



SCAN CODE

To view the video
SALES REPORT

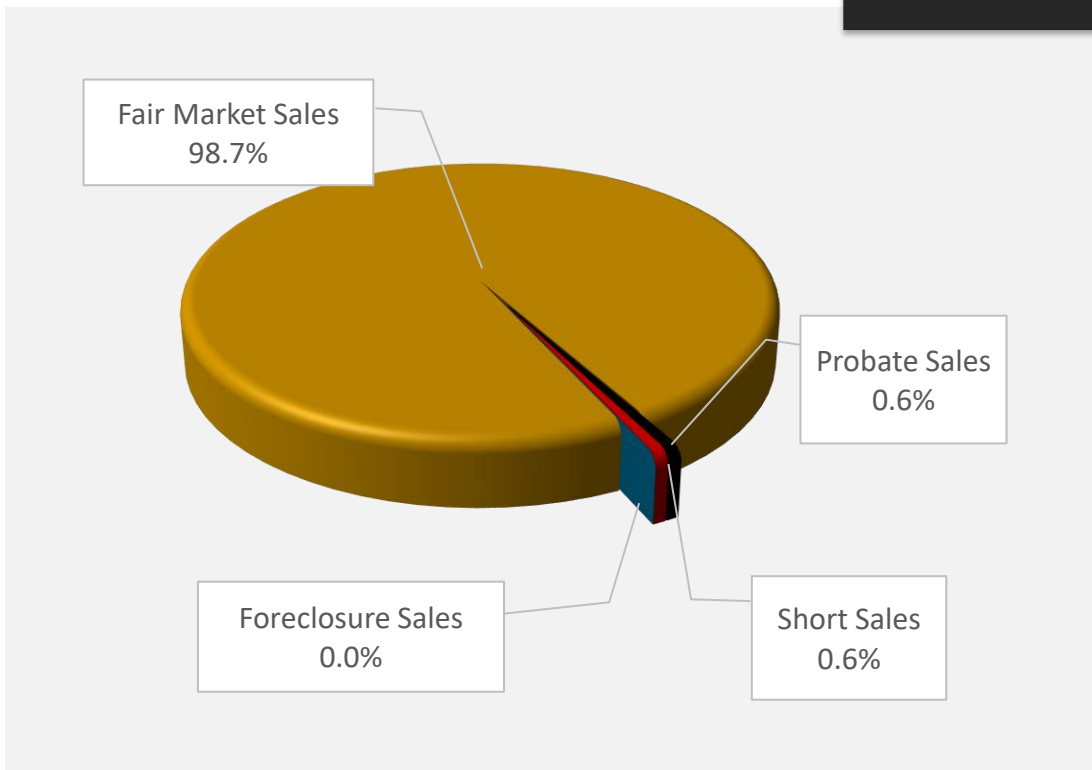


MARCH 2024

TRACY REAL ESTATE SALES REPORT

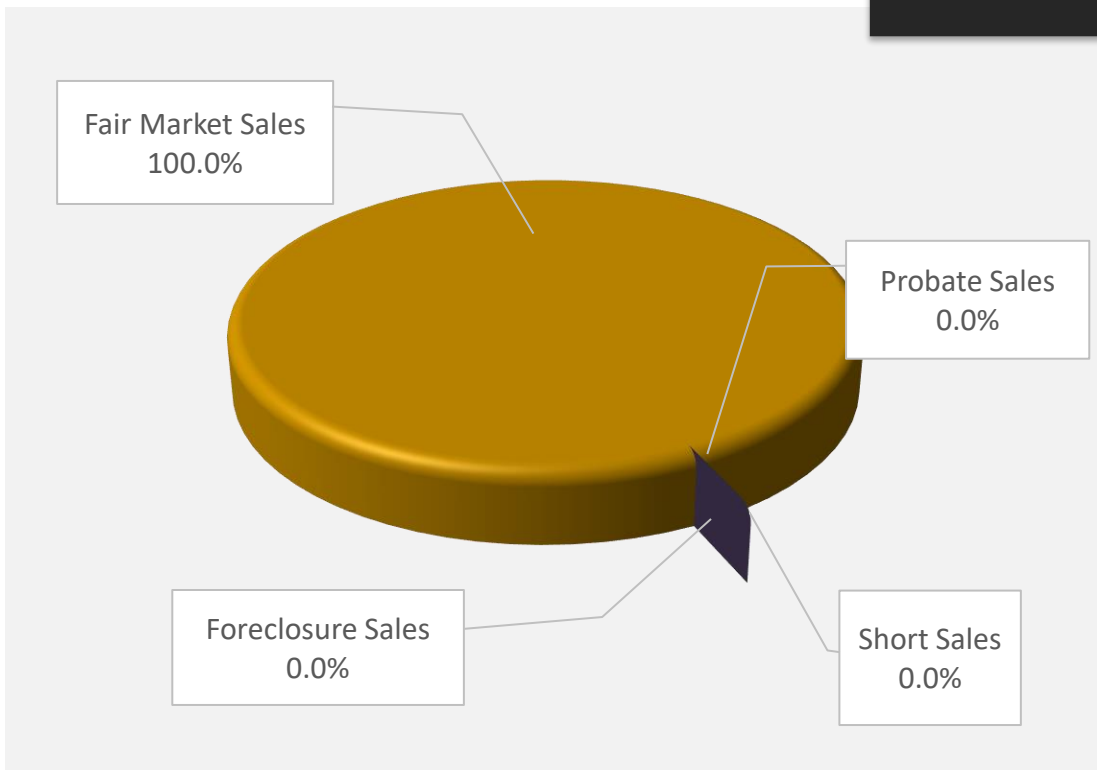
Sold Homes Summary

60

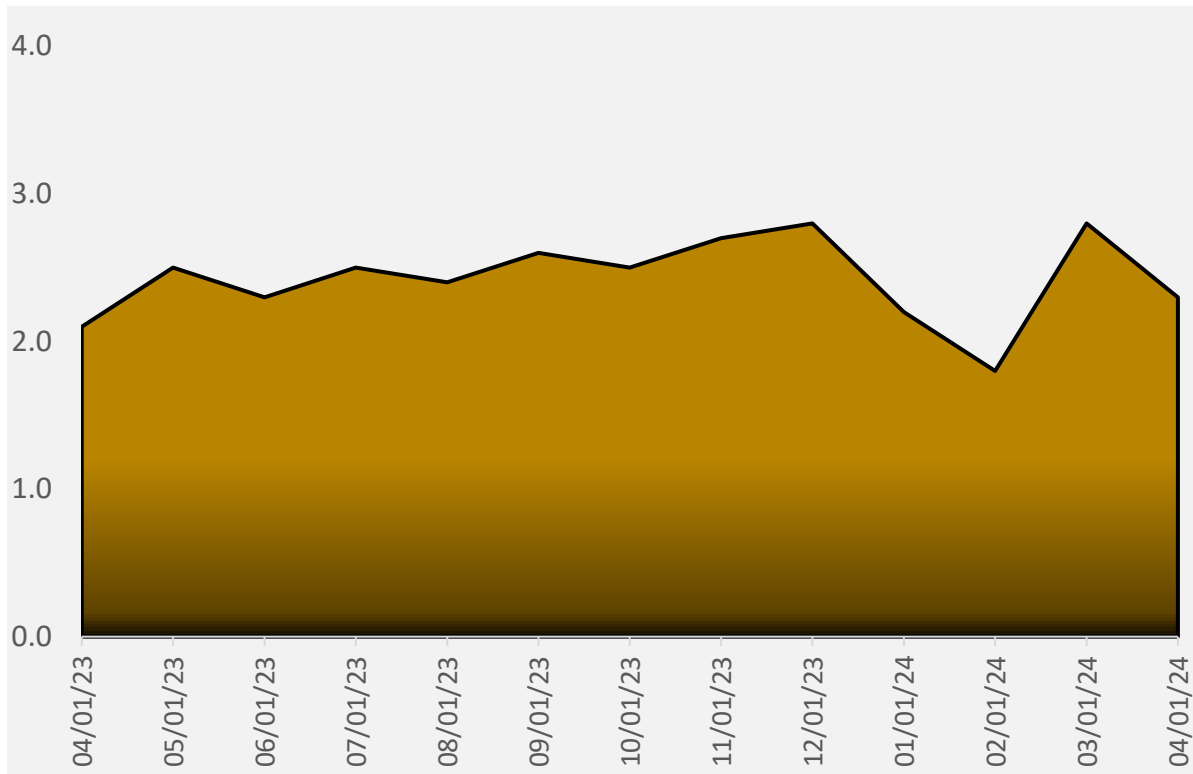


Available Homes

61

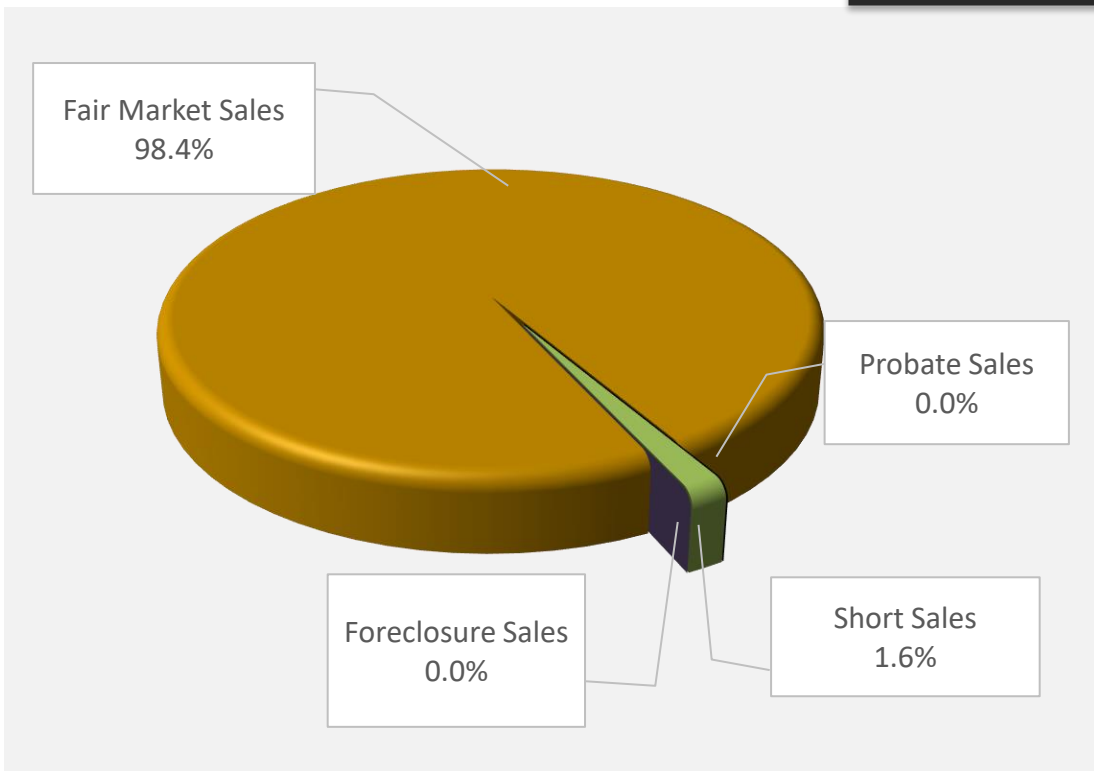


Months of Remaining Inventory

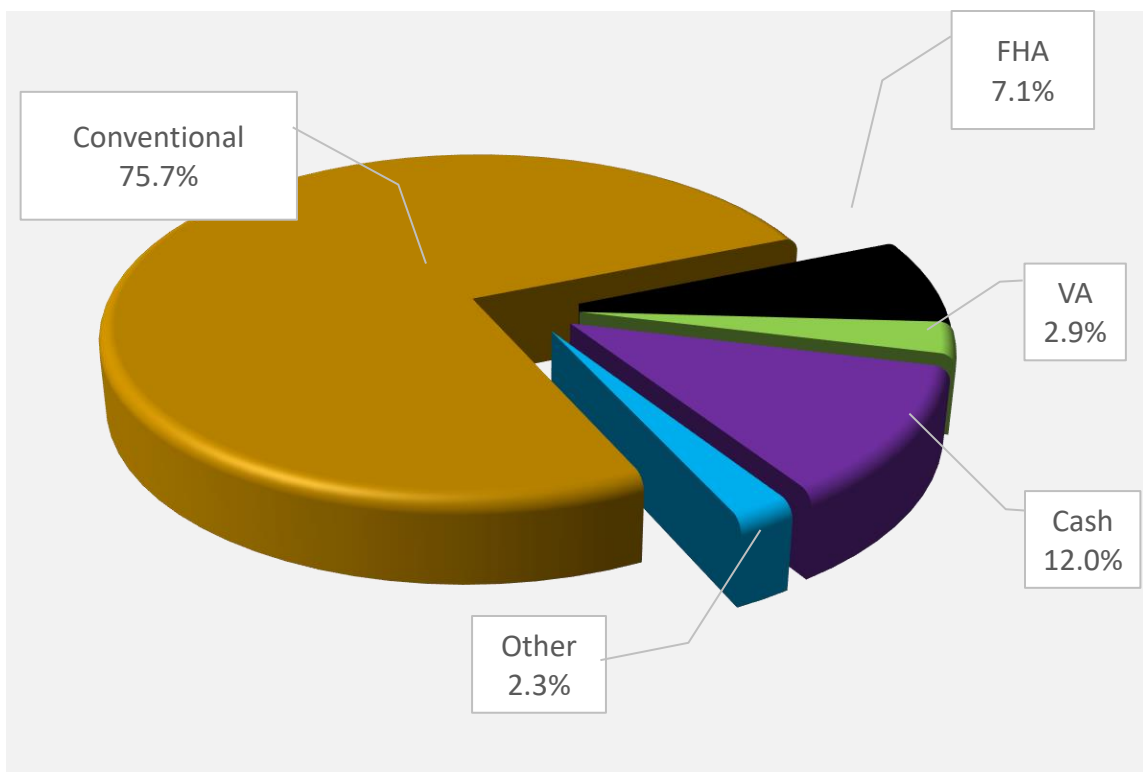


Pending Homes

62



New Financing Type



State of the Market

MARKET TIMING:

23.3

Average days on market for homes in escrow.

2.3

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

61

HOMES FOR SALE

62

HOMES IN ESCROW

AVAILABLE HOME STATISTICS:

Vacancy rate:
22.95%

14

Available homes are vacant.

8.20%

Available homes have had price reductions since being listed.

MARKET STATISTICS:

60

Homes sold in the past 30 days.

105

Homes sold in the past 60 days.

309

Homes sold in the past 6 months.

Average price per square foot in the past 30 days.

\$370.92

Average selling price in the past 6 months.

\$741,908.32

PENDING HOME STATISTICS:

14.52%

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

2,072

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

56.7%

Homes sold above original listed price in past 30 days.

101.1%

Average Asked to Sold Ratio in the past 30 days.

100.9%

Median Asked to Sold Ratio in the past 30 days.

TRACY REAL ESTATE SALES SUMMARY

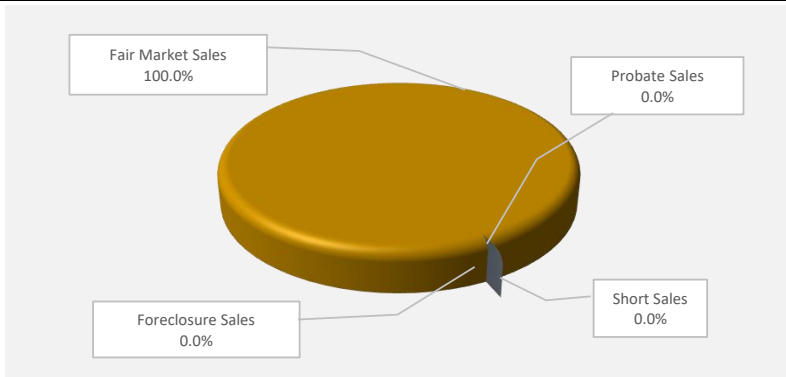
Prepared: 04/08/24

61 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	61	100.0%
Probate Sales	0	0.0%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$	409,995
Average	\$	805,565
High	\$	1,602,321
Average DOM:		20.1

Occupancy	Homes	Percentage
Occupied	47	77.0%
Vacant	14	23.0%

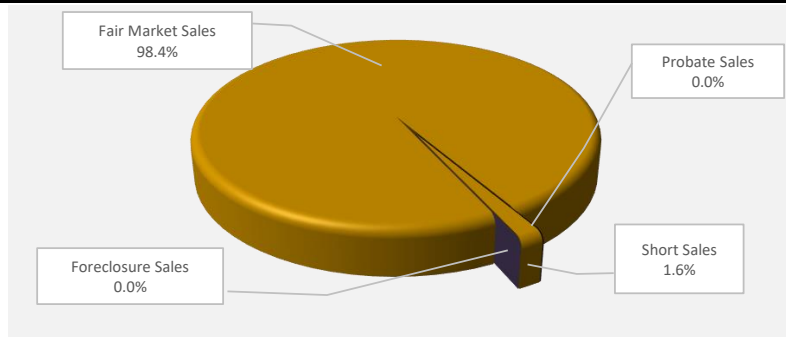


41 Listed in the past 30 days.
55 Listed in the past 60 days.

62 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	61	98.4%
Probate Sales	0	0.0%
Short Sales	1	1.6%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$	248,888
Average	\$	785,453
High	\$	1,519,995
Average DOM:		23.3

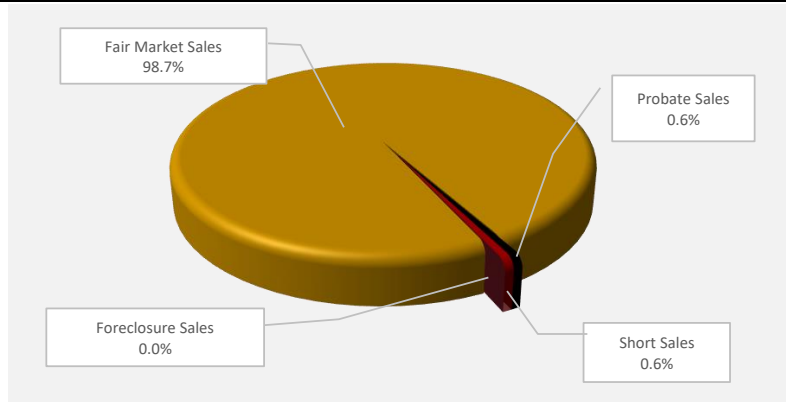


Sold Homes Summary

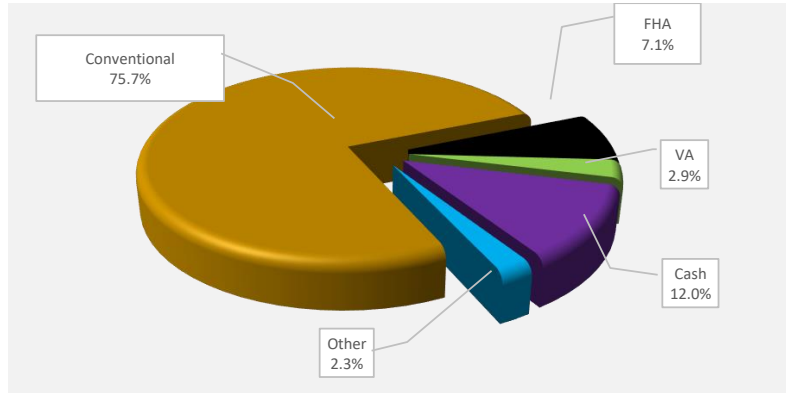
60 Sold in the past 30 days
105 Sold in the past 60 days
309 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	305	98.7%
Probate Sales	2	0.6%
Short Sales	2	0.6%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$	200,000
Average	\$	744,446
High	\$	2,999,999
Average DOM:		28.8



New Financing Type	Homes	Percentage
Conventional	234	75.7%
FHA	22	7.1%
VA	9	2.9%
Cash	37	12.0%
Other	7	2.3%
		100.0%



TRACY REAL ESTATE SALES SUMMARY

Prepared: 04/08/24			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
PRICE RANGE						
\$0	to	\$299,999	1	0	1	100.00%
\$300,000	to	\$349,999	0	0	0	
\$350,000	to	\$399,999	1	0	1	100.00%
\$400,000	to	\$449,999	2	1	1	50.00%
\$450,000	to	\$499,999	4	3	1	25.00%
\$500,000	to	\$549,999	8	2	6	75.00%
\$550,000	to	\$599,999	9	2	7	77.78%
\$600,000	to	\$649,999	7	4	3	42.86%
\$650,000	to	\$699,999	18	11	7	38.89%
\$700,000	to	\$749,999	10	7	3	30.00%
\$750,000	to	\$799,999	15	10	5	33.33%
\$800,000	to	\$849,999	12	5	7	58.33%
\$850,000	to	\$899,999	6	1	5	83.33%
\$900,000	to	\$949,999	2	1	1	50.00%
\$950,000	to	\$999,999	11	6	5	45.45%
\$1,000,000	to	\$1,049,999	1	1	0	0.00%
\$1,050,000	to	\$1,099,999	1	1	0	0.00%
\$1,100,000	to	\$1,149,999	3	0	3	100.00%
\$1,150,000	to	\$1,199,999	2	1	1	50.00%
\$1,200,000	to	\$1,249,999	0	0	0	
\$1,250,000	to	\$1,299,999	4	1	3	75.00%
\$1,300,000	and up		6	4	2	33.33%
TOTAL			123	61	62	50.41%

MARKET TIMING:

23.3 Average days on market for homes in escrow.

2.3 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%
 14 Available homes are vacant (includes REO). Vacancy rate: 22.95%
 8.20% Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

1 Pending homes are short sales. Short Sale Percentage: 1.61%
 0 Pending homes are bank owned (REO). REO percentage: 0.00%
 14.52% Of homes are pending for less than the original asking price.

MARKET STATISTICS:

60 Homes sold in the past 30 days.
 \$741,908.32 Average selling price in the past 6 months.
 \$370.92 Average price per square foot in the past 30 days.
 2,072 Average square footage for home sold in the past 30 days.
 56.7% Homes sold above original listed price in past 30 days.
 101.1% Average Asked to Sold Ratio in the past 30 days.
 100.9% Median Asked to Sold Ratio in the past 30 days.
 105 Homes sold in the past 60 days.
 309 Homes sold in the past 6 months.
 2 Sold homes that were short sales. Short Sale Percentage: 0.65%
 0 Sold homes that were bank owned. REO percentage: 0.00%

