

Location: Stanislaus County (20100-20312)

Property Types: Single Family Homes, Condo, Coop, Halfplex - All Properties

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

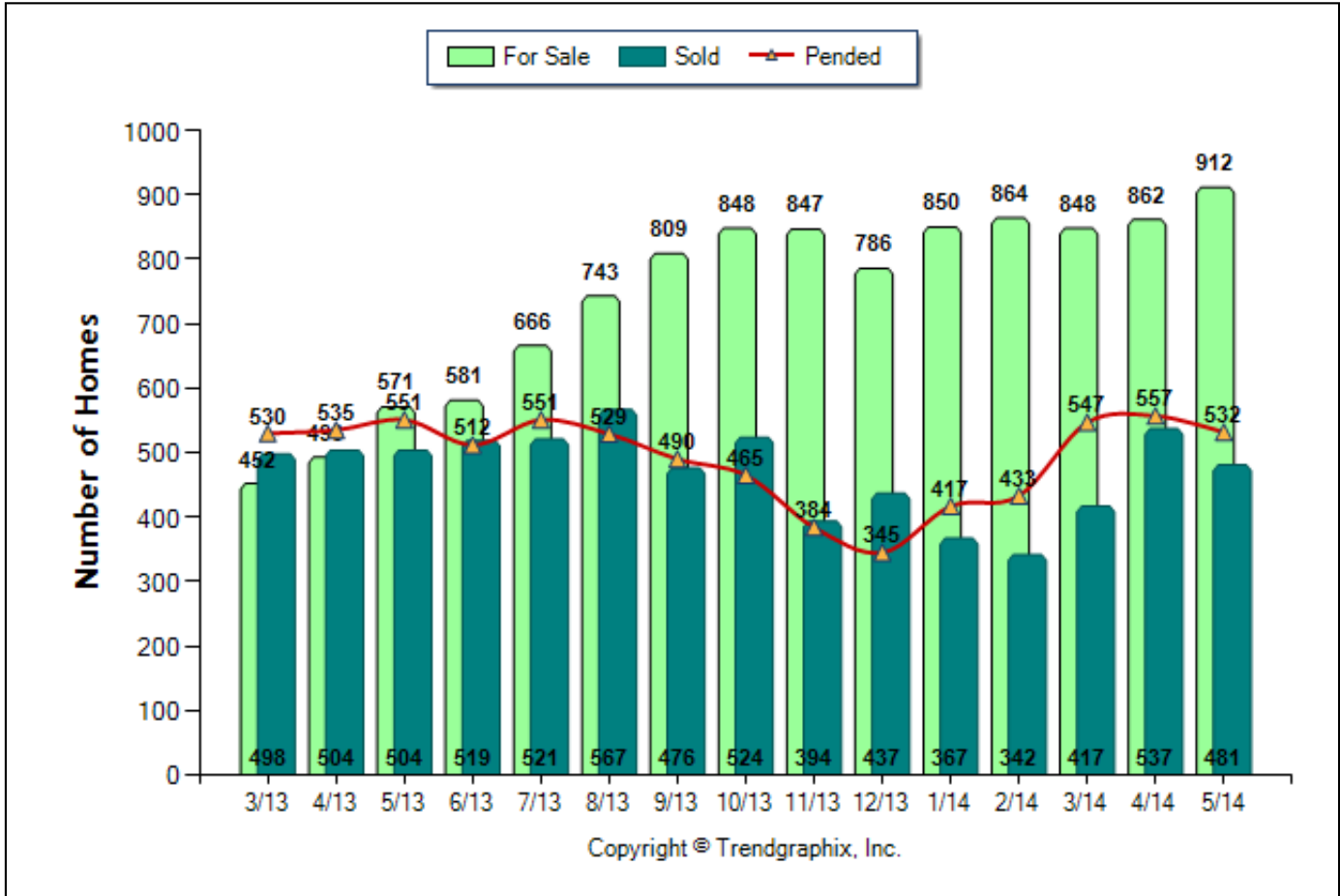
Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Number of Homes For Sale vs. Sold vs. Pended (Mar. 2013 - May. 2014)

Prepared for you by: Prudential California Realty



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	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	May. 14	Apr. 14	% Change	May. 14	May. 13	% Change	Mar. 14 to May. 14	Mar. 13 to May. 13	% Change
For Sale	912	862	5.8% ▲	912	571	59.7% ▲	874	505	73.1% ▲
Sold	481	537	-10.4% ▼	481	504	-4.6% ▼	478	502	-4.8% ▼
Pended	532	557	-4.5% ▼	532	551	-3.4% ▼	545	539	1.1% ▲

May 2014 is a Seller's market**

Home For Sale in May 2014 is 912 units. It is up **5.8%** compared to the last month and up **59.7%** compared to the last year.
Home Closed in May 2014 is 481 units. It is down **10.4%** compared to the last month and down **4.6%** compared to the last year.
Home Placed under Contract in May 2014 is 532 units. It is down **4.5%** compared to the last month and down **3.4%** compared to the last year.

**Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.

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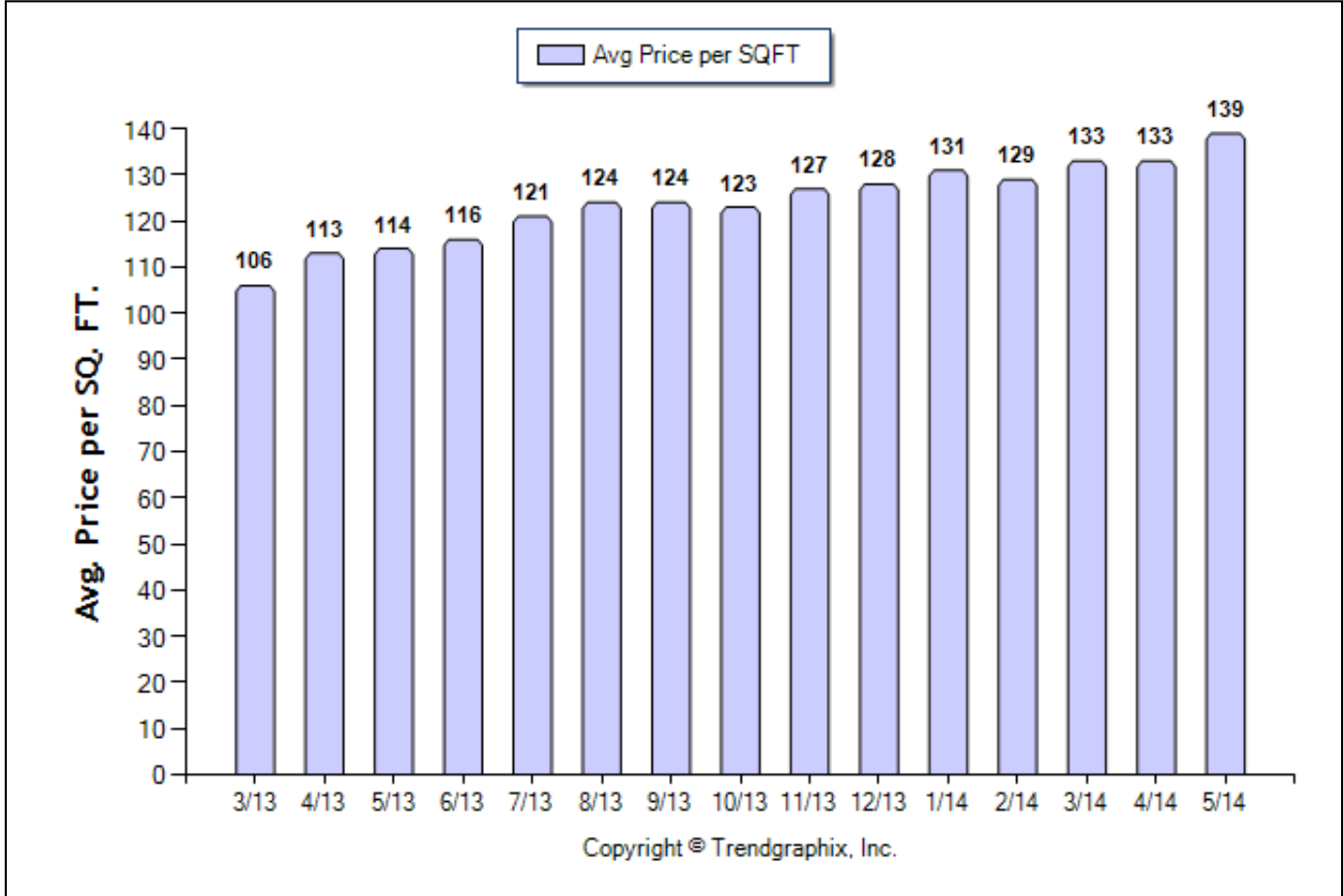
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Average Price per SQFT (Mar. 2013 - May. 2014)

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	May. 14	Apr. 14	% Change	May. 14	May. 13	% Change	Mar. 14 to May. 14	Mar. 13 to May. 13	% Change
Avg. Sq. Ft. Price	139.2	133	4.7% ▲	139.2	113.8	22.3% ▲	135.1	110.9	21.8% ▲

May 2014 Average Sold Price per Square Footage is Appreciating**

Average Sold Price per Square Footage in May 2014 is \$139. It is up **4.7%** compared to the last month and up **22.3%** compared to the last year.

**Based on 6 month trend - Appreciating/Depreciating/Neutral.

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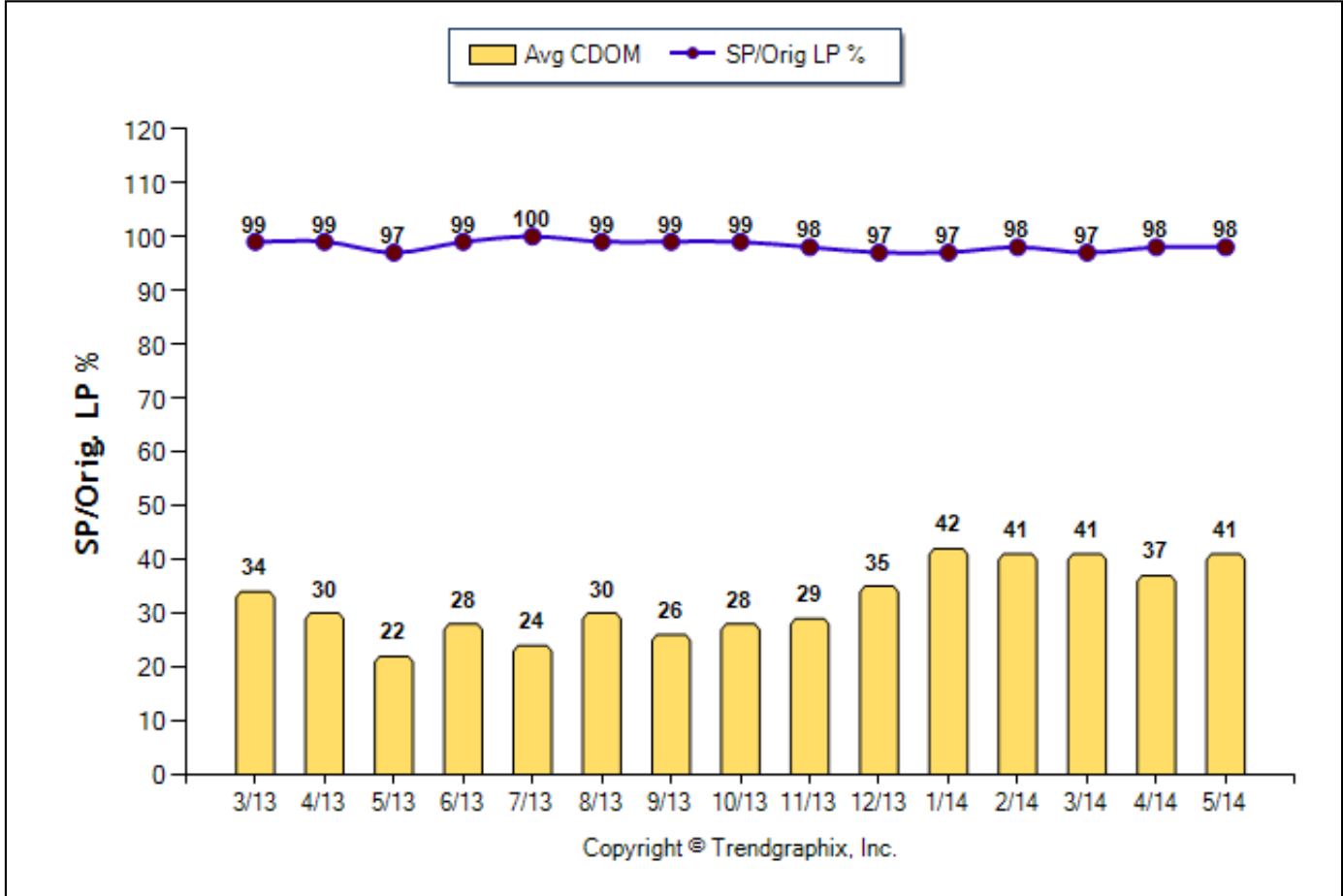
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Avg CDOM & SP/Orig LP % (Mar. 2013 - May. 2014)

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	May. 14	Apr. 14	% Change	May. 14	May. 13	% Change	Mar. 14 to May. 14	Mar. 13 to May. 13	% Change
Avg CDOM	41	37	10.8% ▲	41	22	86.4% ▲	40	29	37.9% ▲
Sold/Orig LP Diff. %	98	98	0%	98	97	1% ▲	98	98	0%

May 2014 Average Continuous Days on Market trend is Rising**

Continuous Days on Market in May 2014 is 41. It is up 10.8% compared to the last month and up 86.4% compared to the last year.

May 2014 Sold/Original List Price Ratio is Rising**

Sold/Original List Price % in May 2014 is 98%. It is the same as compared to the last month and up 1% compared to the last year.

**Based on 6 month trend - Rising/Falling/Remains Steady.

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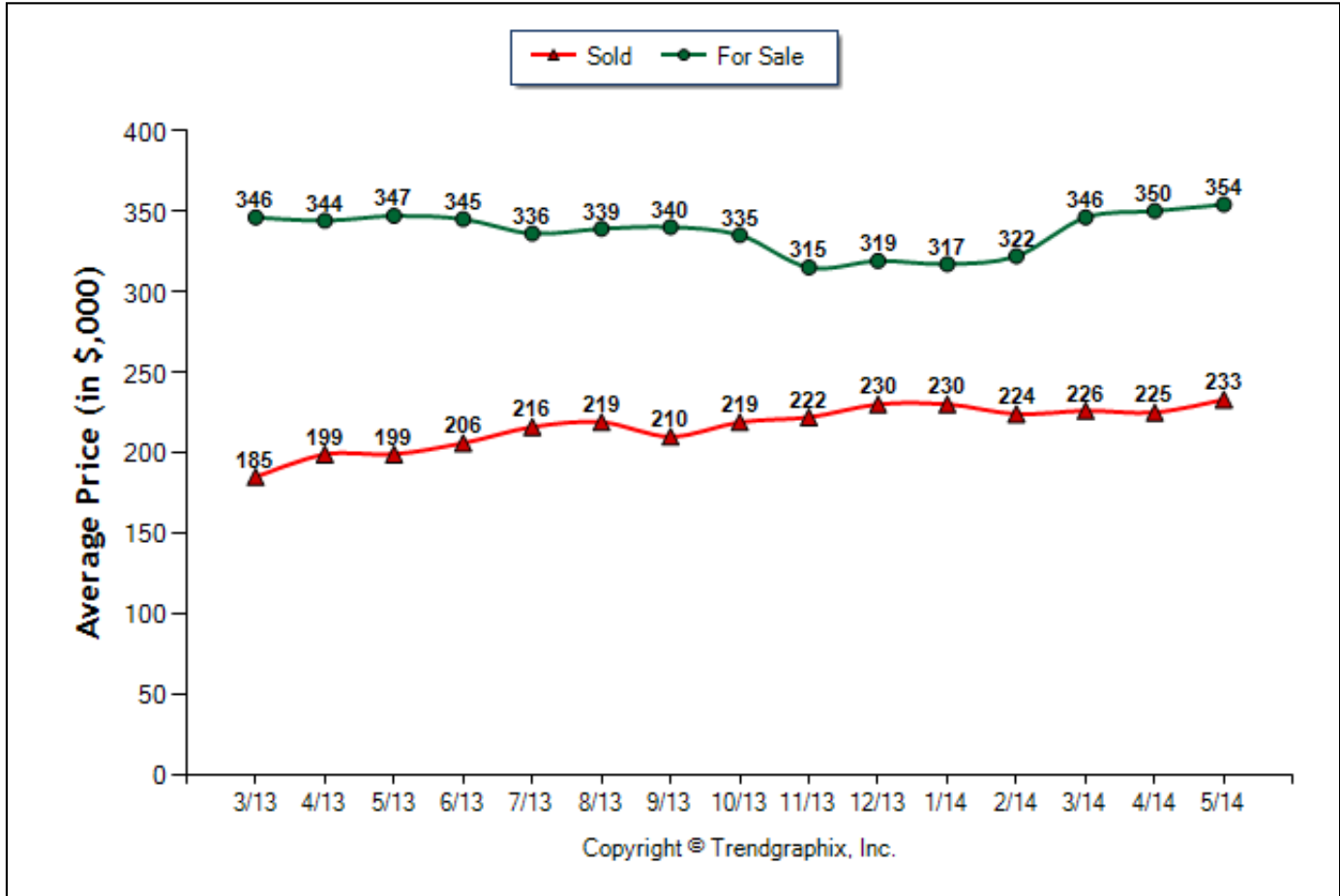
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Average Price of For Sale and Sold (Mar. 2013 - May. 2014)

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	May. 14	Apr. 14	% Change	May. 14	May. 13	% Change	Mar. 14 to May. 14	Mar. 13 to May. 13	% Change
Avg. Active Price	354	350	1.1% ▲	354	347	2% ▲	350	346	1.2% ▲
Avg. Sold Price	233	225	3.6% ▲	233	199	17.1% ▲	228	194	17.5% ▲

May 2014 Average For Sale Price is Appreciating**

Average For Sale Price (in thousand) in May 2014 is \$354. It is up 1.1% compared to the last month and up 2% compared to the last year.

May 2014 Average Sold Price is Neutral**

Average Sold Price (in thousand) in May 2014 is \$233. It is up 3.6% compared to the last month and up 17.1% compared to the last year.

**Based on 6 month trend - Appreciating/Depreciating/Neutral.

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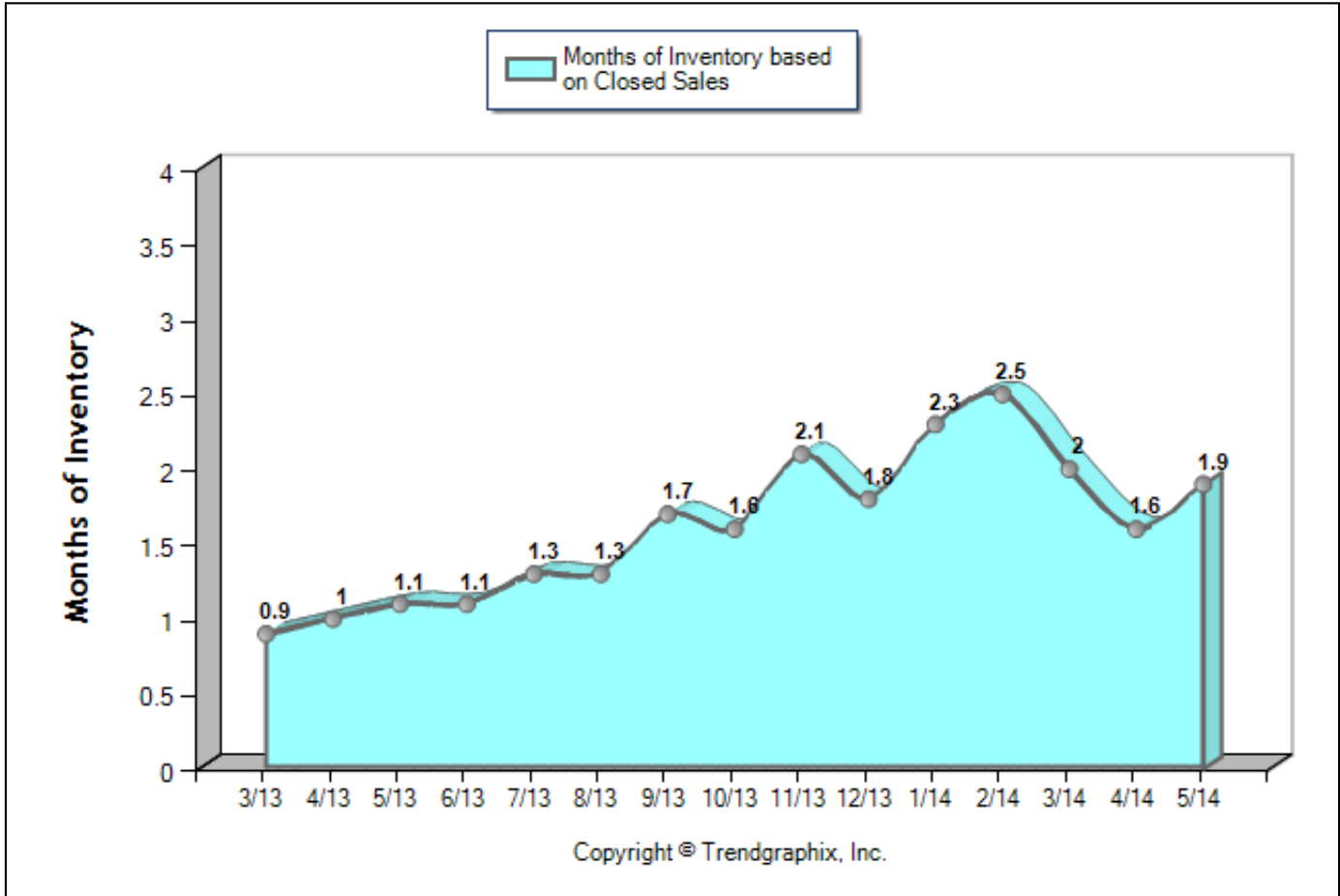
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Months of Inventory Based on Closed Sales (Mar. 2013 - May. 2014)

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	May. 14	Apr. 14	% Change	May. 14	May. 13	% Change	Mar. 14 to May. 14	Mar. 13 to May. 13	% Change
Months of Inventory (Closed Sales)	1.9	1.6	18.1% ▲	1.9	1.1	67.4% ▲	1.8	1	81.8% ▲

May 2014 is a Seller's market**

Months of Inventory based on Closed Sales in May 2014 is 1.9. It is up **18.1%** compared to the last month and up **67.4%** compared to the last year.

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Facts and TrendsTM - Published June 2014*



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Date	3/13	4/13	5/13	6/13	7/13	8/13	9/13	10/13	11/13	12/13	1/14	2/14	3/14	4/14	5/14
For Sale	452	493	571	581	666	743	809	848	847	786	850	864	848	862	912
New Listing	543	642	654	600	717	698	608	619	488	381	611	551	649	678	630
Sold	498	504	504	519	521	567	476	524	394	437	367	342	417	537	481
Pended	530	535	551	512	551	529	490	465	384	345	417	433	547	557	532
Months of Inventory (Closed Sales)	0.9	1	1.1	1.1	1.3	1.3	1.7	1.6	2.1	1.8	2.3	2.5	2	1.6	1.9
Months of Inventory (Pended Sales)	0.9	0.9	1	1.1	1.2	1.4	1.7	1.8	2.2	2.3	2	2	1.6	1.5	1.7
Absorption Rate (Closed Sales) %	110.2	102.2	88.3	89.3	78.2	76.3	58.8	61.8	46.5	55.6	43.2	39.6	49.2	62.3	52.7
Absorption Rate (Pended Sales) %	117.3	108.5	96.5	88.1	82.7	71.2	60.6	54.8	45.3	43.9	49.1	50.1	64.5	64.6	58.3
Avg. Active Price	346	344	347	345	336	339	340	335	315	319	317	322	346	350	354
Avg. Sold Price	185	199	199	206	216	219	210	219	222	230	230	224	226	225	233
Avg. Sq. Ft. Price	106	113	114	116	121	124	124	123	127	128	131	129	133	133	139
Sold/List Diff. %	99	100	99	100	101	100	100	100	99	99	99	100	99	99	99
Sold/Orig LP Diff. %	99	99	97	99	100	99	99	99	98	97	97	98	97	98	98
Days on Market	30	25	19	25	21	25	23	25	27	31	35	36	36	33	34
Avg CDOM	34	30	22	28	24	30	26	28	29	35	42	41	41	37	41
Median	165	170	175	180	191	200	190	204	196	210	200	208	210	205	215

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