



**SCAN CODE**

To view the video  
SALES REPORT

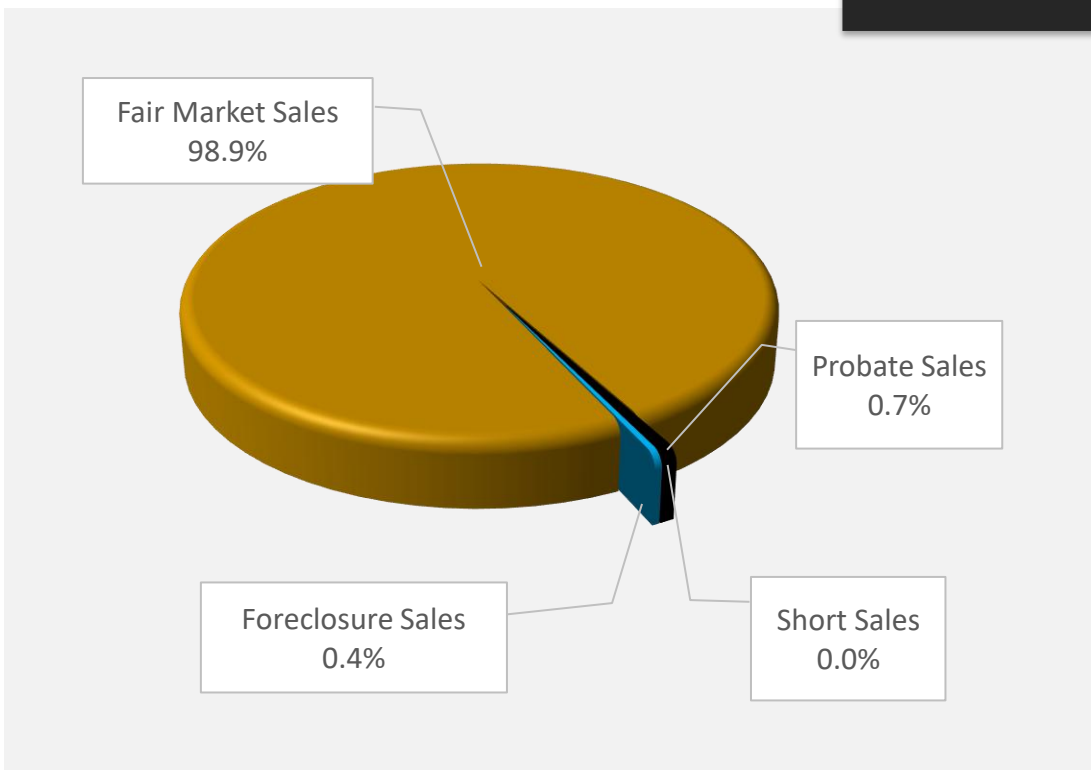


**MAY 2026**

MANTECA REAL ESTATE SALES REPORT

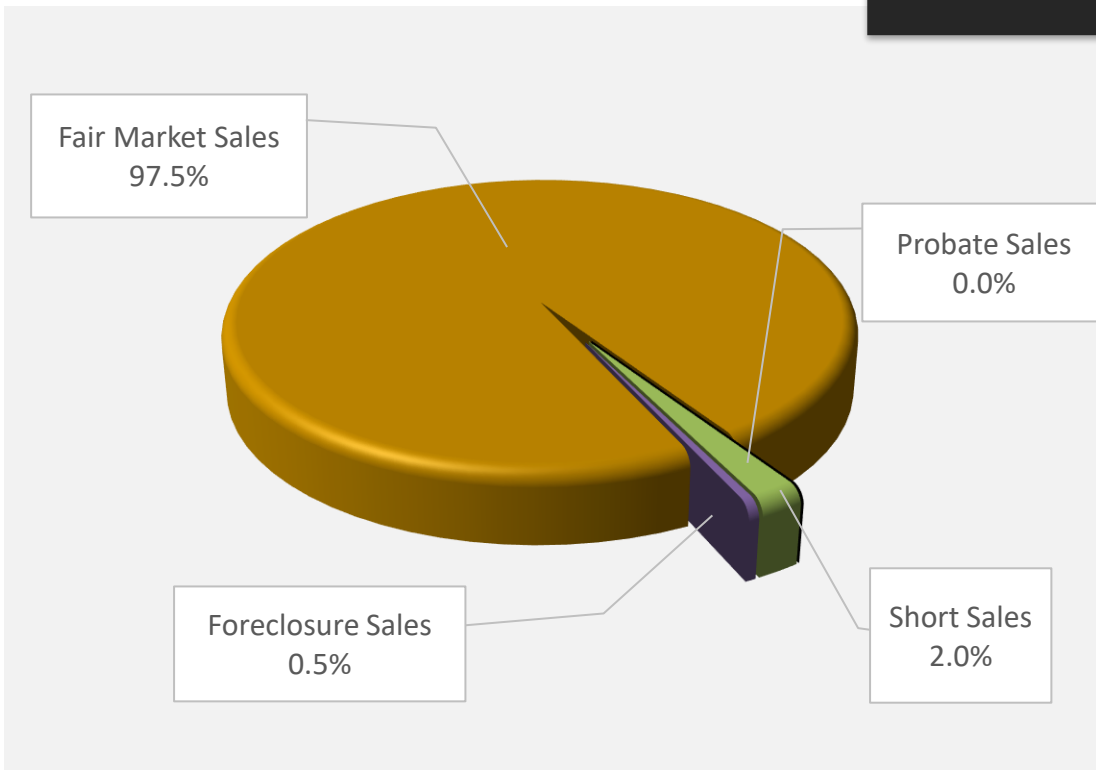
# Sold Homes Summary

28

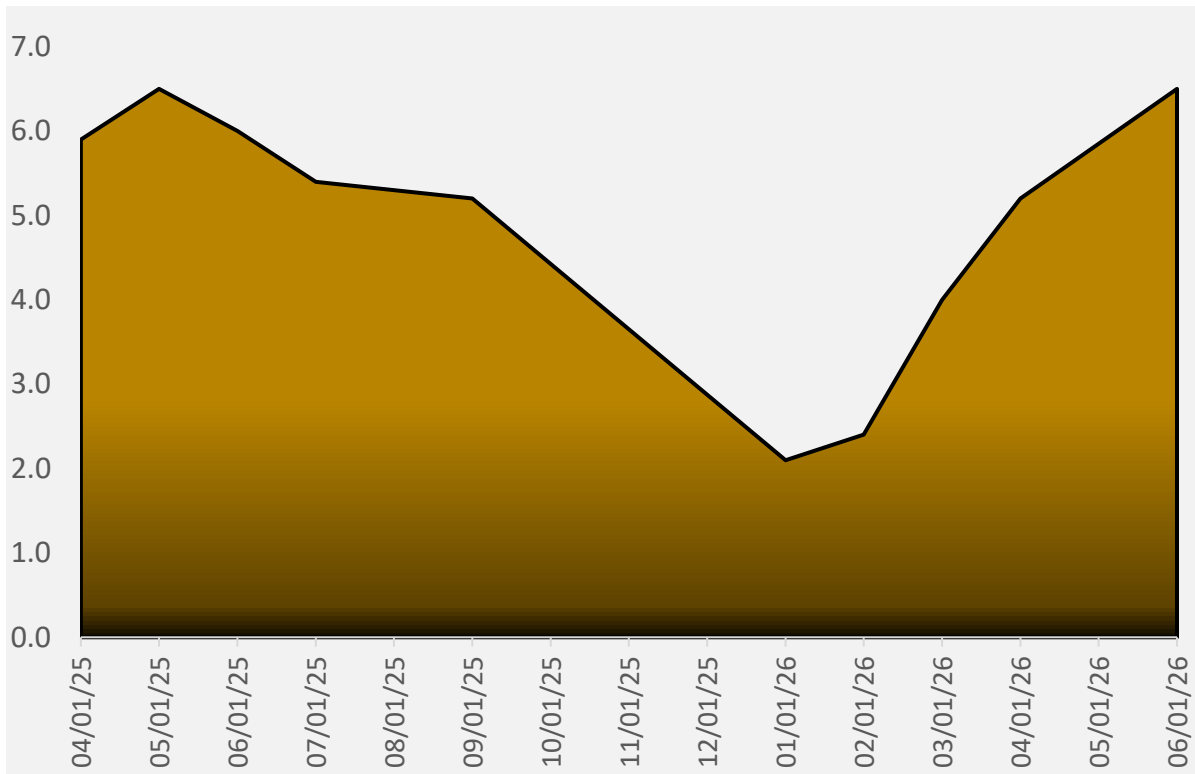


# Available Homes

202

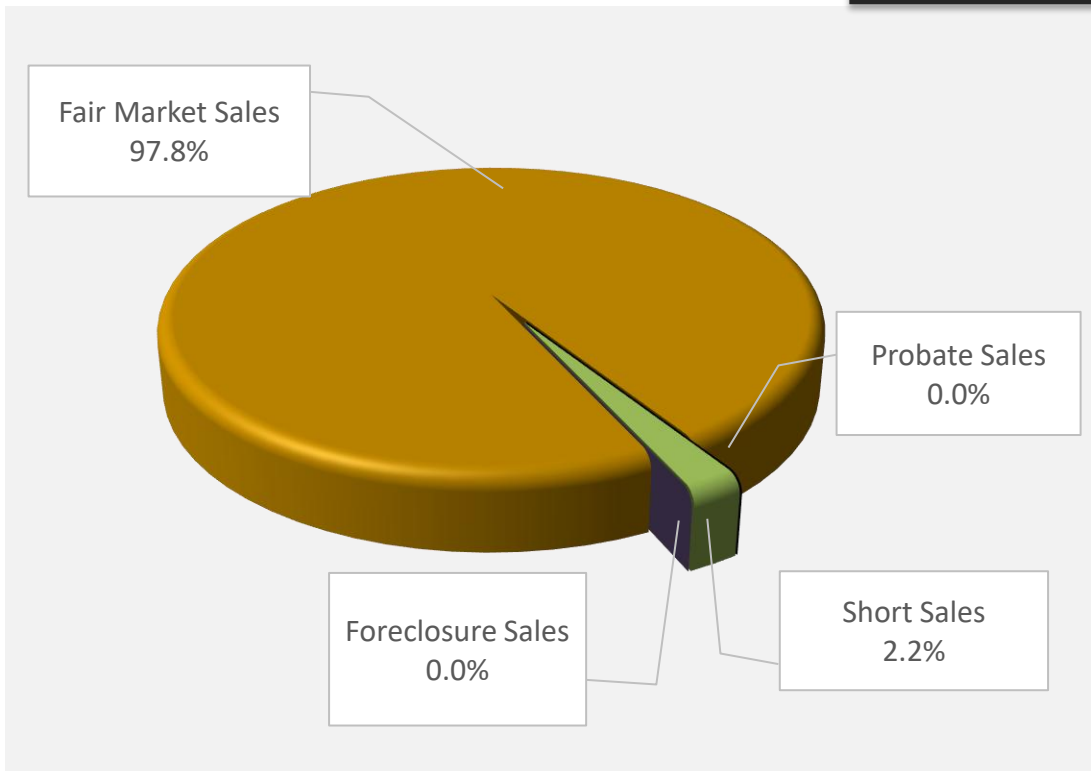


## Months of Remaining Inventory

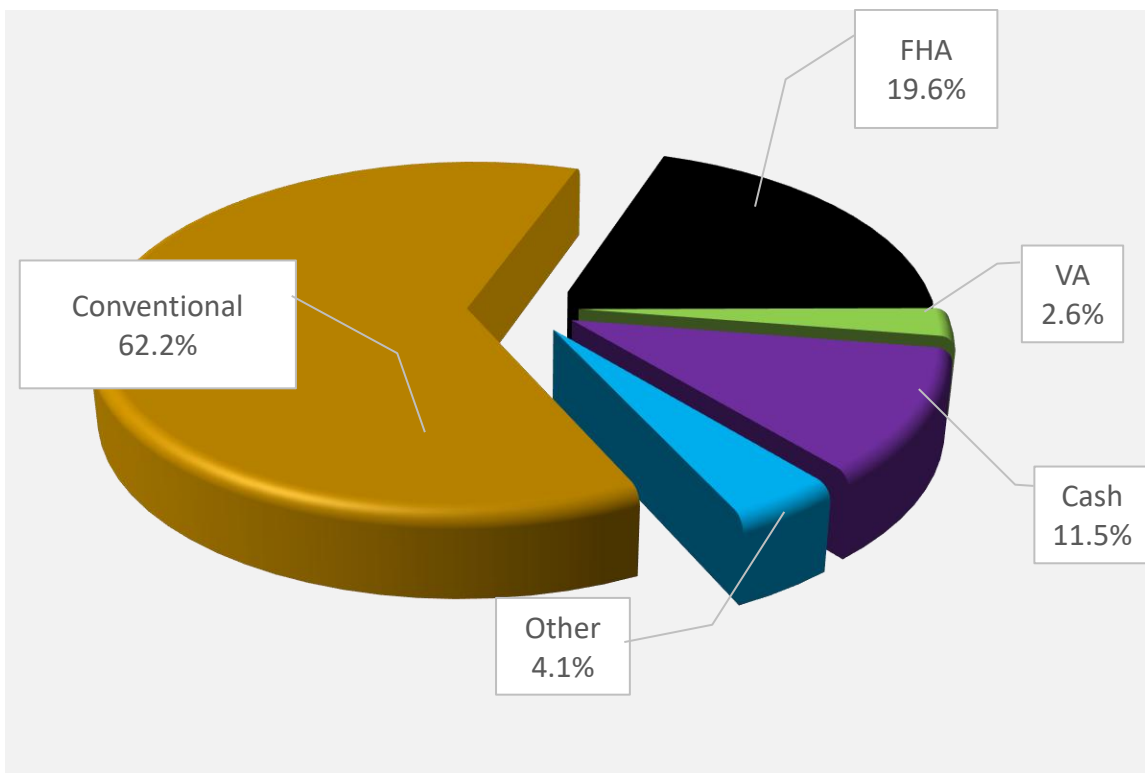


# Pending Homes

90



## New Financing Type



## State of the Market

### MARKET TIMING:

46.7

Average days on market for homes in escrow.

6.5

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

202

HOMES FOR SALE

90

HOMES IN ESCROW

### AVAILABLE HOME STATISTICS:

Vacancy rate:  
20.30%

41

Available homes are vacant.

43.56%

Available homes have had price reductions since being listed.

### MARKET STATISTICS:

28

Homes sold in the past 30 days.

81

Homes sold in the past 60 days.

270

Homes sold in the past 6 months.

Average price per square foot in the past 30 days.

\$308.18

Average selling price in the past 6 months.

\$612,337.43

### PENDING HOME STATISTICS:

41.11%

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

2,111

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

17.9% Homes sold above original listed price in past 30 days.

98.9% Average Asked to Sold Ratio in the past 30 days.

98.3% Median Asked to Sold Ratio in the past 30 days.

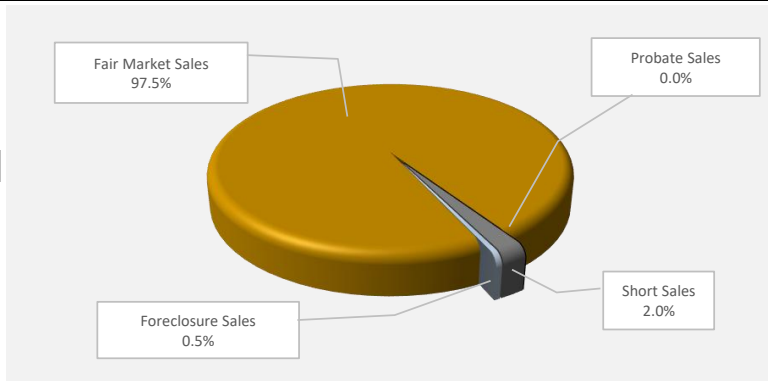
# MANTECA REAL ESTATE SALES SUMMARY

Prepared: 06/28/26

## 202 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	197	97.5%
Probate Sales	0	0.0%
Short Sales	4	2.0%
Foreclosure Sales	1	0.5%
		<b>100.0%</b>

Low	\$ 179,800
Average	\$ 805,255
High	\$ 24,987,000
Average DOM:	64.8



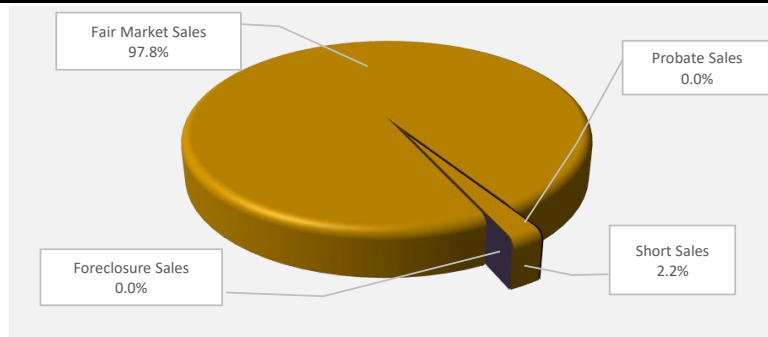
**58** Listed in the past 30 days.  
**112** Listed in the past 60 days.

Occupancy	Homes	Percentage
Occupied	161	79.7%
Vacant	41	20.3%

## 90 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	88	97.8%
Probate Sales	0	0.0%
Short Sales	2	2.2%
Foreclosure Sales	0	0.0%
		<b>100.0%</b>

Low	\$ 379,000
Average	\$ 638,848
High	\$ 895,000
Average DOM:	46.7

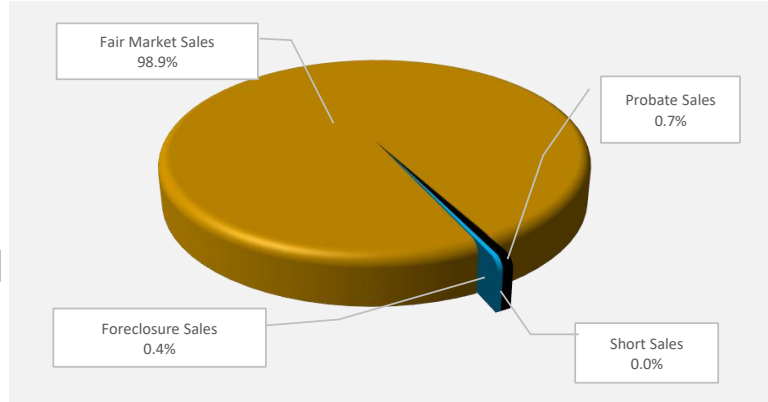


## Sold Homes Summary

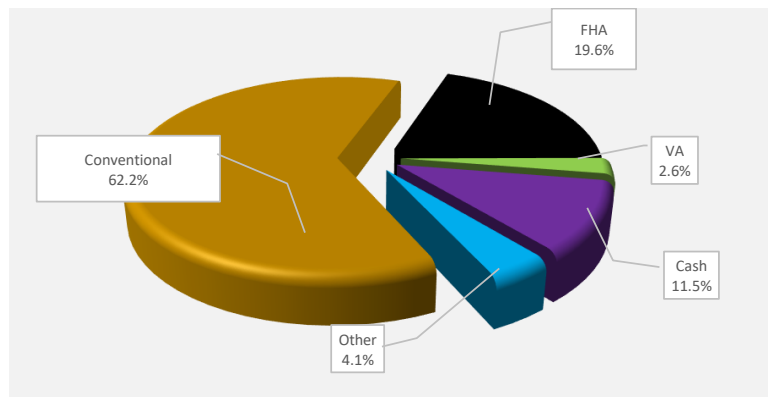
28 Sold in the past 30 days  
 81 Sold in the past 60 days  
 270 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	267	98.9%
Probate Sales	2	0.7%
Short Sales	0	0.0%
Foreclosure Sales	1	0.4%
		<b>100.0%</b>

Low	\$ 150,000
Average	\$ 626,163
High	\$ 1,500,000
Average DOM:	48.0



New Financing Type	Homes	Percentage
Conventional	168	62.2%
FHA	53	19.6%
VA	7	2.6%
Cash	31	11.5%
Other	11	4.1%
		<b>100.0%</b>



**MANTECA REAL ESTATE SALES SUMMARY**

Prepared: 06/28/26			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
PRICE RANGE			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to	\$399,999	8	7	1	12.50%
\$400,000	to	\$429,999	6	4	2	33.33%
\$430,000	to	\$459,999	7	5	2	28.57%
\$460,000	to	\$489,999	8	5	3	37.50%
\$490,000	to	\$519,999	7	5	2	28.57%
\$520,000	to	\$549,999	18	12	6	33.33%
\$550,000	to	\$579,999	21	15	6	28.57%
\$580,000	to	\$609,999	21	16	5	23.81%
\$610,000	to	\$639,999	33	24	9	27.27%
\$640,000	to	\$669,999	32	19	13	40.63%
\$670,000	to	\$699,999	31	21	10	32.26%
\$700,000	to	\$729,999	27	12	15	55.56%
\$730,000	to	\$759,999	19	15	4	21.05%
\$760,000	to	\$789,999	11	7	4	36.36%
\$790,000	to	\$819,999	11	8	3	27.27%
\$820,000	to	\$849,999	10	6	4	40.00%
\$850,000	to	\$879,999	4	4	0	0.00%
\$880,000	to	\$909,999	3	2	1	33.33%
\$910,000	to	\$939,999	2	2	0	0.00%
\$940,000	to	\$969,999	1	1	0	0.00%
\$970,000	to	\$999,999	2	2	0	0.00%
\$1,000,000	and up		10	10	0	0.00%
<b>TOTAL</b>			<b>292</b>	<b>202</b>	<b>90</b>	<b>30.82%</b>

**MARKET TIMING:**

- 46.7 Average days on market for homes in escrow.
- 6.5 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%
- 41 Available homes are vacant (includes REO). Vacancy rate: 20.30%
- 43.56% Available homes have had price reductions since being listed.

**PENDING HOME STATISTICS:**

- 2 Pending homes are short sales. Short Sale Percentage: 2.22%
- 0 Pending homes are bank owned (REO). REO percentage: 0.00%
- 41.11% Of homes are pending for less than the original asking price.

**MARKET STATISTICS:**

- 28 Homes sold in the past 30 days.
- \$612,337.43 Average selling price in the past 6 months.
- \$308.18 Average price per square foot in the past 30 days.
- 2,111 Average square footage for home sold in the past 30 days.
- 17.9% Homes sold above original listed price in past 30 days.
- 98.9% Average Asked to Sold Ratio in the past 30 days.
- 98.3% Median Asked to Sold Ratio in the past 30 days.
- 81 Homes sold in the past 60 days.
- 270 Homes sold in the past 6 months.
- 0 Sold homes that were short sales. Short Sale Percentage: 0.00%
- 1 Sold homes that were bank owned. REO percentage: 0.37%

