



SCAN CODE

To view the video
SALES REPORT

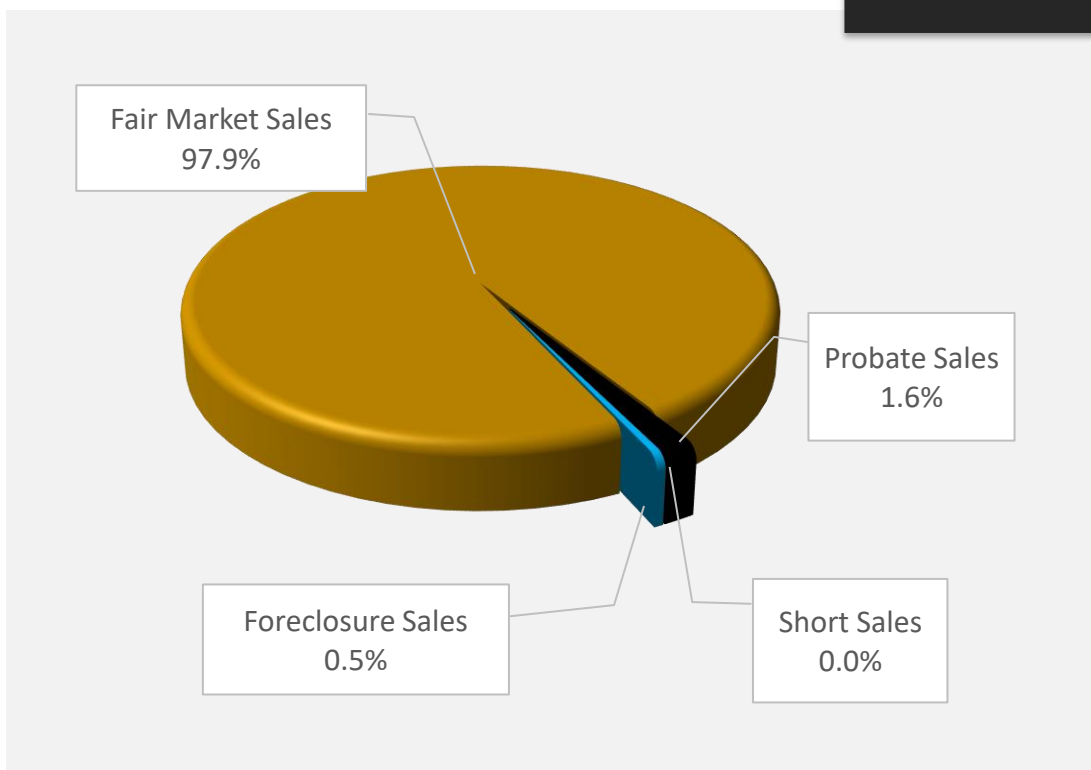


JUNE 2026

MODESTO REAL ESTATE SALES REPORT

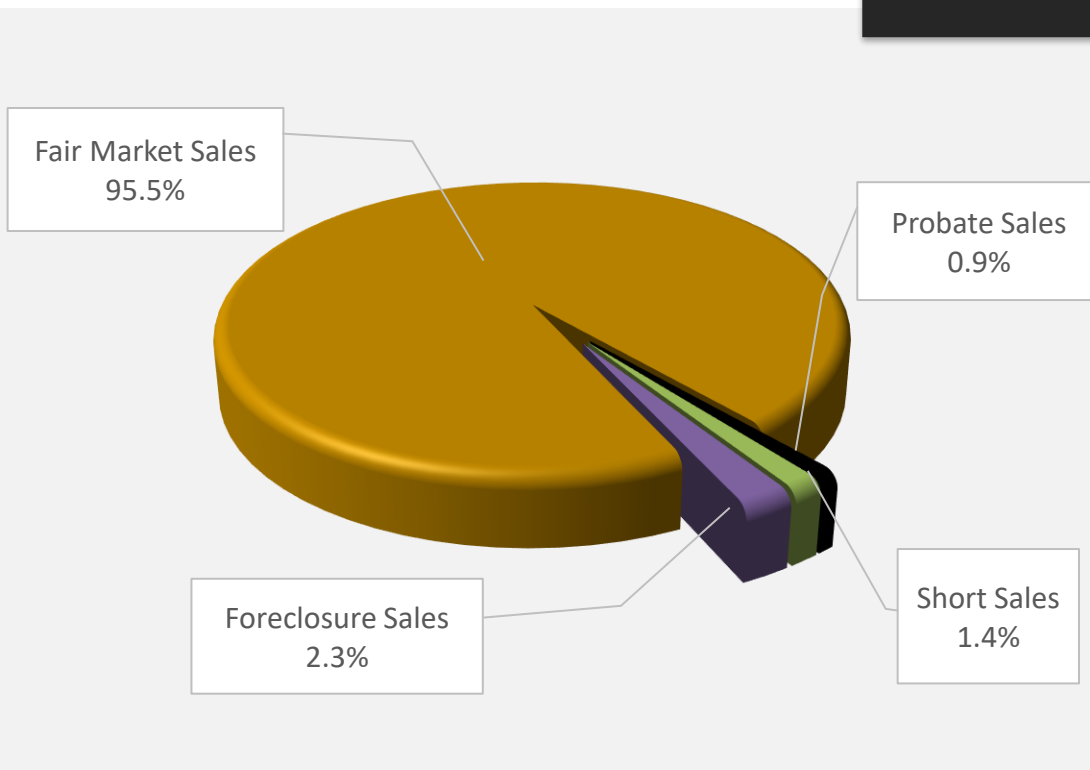
Sold Homes Summary

139

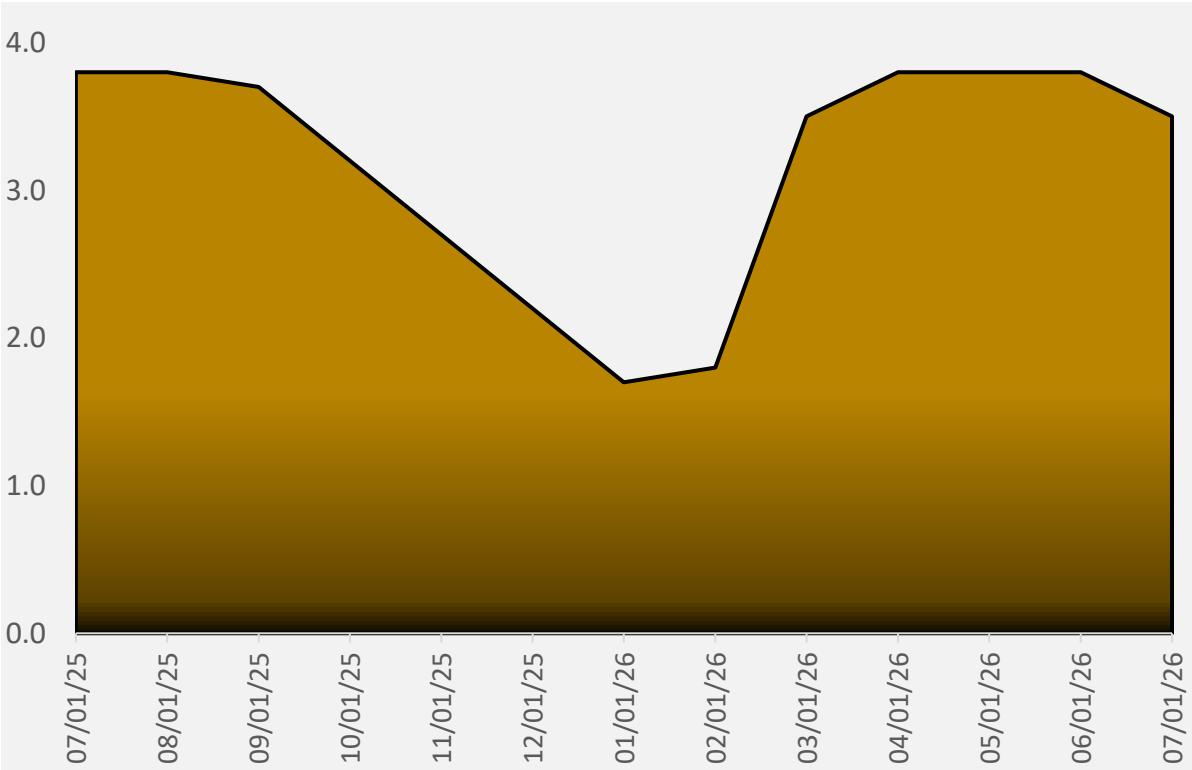


Available Homes

352

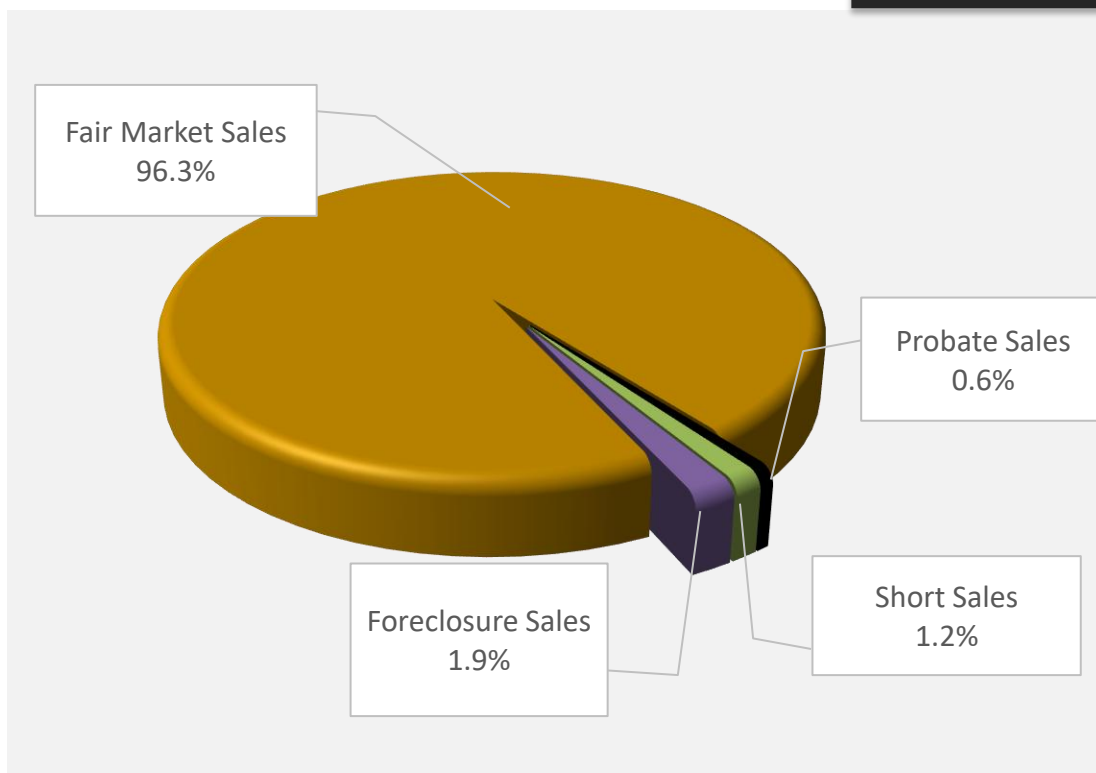


Months of Remaining Inventory

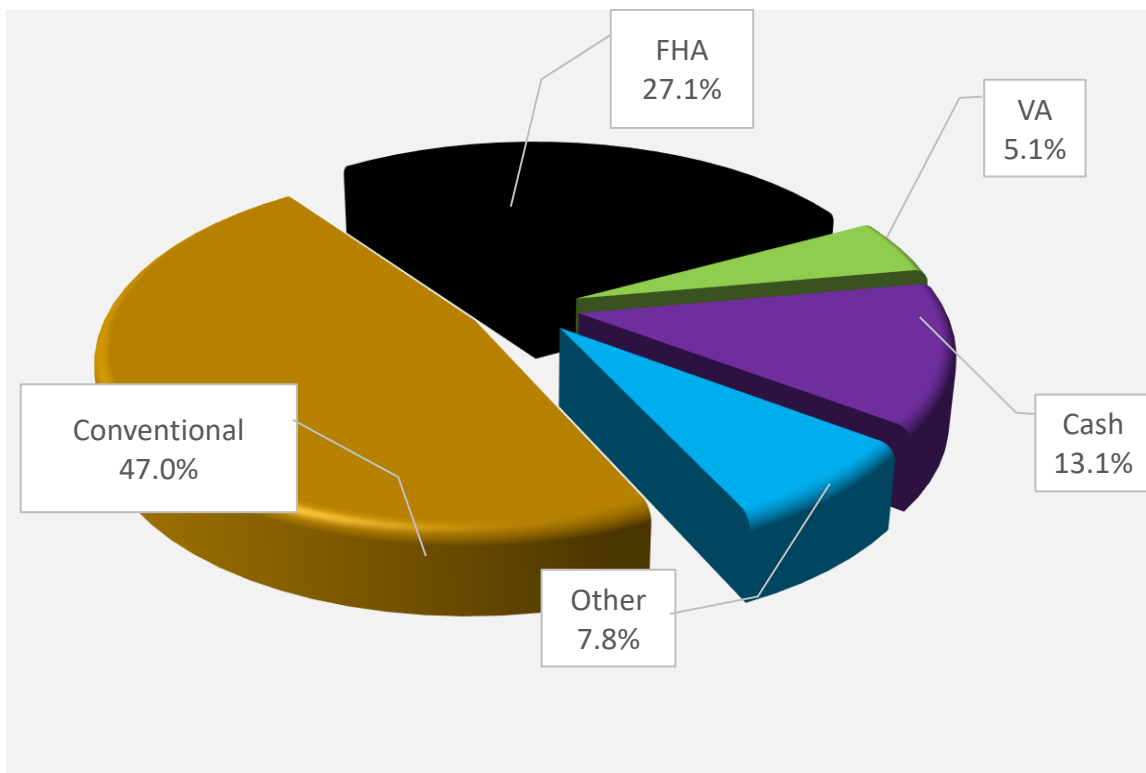


Pending Homes

162



New Financing Type



State of the Market

MARKET TIMING:

38.1

Average days on market for homes in escrow.

3.5

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

317

HOMES FOR SALE

155

HOMES IN ESCROW

AVAILABLE HOME STATISTICS:

Vacancy rate:

33.12%

105

Available homes are vacant.

43.22%

Available homes have had price reductions since being listed.

MARKET STATISTICS:

139

Homes sold in the past 30 days.

311

Homes sold in the past 60 days.

871

Homes sold in the past 6 months.

Average price per square foot in the past 30 days.

\$308.01

Average selling price in the past 6 months.

\$490,610.40

PENDING HOME STATISTICS:

32.26%

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

1,653

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

32.4%

Homes sold above original listed price in past 30 days.

98.6%

Average Asked to Sold Ratio in the past 30 days.

100.0%

Median Asked to Sold Ratio in the past 30 days.

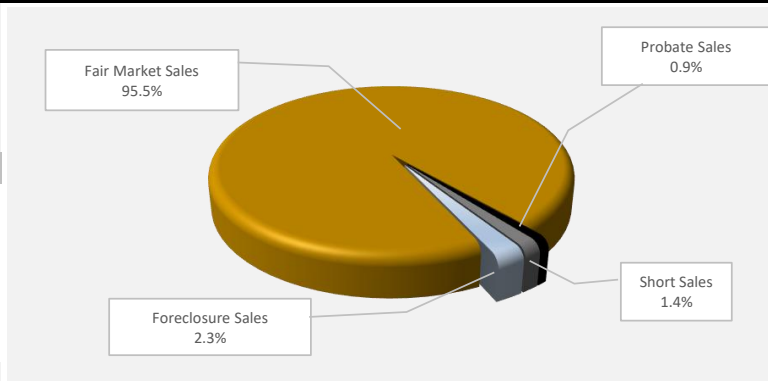
MODESTO REAL ESTATE SALES SUMMARY

Prepared: 07/07/26

352 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	336	95.5%
Probate Sales	3	0.9%
Short Sales	5	1.4%
Foreclosure Sales	8	2.3%
		100.0%

Low	\$ 58,000
Average	\$ 601,184
High	\$ 4,195,000
Average DOM:	50.1



Occupancy	Homes	Percentage
Occupied	247	70.2%
Vacant	105	29.8%

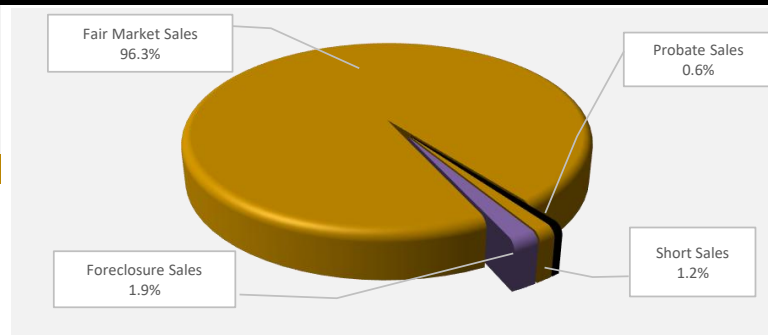
141 Listed in the past 30 days.

218 Listed in the past 60 days.

162 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	156	96.3%
Probate Sales	1	0.6%
Short Sales	2	1.2%
Foreclosure Sales	3	1.9%
		100.0%

Low	\$ 149,900
Average	\$ 500,463
High	\$ 1,675,000
Average DOM:	38.1

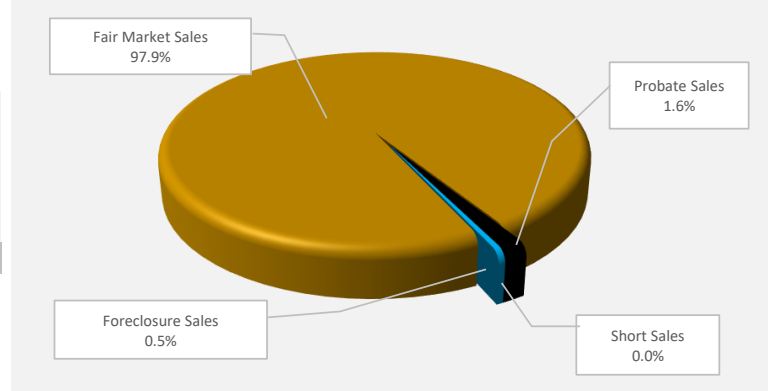


Sold Homes Summary

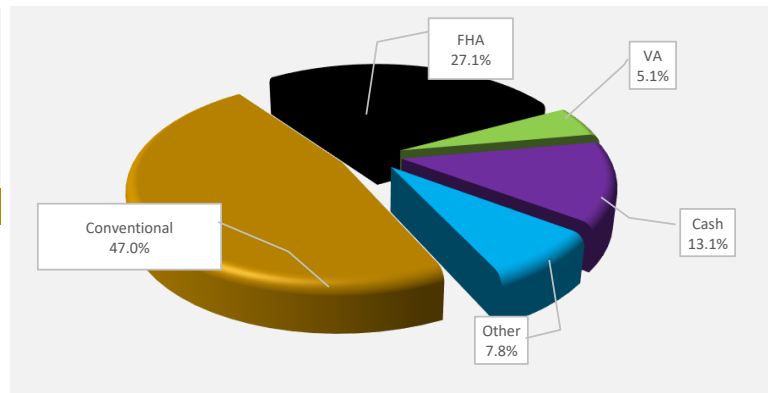
139 Sold in the past 30 days
311 Sold in the past 60 days
871 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	853	97.9%
Probate Sales	14	1.6%
Short Sales	0	0.0%
Foreclosure Sales	4	0.5%
		100.0%

Low	\$ 84,900
Average	\$ 493,195
High	\$ 4,950,000
Average DOM:	34.4



New Financing Type	Homes	Percentage
Conventional	409	47.0%
FHA	236	27.1%
VA	44	5.1%
Cash	114	13.1%
Other	68	7.8%
		100.0%



MODESTO REAL ESTATE SALES SUMMARY

Prepared: 07/07/26						
PRICE RANGE			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to	\$199,999	4	3	1	25.00%
\$200,000	to	\$229,999	4	1	3	75.00%
\$230,000	to	\$259,999	9	7	2	22.22%
\$260,000	to	\$289,999	12	9	3	25.00%
\$290,000	to	\$319,999	12	8	4	33.33%
\$320,000	to	\$349,999	22	16	6	27.27%
\$350,000	to	\$379,999	20	11	9	45.00%
\$380,000	to	\$409,999	29	16	13	44.83%
\$410,000	to	\$439,999	54	34	20	37.04%
\$440,000	to	\$469,999	55	36	19	34.55%
\$470,000	to	\$499,999	64	44	20	31.25%
\$500,000	to	\$529,999	33	20	13	39.39%
\$530,000	to	\$559,999	31	23	8	25.81%
\$560,000	to	\$589,999	23	18	5	21.74%
\$590,000	to	\$619,999	22	13	9	40.91%
\$620,000	to	\$649,999	23	16	7	30.43%
\$650,000	to	\$679,999	10	5	5	50.00%
\$680,000	to	\$709,999	17	14	3	17.65%
\$710,000	to	\$739,999	6	6	0	0.00%
\$740,000	to	\$769,999	9	7	2	22.22%
\$770,000	to	\$799,999	9	6	3	33.33%
\$800,000	to	\$829,999	4	4	0	0.00%
\$830,000	to	\$859,999	5	3	2	40.00%
\$860,000	to	\$889,999	1	1	0	0.00%
\$890,000	to	\$919,999	1	1	0	0.00%
\$920,000	to	\$949,999	0	0	0	
\$950,000	and up		35	30	5	14.29%
TOTAL			472	317	155	32.84%

MARKET TIMING:

38.1 Average days on market for homes in escrow.

3.5 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%

105 Available homes are vacant (includes REO).

Vacancy rate: 33.12%

43.22% Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

2 Pending homes are short sales.

Short Sale Percentage: 1.29%

3 Pending homes are bank owned (REO).

REO percentage: 1.94%

32.26% Of homes are pending for less than the original asking price.

MARKET STATISTICS:

139 Homes sold in the past 30 days.

\$490,610.40 Average selling price in the past 6 months.

\$308.01 Average price per square foot in the past 30 days.

1,653 Average square footage for home sold in the past 30 days.

32.4% Homes sold above original listed price in past 30 days.

98.6% Average Asked to Sold Ratio in the past 30 days.

100.0% Median Asked to Sold Ratio in the past 30 days.

311 Homes sold in the past 60 days.

871 Homes sold in the past 6 months.

0 Sold homes that were short sales.

Short Sale Percentage: 0.00%

4 Sold homes that were bank owned.

REO percentage: 0.46%

