



SCAN CODE

To view the video
SALES REPORT

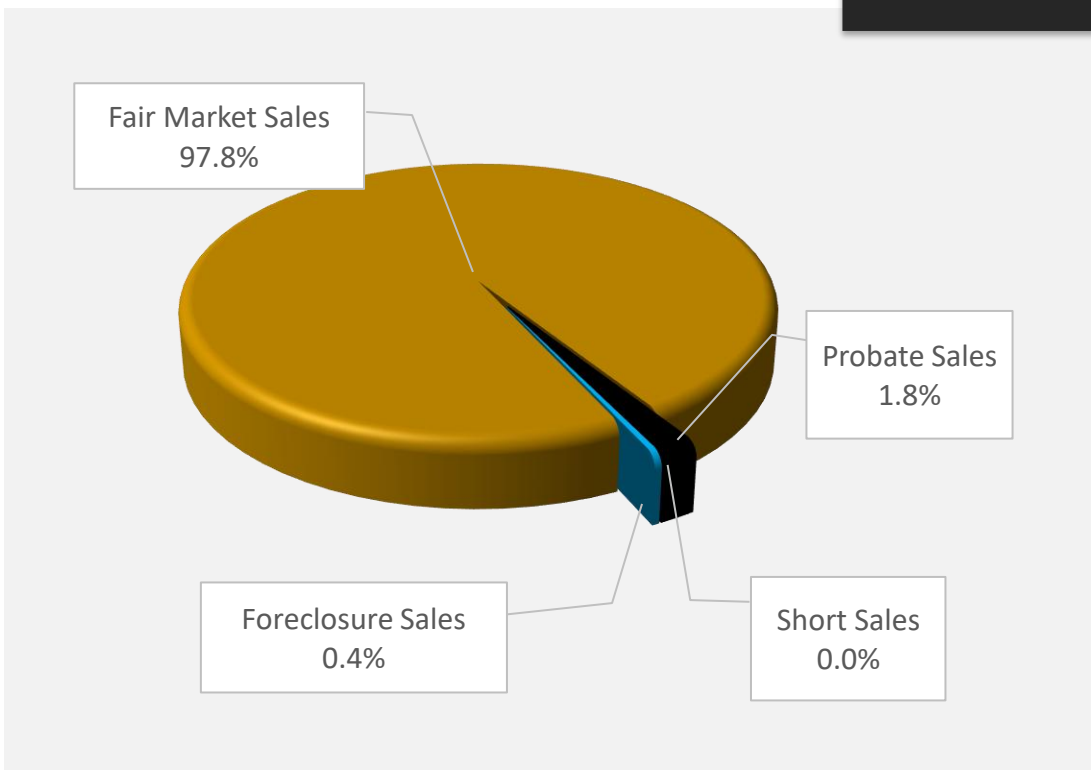


MAY 2026

MODESTO REAL ESTATE SALES REPORT

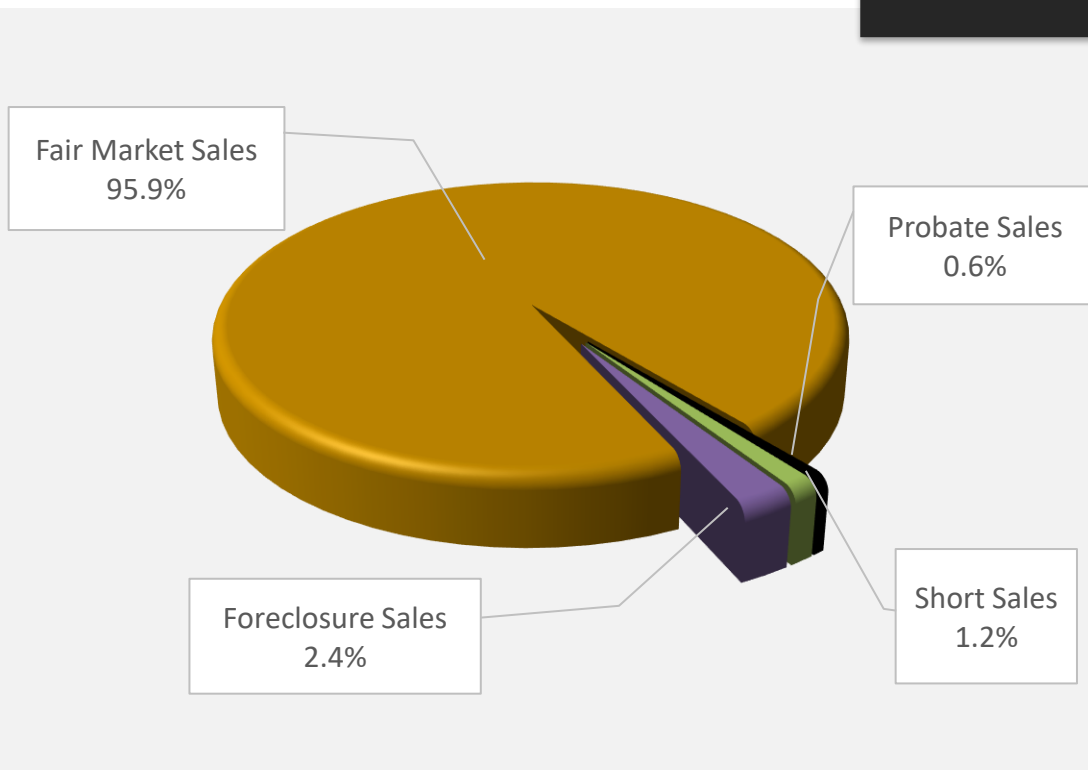
Sold Homes Summary

115

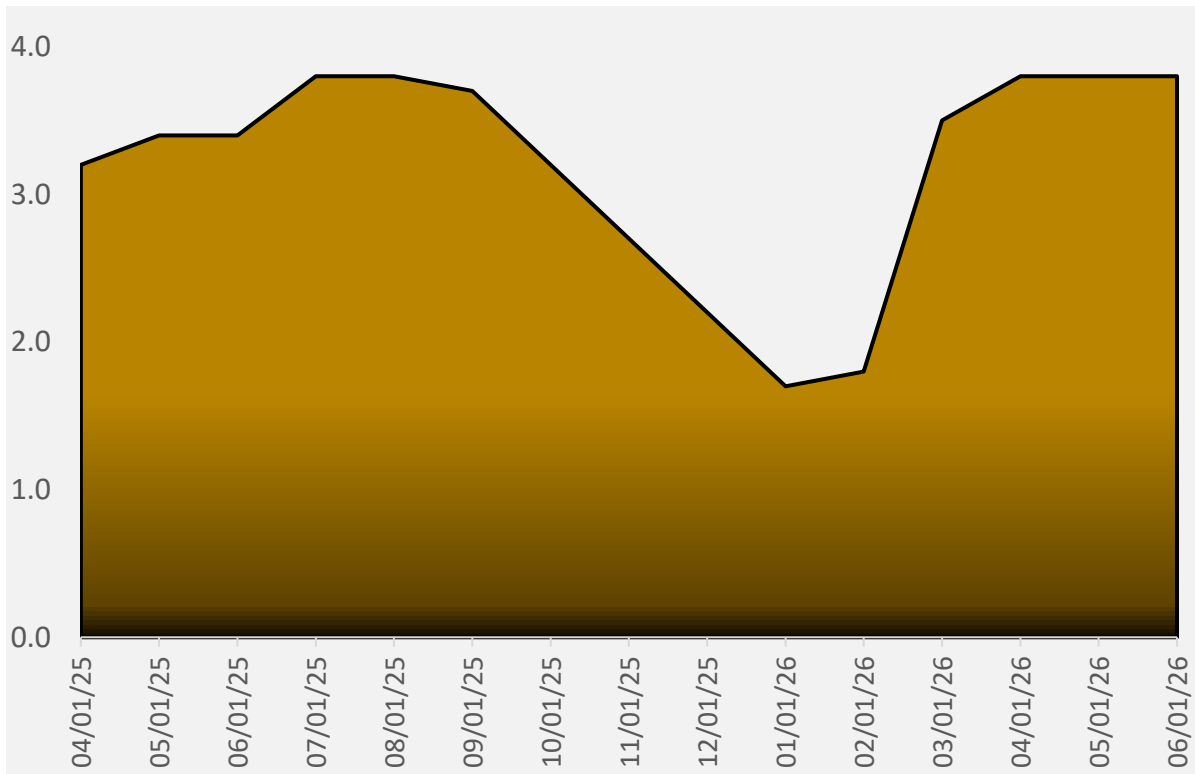


Available Homes

339

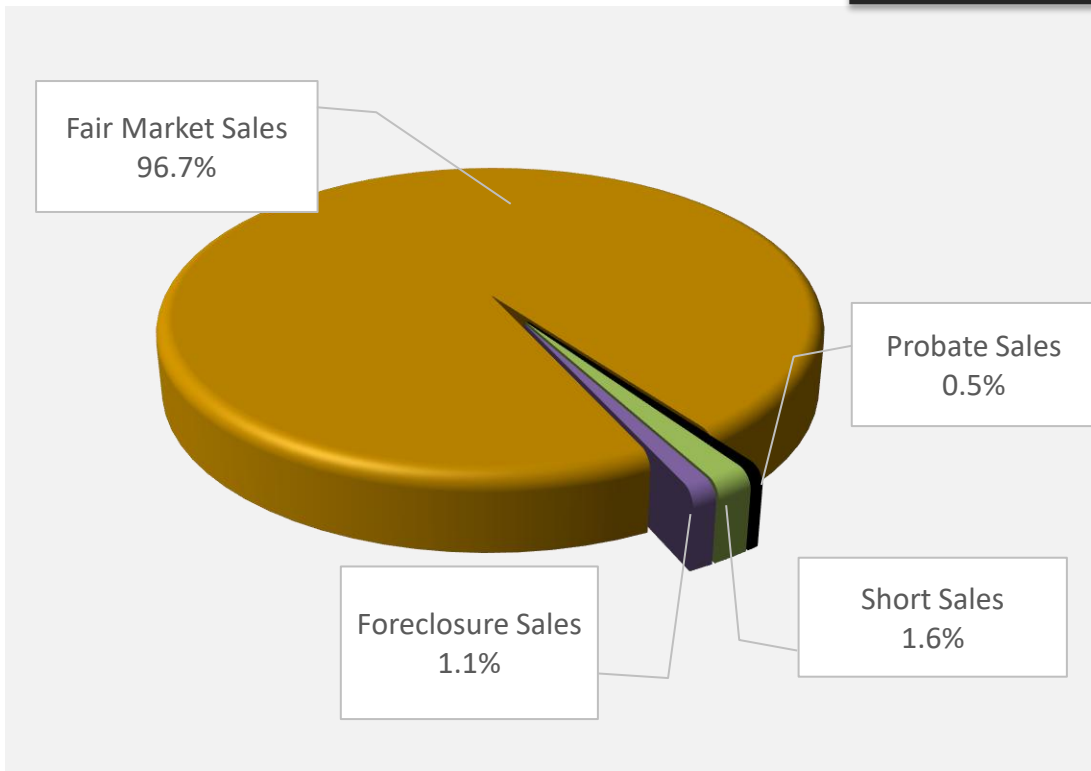


Months of Remaining Inventory

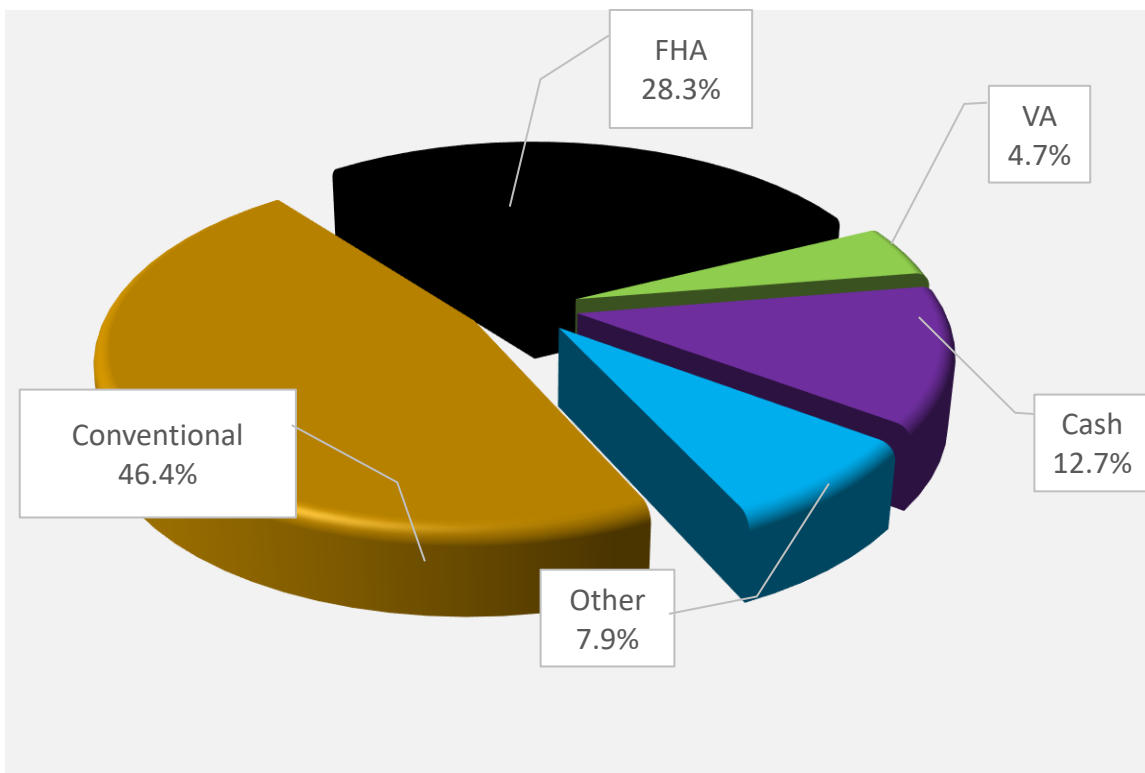


Pending Homes

184



New Financing Type



State of the Market

MARKET TIMING:

30.9

Average days on market for homes in escrow.

3.8

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

307

HOMES FOR SALE

179

HOMES IN ESCROW

AVAILABLE HOME STATISTICS:

Vacancy rate:

31.92%

98

Available homes are vacant.

44.63%

Available homes have had price reductions since being listed.

MARKET STATISTICS:

115

Homes sold in the past 30 days.

290

Homes sold in the past 60 days.

824

Homes sold in the past 6 months.

Average price per square foot in the past 30 days.

\$308.69

Average selling price in the past 6 months.

\$490,608.33

PENDING HOME STATISTICS:

29.61%

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

1,652

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

40.0%

Homes sold above original listed price in past 30 days.

98.7%

Average Asked to Sold Ratio in the past 30 days.

100.0%

Median Asked to Sold Ratio in the past 30 days.

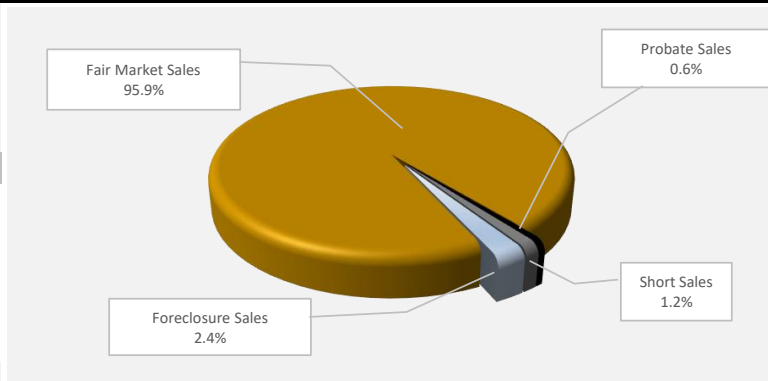
MODESTO REAL ESTATE SALES SUMMARY

Prepared: 06/28/26

339 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	325	95.9%
Probate Sales	2	0.6%
Short Sales	4	1.2%
Foreclosure Sales	8	2.4%
		100.0%

Low	\$ 185,950
Average	\$ 599,573
High	\$ 4,195,000
Average DOM:	53.4



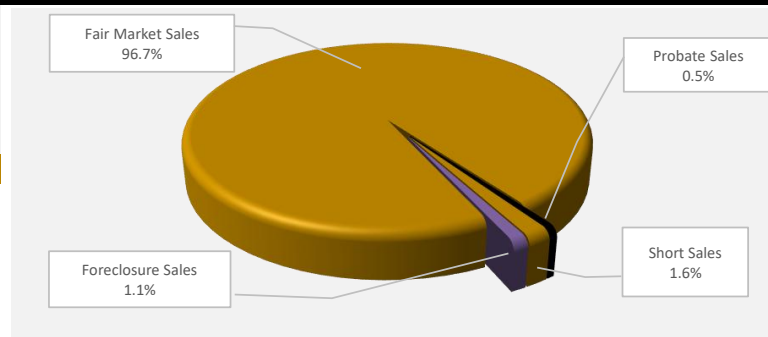
124 Listed in the past 30 days.
201 Listed in the past 60 days.

Occupancy	Homes	Percentage
Occupied	241	71.1%
Vacant	98	28.9%

184 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	178	96.7%
Probate Sales	1	0.5%
Short Sales	3	1.6%
Foreclosure Sales	2	1.1%
		100.0%

Low	\$ 149,900
Average	\$ 497,501
High	\$ 1,949,900
Average DOM:	30.9

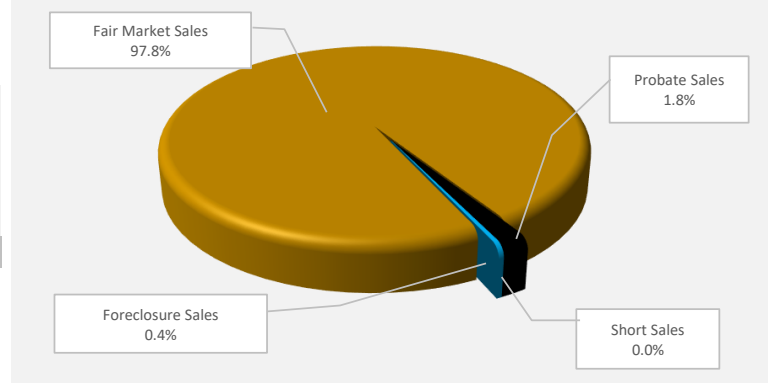


Sold Homes Summary

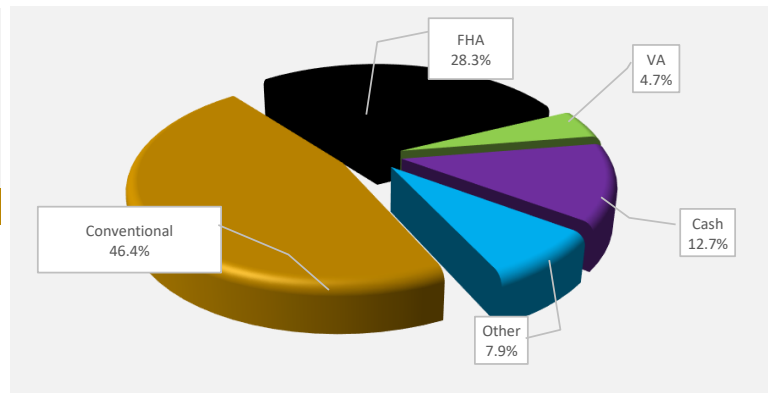
115 Sold in the past 30 days
290 Sold in the past 60 days
824 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	806	97.8%
Probate Sales	15	1.8%
Short Sales	0	0.0%
Foreclosure Sales	3	0.4%
		100.0%

Low	\$ 84,900
Average	\$ 493,769
High	\$ 4,950,000
Average DOM:	35.7



New Financing Type	Homes	Percentage
Conventional	382	46.4%
FHA	233	28.3%
VA	39	4.7%
Cash	105	12.7%
Other	65	7.9%
		100.0%



MODESTO 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	\$199,999	5	3	2	40.00%
\$200,000	to	\$229,999	6	2	4	66.67%
\$230,000	to	\$259,999	8	6	2	25.00%
\$260,000	to	\$289,999	12	9	3	25.00%
\$290,000	to	\$319,999	14	10	4	28.57%
\$320,000	to	\$349,999	21	12	9	42.86%
\$350,000	to	\$379,999	24	9	15	62.50%
\$380,000	to	\$409,999	33	18	15	45.45%
\$410,000	to	\$439,999	48	32	16	33.33%
\$440,000	to	\$469,999	63	40	23	36.51%
\$470,000	to	\$499,999	63	44	19	30.16%
\$500,000	to	\$529,999	34	17	17	50.00%
\$530,000	to	\$559,999	29	21	8	27.59%
\$560,000	to	\$589,999	24	16	8	33.33%
\$590,000	to	\$619,999	27	14	13	48.15%
\$620,000	to	\$649,999	21	14	7	33.33%
\$650,000	to	\$679,999	8	6	2	25.00%
\$680,000	to	\$709,999	20	16	4	20.00%
\$710,000	to	\$739,999	6	4	2	33.33%
\$740,000	to	\$769,999	9	6	3	33.33%
\$770,000	to	\$799,999	7	4	3	42.86%
\$800,000	to	\$829,999	4	4	0	0.00%
\$830,000	to	\$859,999	3	3	0	0.00%
\$860,000	to	\$889,999	0	0	0	
\$890,000	to	\$919,999	2	2	0	0.00%
\$920,000	to	\$949,999	0	0	0	
\$950,000	and up		32	27	5	15.63%
TOTAL			486	307	179	36.83%

MARKET TIMING:

- 30.9** Average days on market for homes in escrow.
- 3.8** 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%
- 98** Available homes are vacant (includes REO). Vacancy rate: 31.92%
- 44.63%** Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

- 3** Pending homes are short sales. Short Sale Percentage: 1.68%
- 2** Pending homes are bank owned (REO). REO percentage: 1.12%
- 29.61%** Of homes are pending for less than the original asking price.

MARKET STATISTICS:

- 115** Homes sold in the past 30 days.
- \$490,608.33** Average selling price in the past 6 months.
- \$308.69** Average price per square foot in the past 30 days.
- 1,652** Average square footage for home sold in the past 30 days.
- 40.0%** Homes sold above original listed price in past 30 days.
- 98.7%** Average Asked to Sold Ratio in the past 30 days.
- 100.0%** Median Asked to Sold Ratio in the past 30 days.
- 290** Homes sold in the past 60 days.
- 824** Homes sold in the past 6 months.
- 0** Sold homes that were short sales. Short Sale Percentage: 0.00%
- 3** Sold homes that were bank owned. REO percentage: 0.36%

