



SCAN CODE

To view the video
SALES REPORT

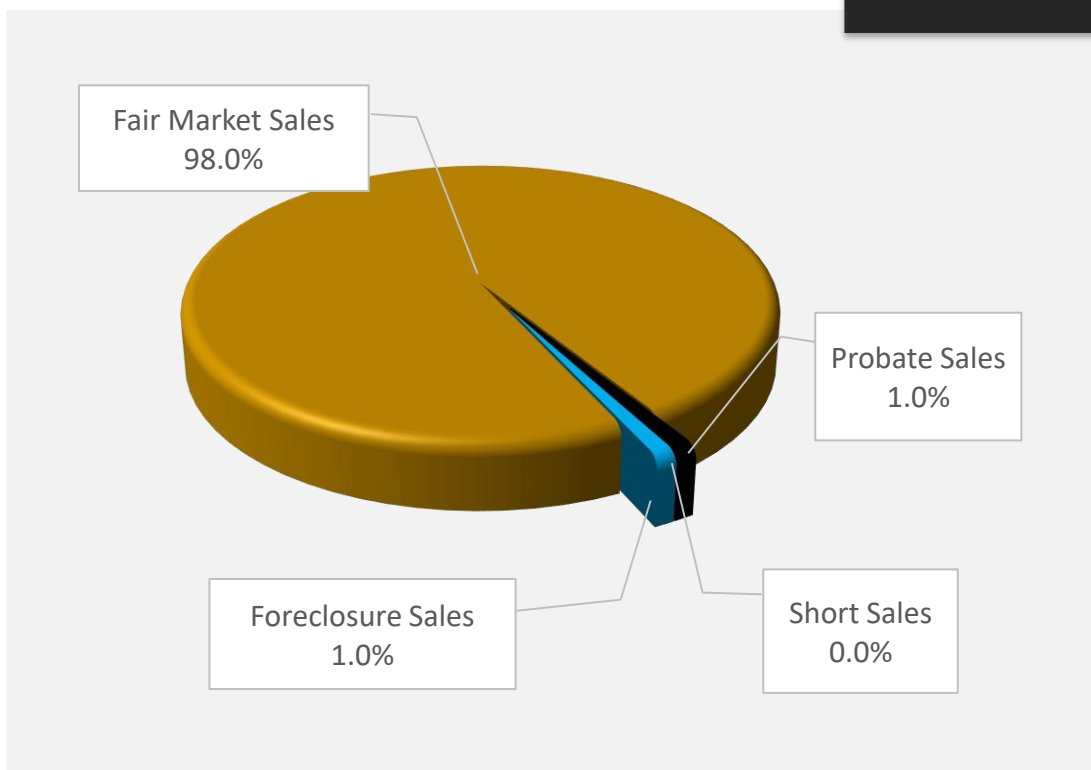


JUNE 2026

TRACY REAL ESTATE SALES REPORT

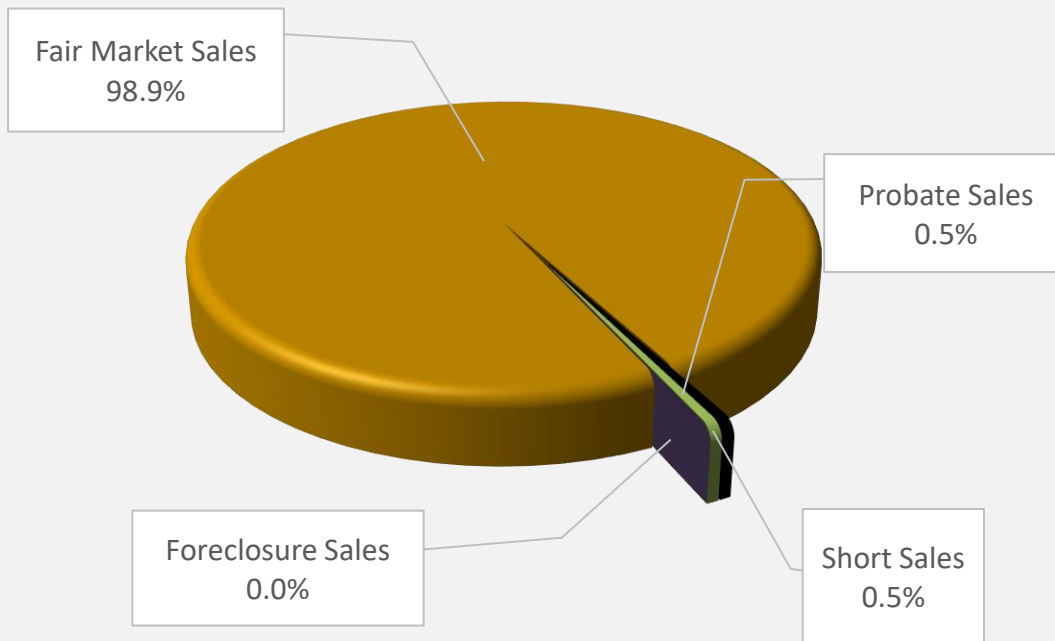
Sold Homes Summary

52

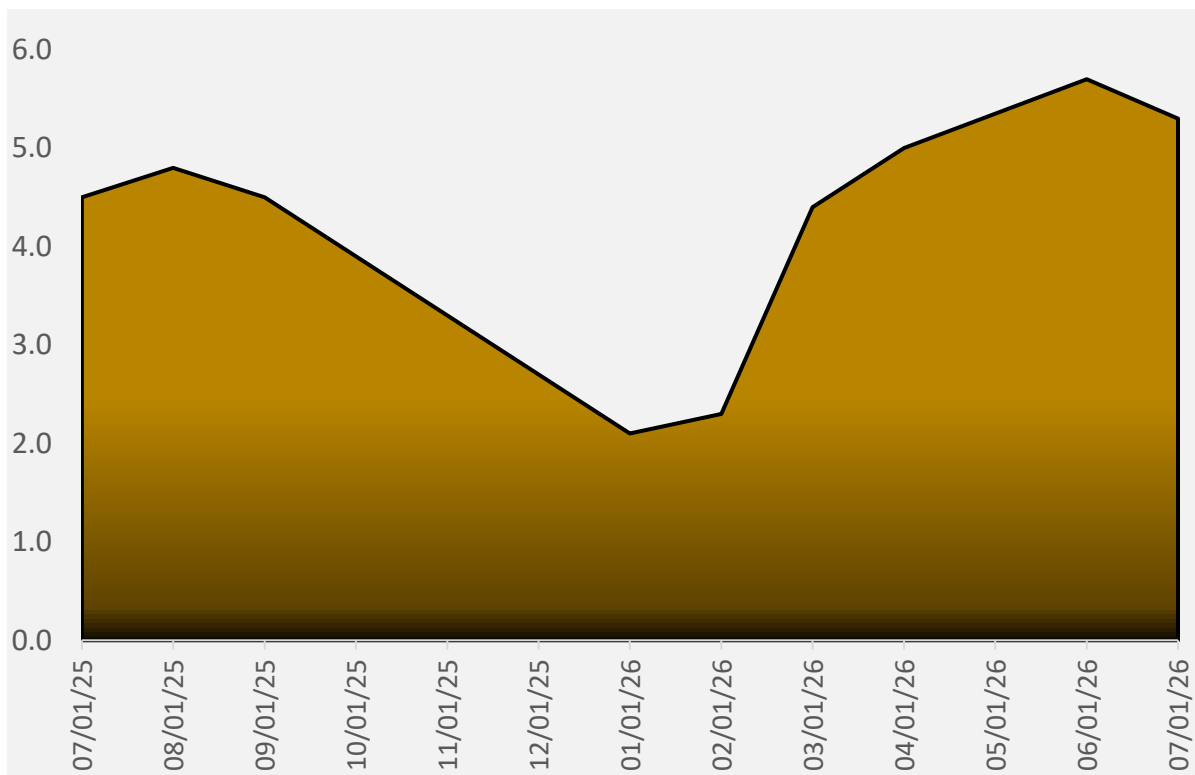


Available Homes

187

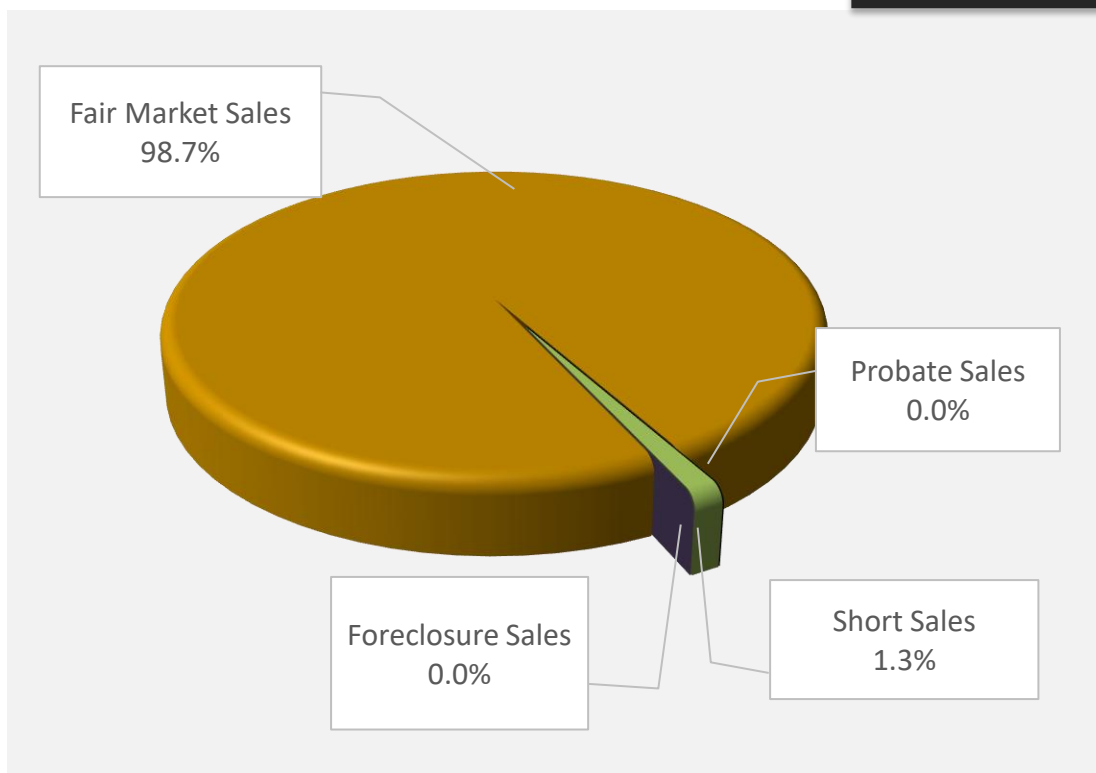


Months of Remaining Inventory

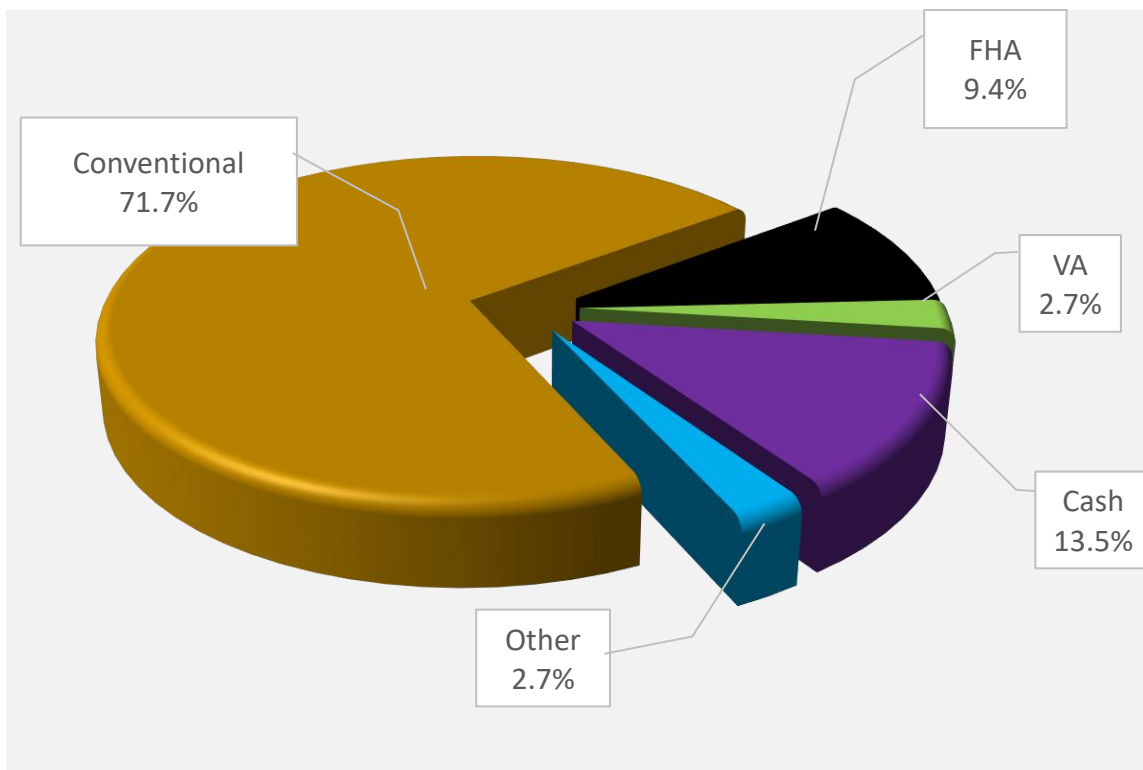


Pending Homes

77



New Financing Type



State of the Market

MARKET TIMING:

24.7

Average days on market for homes in escrow.

5.3

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

187

HOMES FOR SALE

77

HOMES IN ESCROW

AVAILABLE HOME STATISTICS:

Vacancy rate:
22.99%

43

Available homes are vacant.

38.50%

Available homes have had price reductions since being listed.

MARKET STATISTICS:

52

Homes sold in the past 30 days.

115

Homes sold in the past 60 days.

297

Homes sold in the past 6 months.

Average price per square foot in the past 30 days.

\$355.78

Average selling price in the past 6 months.

\$712,058.25

PENDING HOME STATISTICS:

29.87%

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

2,077

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

34.6%

Homes sold above original listed price in past 30 days.

98.7%

Average Asked to Sold Ratio in the past 30 days.

99.9%

Median Asked to Sold Ratio in the past 30 days.

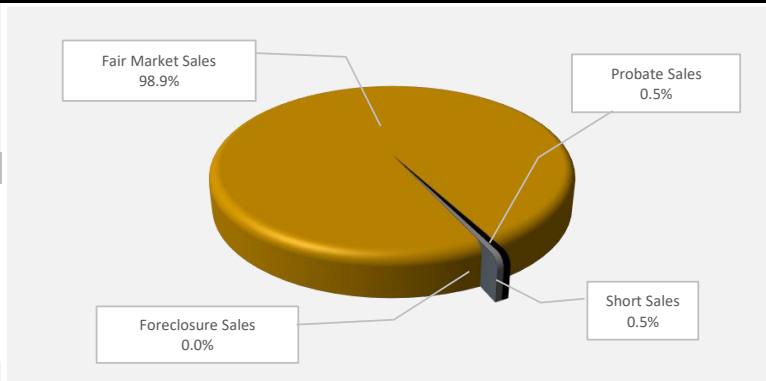
TRACY REAL ESTATE SALES SUMMARY

Prepared: 07/07/26

187 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	185	98.9%
Probate Sales	1	0.5%
Short Sales	1	0.5%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$ 285,000
Average	\$ 776,509
High	\$ 3,189,000
Average DOM:	47.2



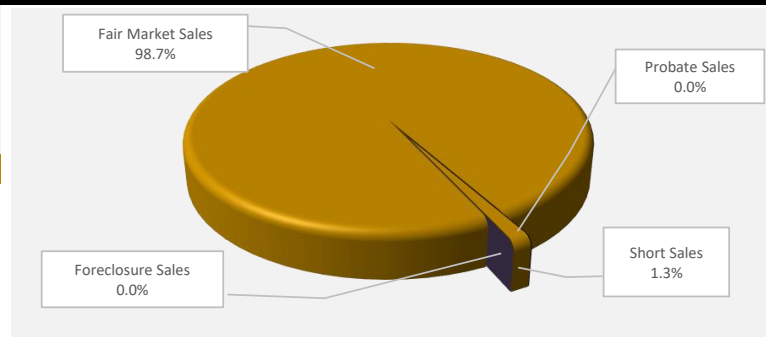
64 Listed in the past 30 days.
118 Listed in the past 60 days.

Occupancy	Homes	Percentage
Occupied	144	77.0%
Vacant	43	23.0%

77 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	76	98.7%
Probate Sales	0	0.0%
Short Sales	1	1.3%
Foreclosure Sales	0	0.0%
		100.0%

Low	\$ 422,500
Average	\$ 751,224
High	\$ 1,399,900
Average DOM:	24.7

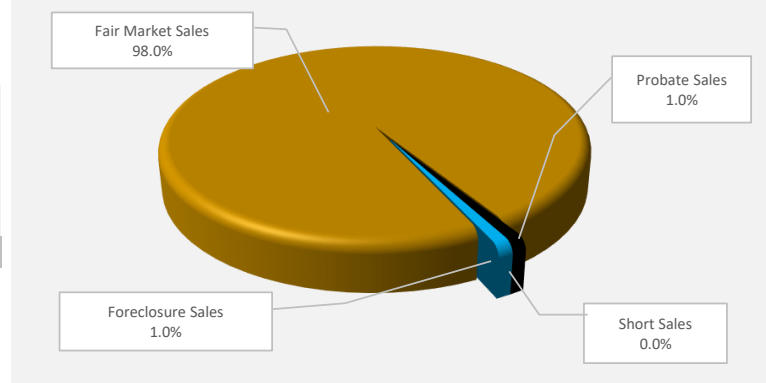


Sold Homes Summary

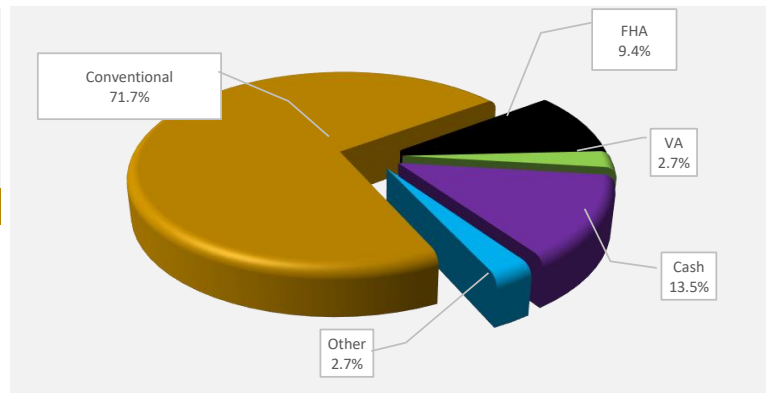
52 Sold in the past 30 days
115 Sold in the past 60 days
297 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	291	98.0%
Probate Sales	3	1.0%
Short Sales	0	0.0%
Foreclosure Sales	3	1.0%
		100.0%

Low	\$ 275,000
Average	\$ 714,209
High	\$ 2,000,000
Average DOM:	34.8



New Financing Type	Homes	Percentage
Conventional	213	71.7%
FHA	28	9.4%
VA	8	2.7%
Cash	40	13.5%
Other	8	2.7%
		100.0%



TRACY REAL ESTATE SALES SUMMARY

Prepared: 07/07/26						
PRICE RANGE			TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to	\$299,999	1	1	0	0.00%
\$300,000	to	\$349,999	0	0	0	
\$350,000	to	\$399,999	1	1	0	0.00%
\$400,000	to	\$449,999	4	1	3	75.00%
\$450,000	to	\$499,999	7	5	2	28.57%
\$500,000	to	\$549,999	22	18	4	18.18%
\$550,000	to	\$599,999	25	16	9	36.00%
\$600,000	to	\$649,999	21	13	8	38.10%
\$650,000	to	\$699,999	38	27	11	28.95%
\$700,000	to	\$749,999	28	21	7	25.00%
\$750,000	to	\$799,999	28	20	8	28.57%
\$800,000	to	\$849,999	14	10	4	28.57%
\$850,000	to	\$899,999	18	16	2	11.11%
\$900,000	to	\$949,999	12	6	6	50.00%
\$950,000	to	\$999,999	3	3	0	0.00%
\$1,000,000	to	\$1,049,999	16	9	7	43.75%
\$1,050,000	to	\$1,099,999	3	3	0	0.00%
\$1,100,000	to	\$1,149,999	4	3	1	25.00%
\$1,150,000	to	\$1,199,999	6	3	3	50.00%
\$1,200,000	to	\$1,249,999	2	1	1	50.00%
\$1,250,000	to	\$1,299,999	3	3	0	0.00%
\$1,300,000	and up		8	7	1	12.50%
TOTAL			264	187	77	29.17%

MARKET TIMING:

24.7 Average days on market for homes in escrow.

5.3 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%
43 Available homes are vacant (includes REO). Vacancy rate: 22.99%
38.50% Available homes have had price reductions since being listed.

PENDING HOME STATISTICS:

1 Pending homes are short sales. Short Sale Percentage: 1.30%
0 Pending homes are bank owned (REO). REO percentage: 0.00%
29.87% Of homes are pending for less than the original asking price.

MARKET STATISTICS:

52 Homes sold in the past 30 days.
\$712,058.25 Average selling price in the past 6 months.
\$355.78 Average price per square foot in the past 30 days.
2,077 Average square footage for home sold in the past 30 days.
34.6% Homes sold above original listed price in past 30 days.
98.7% Average Asked to Sold Ratio in the past 30 days.
99.9% Median Asked to Sold Ratio in the past 30 days.
115 Homes sold in the past 60 days.
297 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: 1.01%

