



SCAN CODE
To view the video
SALES REPORT

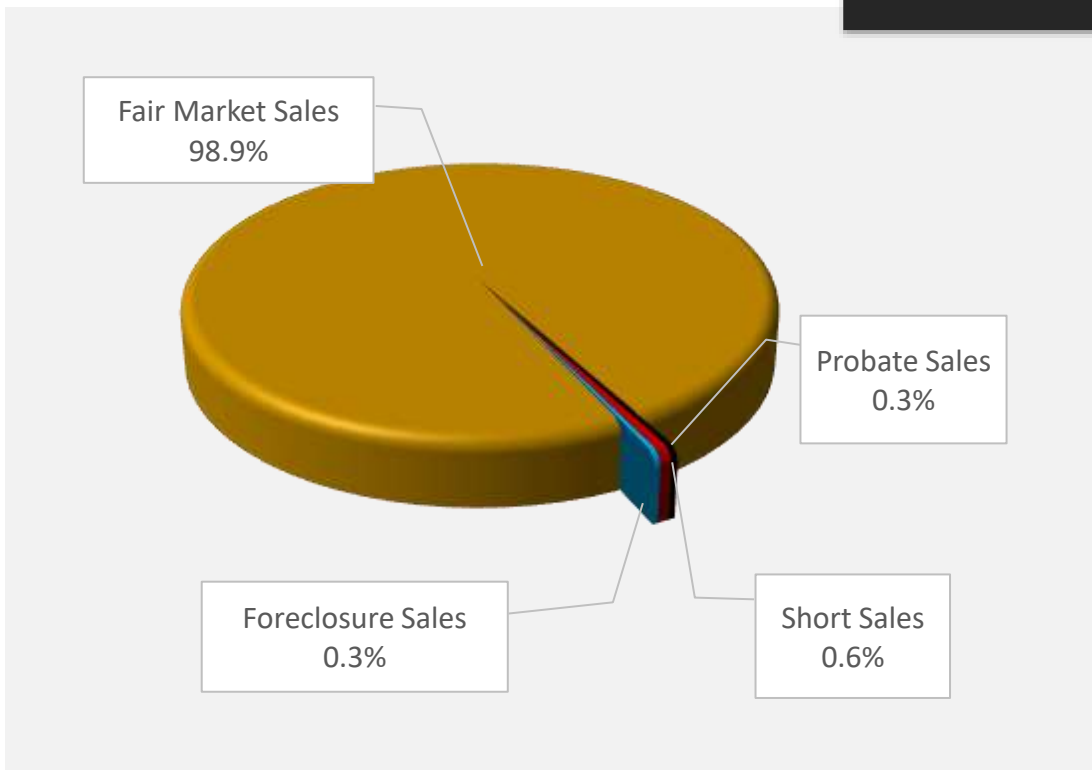


JULY 2024

TRACY REAL ESTATE SALES REPORT

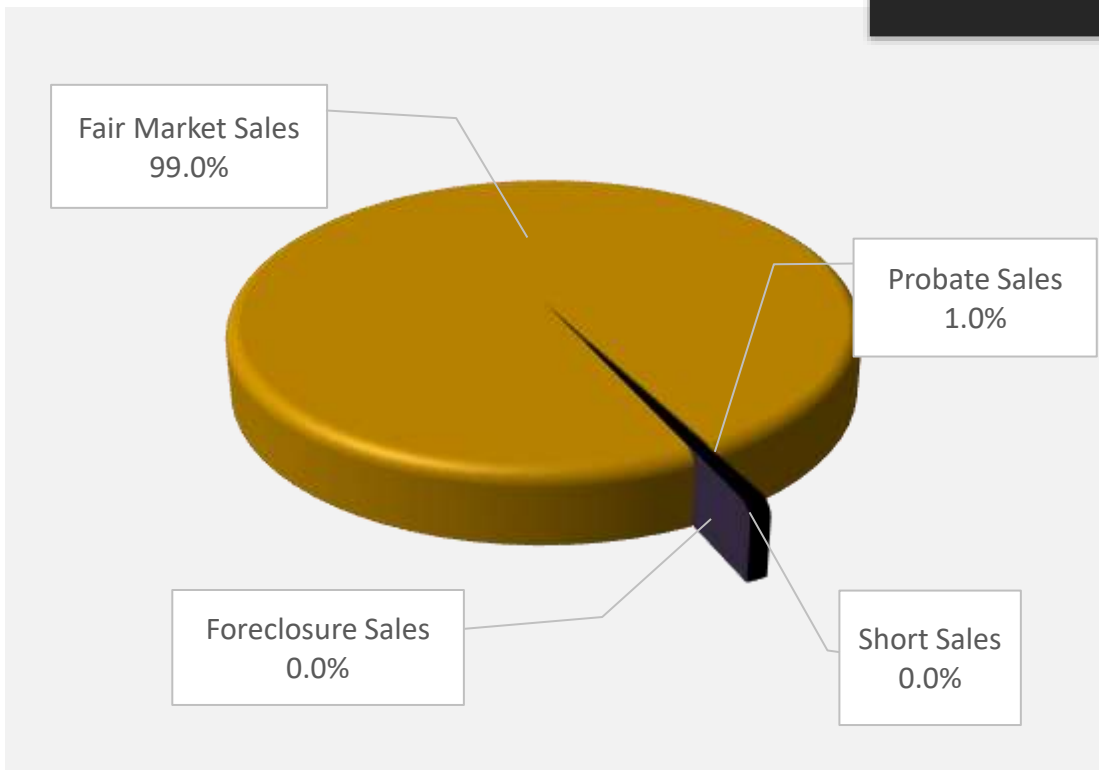
Sold Homes Summary

48

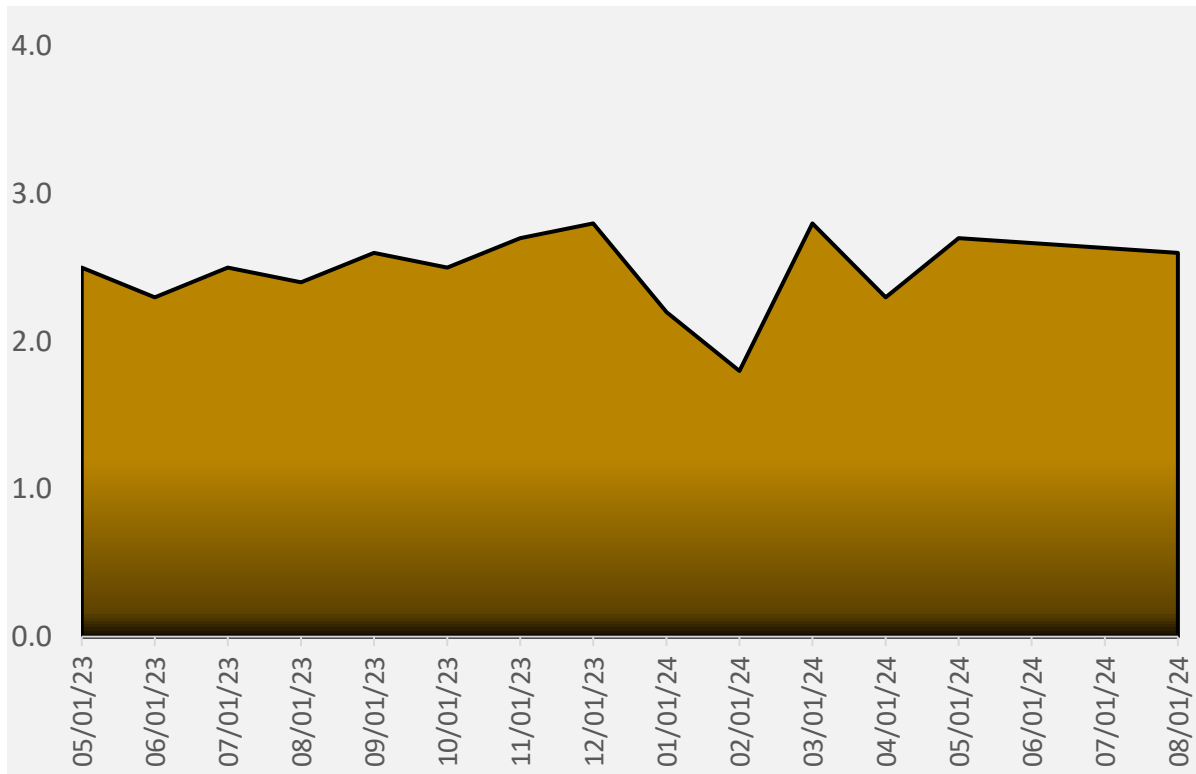


Available Homes

105

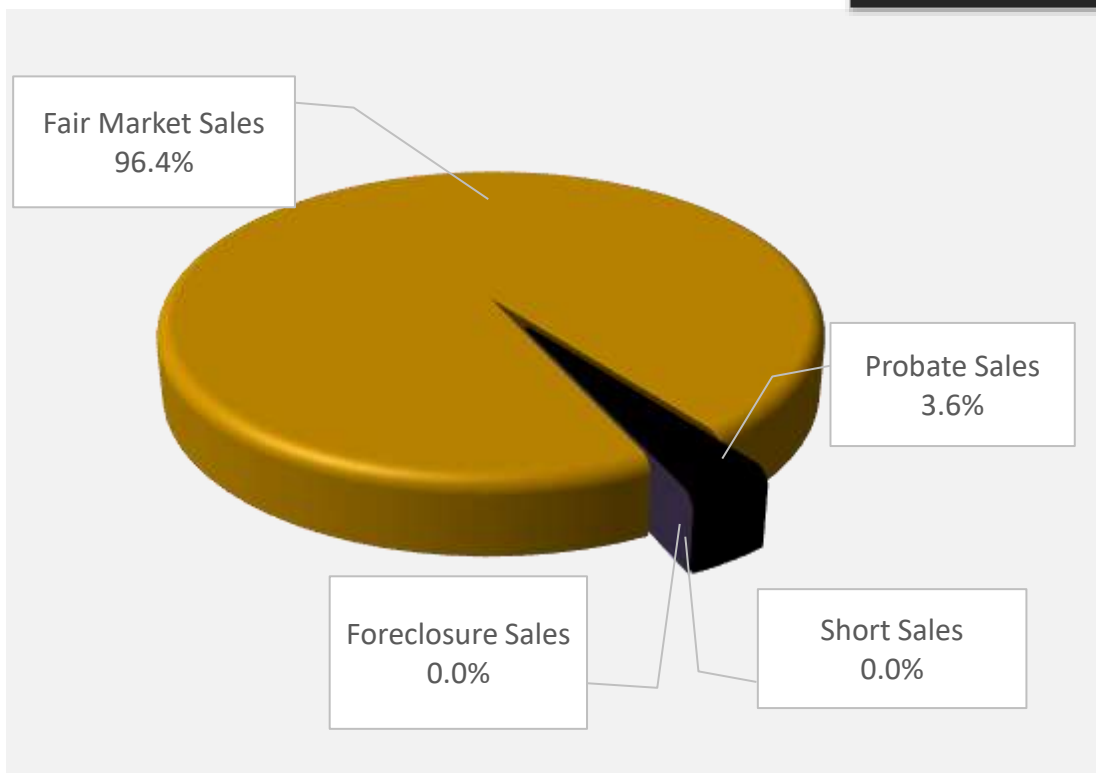


Months of Remaining Inventory

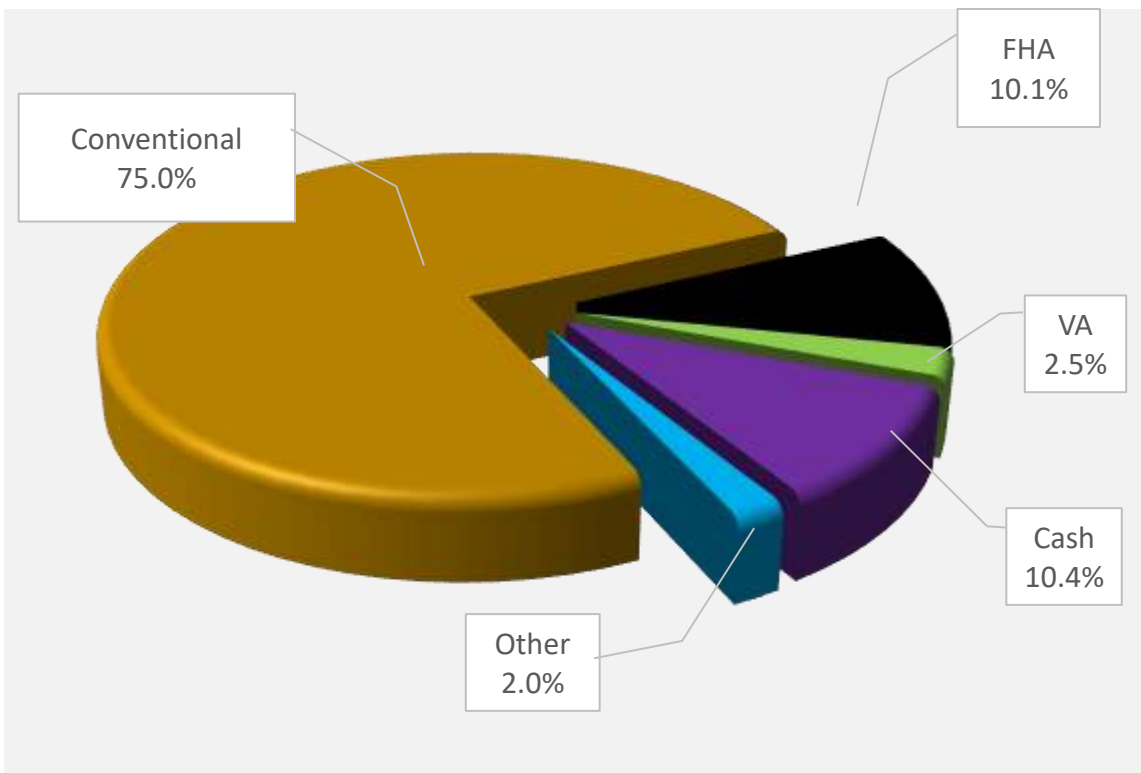


Pending Homes

55



New Financing Type



State of the Market

MARKET TIMING:

28.5

Average days on market for homes in escrow.

2.6

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

105

HOMES FOR SALE

55

HOMES IN ESCROW

AVAILABLE HOME STATISTICS:

Vacancy rate:
20.95%

22

Available homes are vacant.

40.95%

Available homes have had price reductions since being listed.

MARKET STATISTICS:

48

Homes sold in the past 30 days.

113

Homes sold in the past 60 days.

356

Homes sold in the past 6 months.

Average price per square foot in the past 30 days.

\$383.54

Average selling price in the past 6 months.

\$785,376.34

PENDING HOME STATISTICS:

32.73%

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

2,125

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

35.4%

Homes sold above original listed price in past 30 days.

99.2%

Average Asked to Sold Ratio in the past 30 days.

99.3%

Median Asked to Sold Ratio in the past 30 days.



TRACY REAL ESTATE SALES SUMMARY

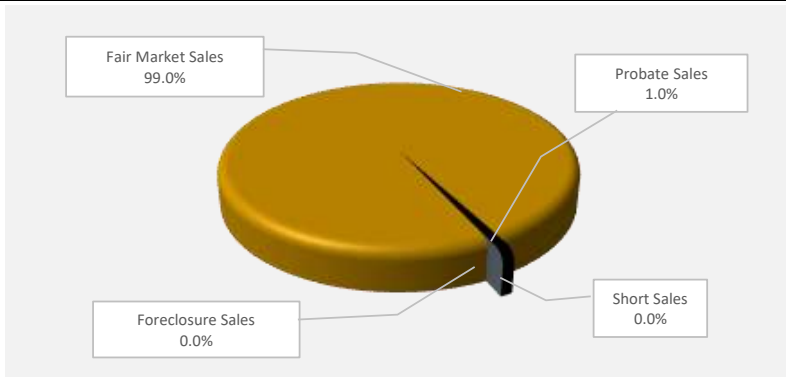
Prepared: 08/06/24

105 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	104	99.0%
Probate Sales	1	1.0%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$ 395,000
Average	\$ 845,178
High	\$ 1,650,000
Average DOM:	31.6

Occupancy	Homes	Percentage
Occupied	83	79.0%
Vacant	22	21.0%

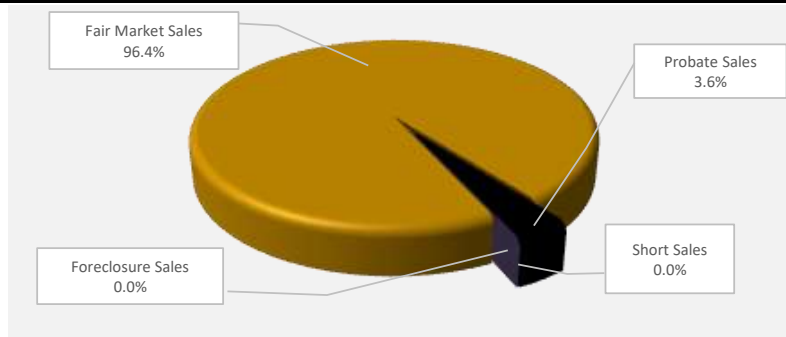


47 Listed in the past 30 days.
87 Listed in the past 60 days.

55 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	53	96.4%
Probate Sales	2	3.6%
Short Sales	0	0.0%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$ 449,999
Average	\$ 814,300
High	\$ 1,519,995
Average DOM:	28.5

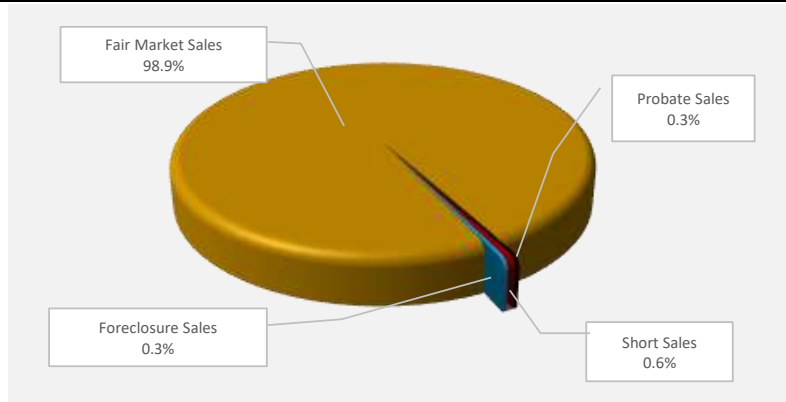


Sold Homes Summary

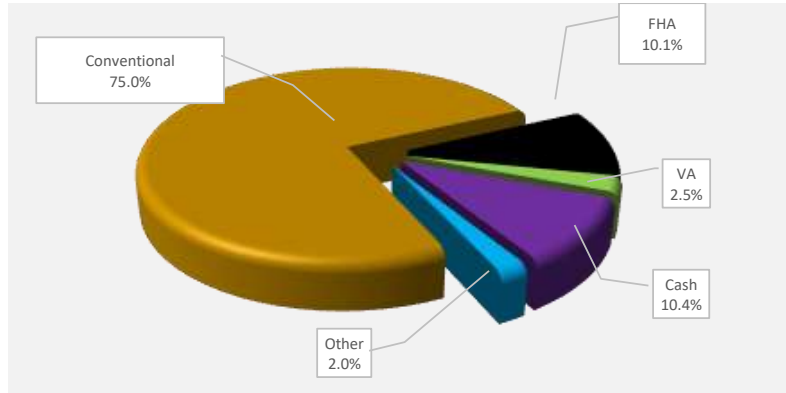
48 Sold in the past 30 days
113 Sold in the past 60 days
356 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	352	98.9%
Probate Sales	1	0.3%
Short Sales	2	0.6%
Foreclosure Sales	1	0.3%
		100.0%

Low	\$ 248,888
Average	\$ 777,215
High	\$ 2,999,999
Average DOM:	20.2



New Financing Type	Homes	Percentage
Conventional	267	75.0%
FHA	36	10.1%
VA	9	2.5%
Cash	37	10.4%
Other	7	2.0%
		100.0%



TRACY REAL ESTATE SALES SUMMARY

Prepared: 08/06/24			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
PRICE RANGE						
\$0	to	\$299,999	0	0	0	
\$300,000	to	\$349,999	0	0	0	
\$350,000	to	\$399,999	1	1	0	0.00%
\$400,000	to	\$449,999	3	2	1	33.33%
\$450,000	to	\$499,999	3	1	2	66.67%
\$500,000	to	\$549,999	5	1	4	80.00%
\$550,000	to	\$599,999	4	1	3	75.00%
\$600,000	to	\$649,999	10	7	3	30.00%
\$650,000	to	\$699,999	21	11	10	47.62%
\$700,000	to	\$749,999	16	10	6	37.50%
\$750,000	to	\$799,999	27	23	4	14.81%
\$800,000	to	\$849,999	7	4	3	42.86%
\$850,000	to	\$899,999	16	12	4	25.00%
\$900,000	to	\$949,999	8	6	2	25.00%
\$950,000	to	\$999,999	11	8	3	27.27%
\$1,000,000	to	\$1,049,999	0	0	0	
\$1,050,000	to	\$1,099,999	5	4	1	20.00%
\$1,100,000	to	\$1,149,999	2	2	0	0.00%
\$1,150,000	to	\$1,199,999	2	2	0	0.00%
\$1,200,000	to	\$1,249,999	6	3	3	50.00%
\$1,250,000	to	\$1,299,999	3	1	2	66.67%
\$1,300,000	and up		10	6	4	40.00%
TOTAL			160	105	55	34.38%

MARKET TIMING:

28.5 Average days on market for homes in escrow.

2.6 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%

22 Available homes are vacant (includes REO).

Vacancy rate: 20.95%

40.95% Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

0 Pending homes are short sales.

Short Sale Percentage: 0.00%

0 Pending homes are bank owned (REO).

REO percentage: 0.00%

32.73% Of homes are pending for less than the original asking price.

MARKET STATISTICS:

48 Homes sold in the past 30 days.

\$785,376.34 Average selling price in the past 6 months.

\$383.54 Average price per square foot in the past 30 days.

2,125 Average square footage for home sold in the past 30 days.

35.4% Homes sold above original listed price in past 30 days.

99.2% Average Asked to Sold Ratio in the past 30 days.

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

113 Homes sold in the past 60 days.

356 Homes sold in the past 6 months.

2 Sold homes that were short sales.

Short Sale Percentage: 0.56%

1 Sold homes that were bank owned.

REO percentage: 0.28%

