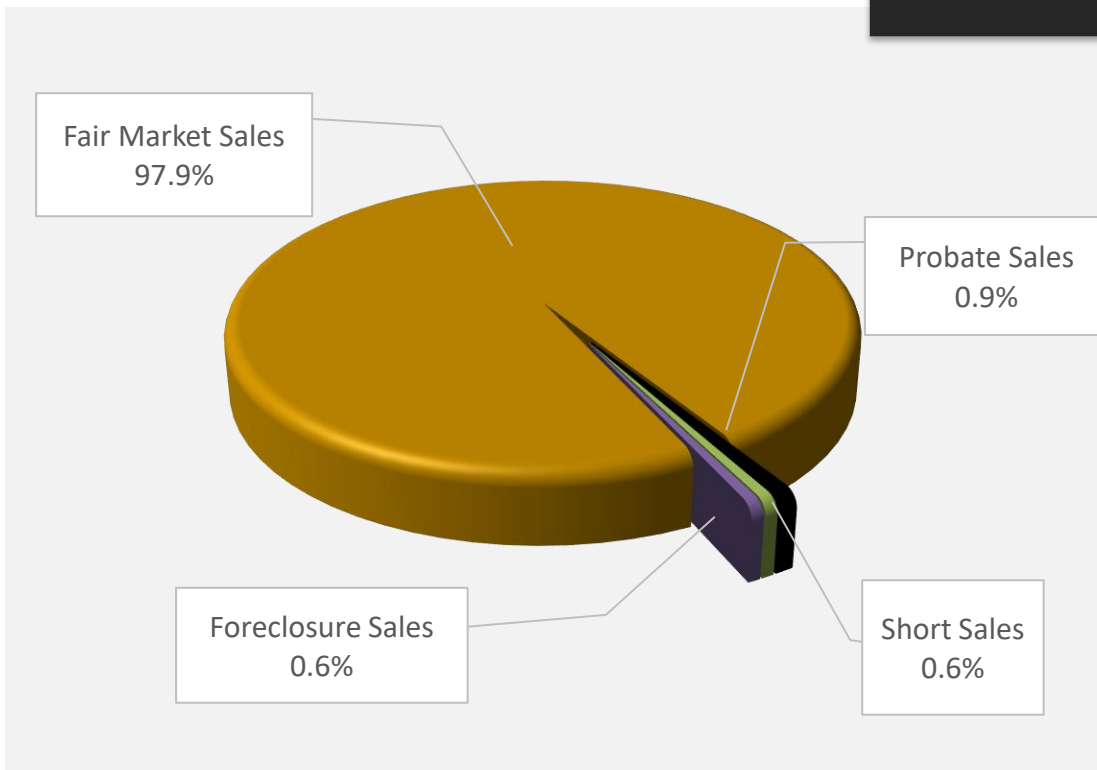
Sold Homes Summary

179

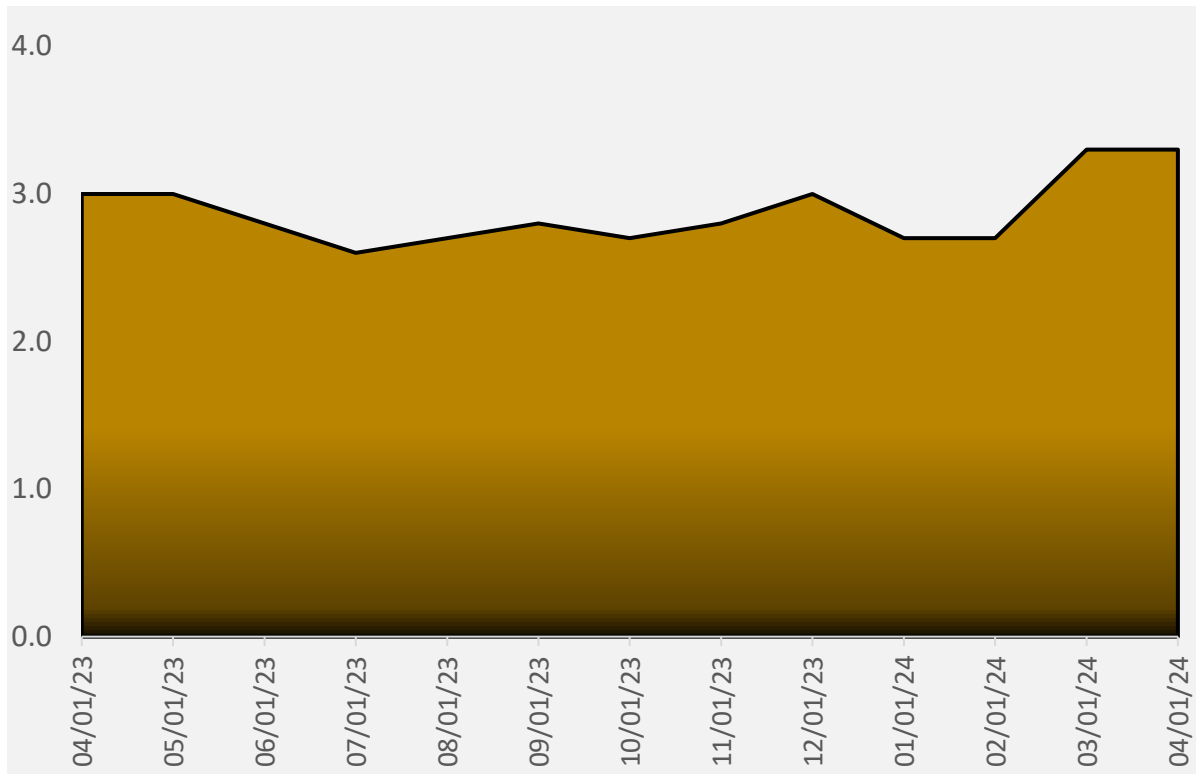


Available Homes

335

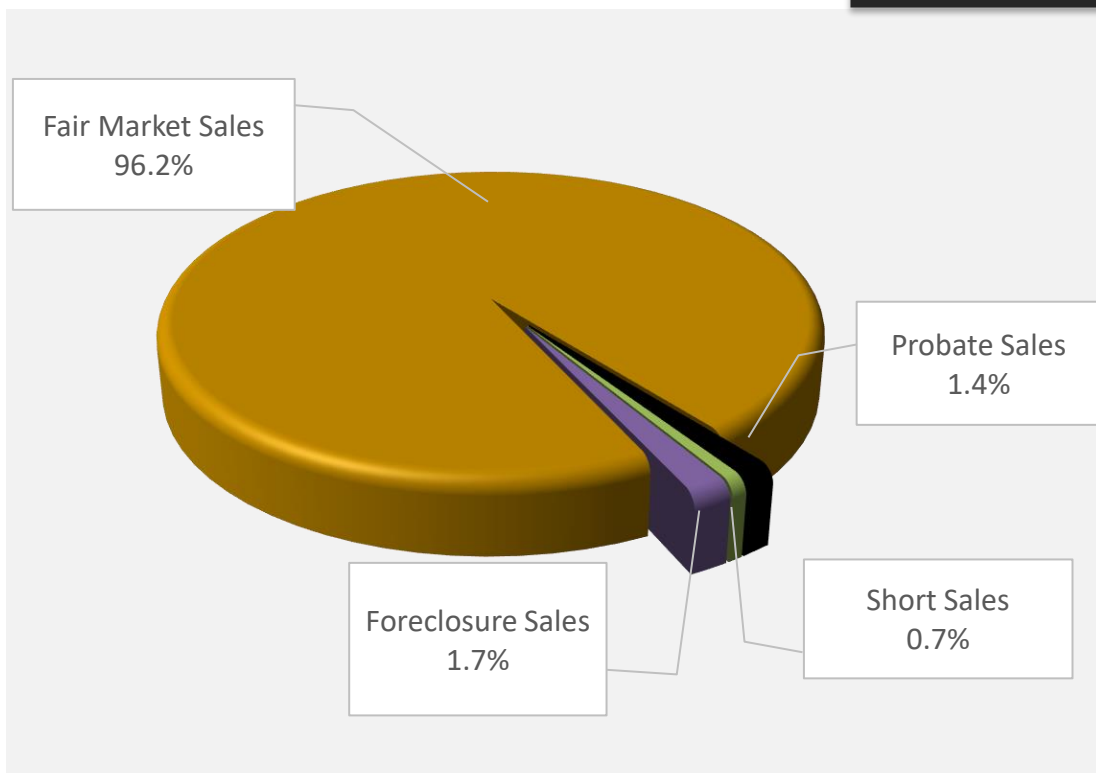


Months of Remaining Inventory

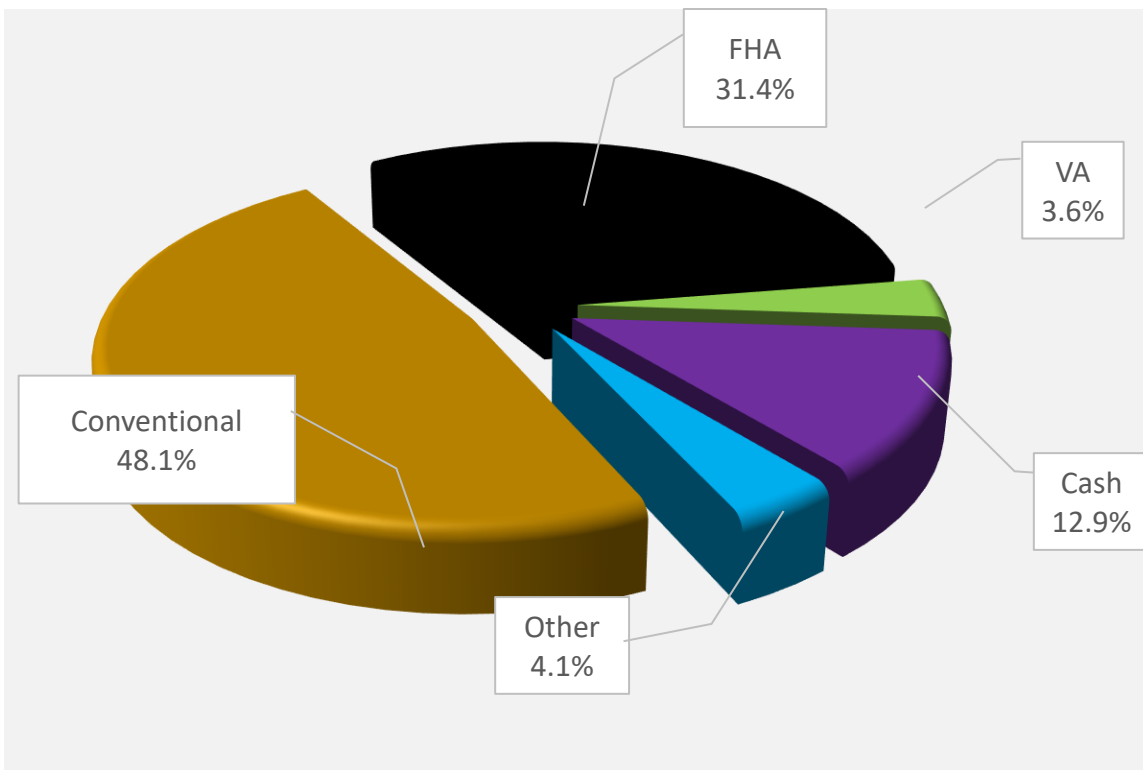


Pending Homes

290



New Financing Type



State of the Market

MARKET TIMING:

33.2

Average days on market for homes in escrow.

3.3

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



AVAILABLE HOME STATISTICS:

Vacancy rate:
27.74%

81

Available homes are vacant.

30.14%

Available homes have had price reductions since being listed.

MARKET STATISTICS:

179

Homes sold in the past 30 days.

354

Homes sold in the past 60 days.

1,032

Homes sold in the past 6 months.

Average price per square foot in the past 30 days.

\$284.39

Average selling price in the past 6 months.

\$448,734.56

PENDING HOME STATISTICS:

21.74%

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

1,637

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

43.0% Homes sold above original listed price in past 30 days.

99.0% 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

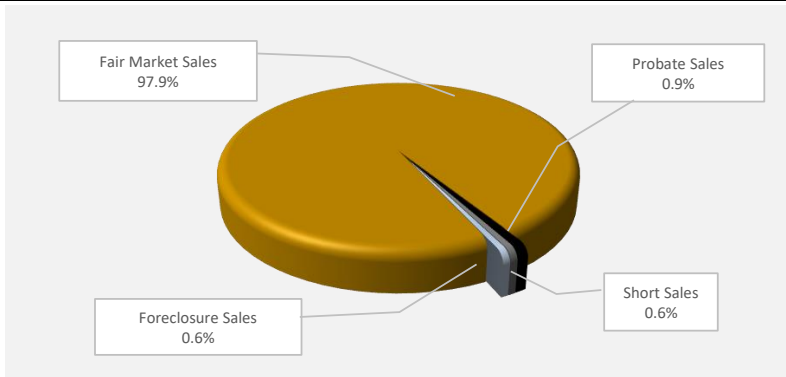
Prepared: 04/08/24

335 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	328	97.9%
Probate Sales	3	0.9%
Short Sales	2	0.6%
Foreclosure Sales	2	0.6%
		100.0%

Low	\$ 150,000
Average	\$ 520,290
High	\$ 2,200,000
Average DOM:	47.2

Occupancy	Homes	Percentage
Occupied	254	75.8%
Vacant	81	24.2%

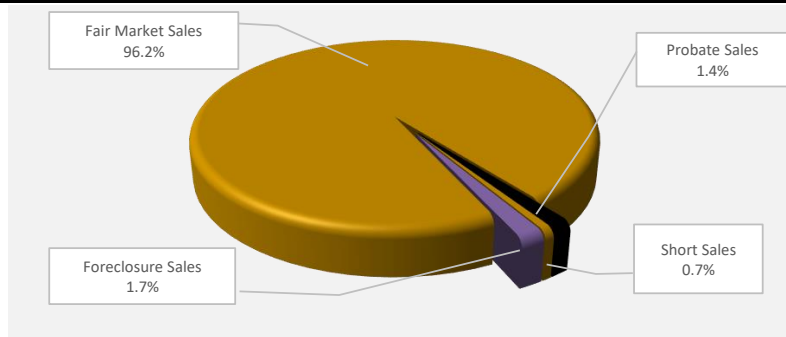


163 Listed in the past 30 days.
234 Listed in the past 60 days.

290 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	279	96.2%
Probate Sales	4	1.4%
Short Sales	2	0.7%
Foreclosure Sales	5	1.7%
		100.0%

Low	\$ 149,000
Average	\$ 466,103
High	\$ 1,300,000
Average DOM:	33.2

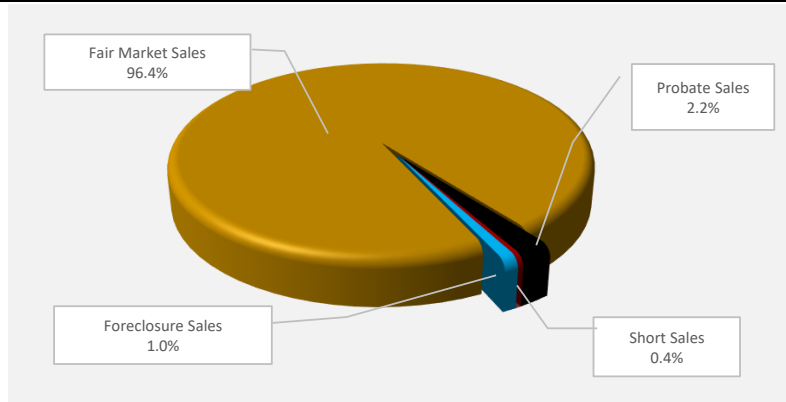


Sold Homes Summary

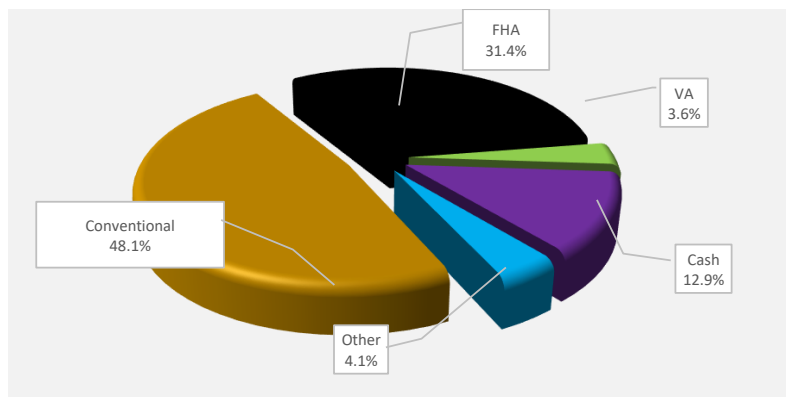
179 Sold in the past 30 days
 354 Sold in the past 60 days
 1032 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	995	96.4%
Probate Sales	23	2.2%
Short Sales	4	0.4%
Foreclosure Sales	10	1.0%
		100.0%

Low	\$ 125,000
Average	\$ 450,839
High	\$ 2,295,000
Average DOM:	31.9



New Financing Type	Homes	Percentage
Conventional	496	48.1%
FHA	324	31.4%
VA	37	3.6%
Cash	133	12.9%
Other	42	4.1%
		100.0%



STOCKTON 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	20	17	3	15.00%
\$200,000	to	\$224,999	8	6	2	25.00%
\$225,000	to	\$249,999	9	6	3	33.33%
\$250,000	to	\$274,999	10	4	6	60.00%
\$275,000	to	\$299,999	28	12	16	57.14%
\$300,000	to	\$324,999	24	10	14	58.33%
\$325,000	to	\$349,999	39	18	21	53.85%
\$350,000	to	\$374,999	28	14	14	50.00%
\$375,000	to	\$399,999	49	14	35	71.43%
\$400,000	to	\$424,999	28	11	17	60.71%
\$425,000	to	\$449,999	40	20	20	50.00%
\$450,000	to	\$474,999	28	13	15	53.57%
\$475,000	to	\$499,999	53	29	24	45.28%
\$500,000	to	\$524,999	19	13	6	31.58%
\$525,000	to	\$549,999	50	29	21	42.00%
\$550,000	to	\$574,999	31	16	15	48.39%
\$575,000	to	\$599,999	32	19	13	40.63%
\$600,000	to	\$624,999	16	8	8	50.00%
\$625,000	to	\$649,999	22	15	7	31.82%
\$650,000	to	\$674,999	11	7	4	36.36%
\$675,000	to	\$699,999	16	7	9	56.25%
\$700,000	to	\$724,999	7	4	3	42.86%
\$725,000	to	\$749,999	10	6	4	40.00%
\$750,000	to	\$774,999	4	3	1	25.00%
\$775,000	to	\$799,999	3	3	0	0.00%
\$800,000	to	\$824,999	2	1	1	50.00%
\$825,000	to	\$849,999	1	1	0	0.00%
\$850,000		and up	37	29	8	21.62%
TOTAL			568	292	276	48.59%

MARKET TIMING:

- 33.2 Average days on market for homes in escrow.
- 3.3 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%
- 81 Available homes are vacant (includes REO). Vacancy rate: 27.74%
- 30.14% Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

- 2 Pending homes are short sales. Short Sale Percentage: 0.72%
- 5 Pending homes are bank owned (REO). REO percentage: 1.81%
- 21.74% Of homes are pending for less than the original asking price.

MARKET STATISTICS:

- 179 Homes sold in the past 30 days.
- \$448,734.56 Average selling price in the past 6 months.
- \$284.39 Average price per square foot in the past 30 days.
- 1,637 Average square footage for home sold in the past 30 days.
- 43.0% Homes sold above original listed price in past 30 days.
- 99.0% Average Asked to Sold Ratio in the past 30 days.
- 100.0% Median Asked to Sold Ratio in the past 30 days.
- 354 Homes sold in the past 60 days.
- 1,032 Homes sold in the past 6 months.
- 4 Sold homes that were short sales. Short Sale Percentage: 0.39%
- 10 Sold homes that were bank owned. REO percentage: 0.97%

