

What's My Home Worth?

If you are thinking about selling your home in the near future and want to get an idea of it's current market value, please feel free to give us a call or email. We can put together an informative and easy to read Comparative Market Analysis detailing current market sales in your area.



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MARKET PRICES STABILIZING...

Sales volume continued strong with over all transactions in Stanislaus County up 18.3% versus last year with 73.8% of all sales being bank owned properties and 13.5% short sales. Turlock reported 65.1% of sales as bank owned, while Patterson topped the list at 88.4%. Median price per square foot reflected the impact of distressed properties with Turlock at \$106.31 versus Patterson's \$63.69 level.

As we move into 2010, the number of active listings in Turlock continues to be below 200 and now stand at 2.5 months inventory on hand. A total of 955 Turlock properties are in some stage of foreclosure, which has dropped from the 3rd Quarter level of 1,025. Currently approximately 27% of these properties are listed for sale on the multiple listing service (MLS) as either bank owned or short sales. Banks continue to slowly release inventory and as a result, we are seeing multiple offers on available properties.

First time buyers still have until April 30, 2010 to take advantage of the \$8,000 federal tax credit as well as repeat buyers and the newly created \$6,500 credit. Call us if you would like more information.



Theis & associates
Your Real Estate Resource
www.TurlockHomeFinder.com

2009 YEAR-TO-DATE SALES SUMMARY

Jan - Nov Resale's as Reported By MetroList Services

Stanislaus County					Denair				
	2009	2008	% Change		2009	2008	% Change		
Homes Sold	8,676	7,336	18.27%	Homes Sold	108	60	80.00%		
Average				Average					
Price	\$ 147,922	\$ 204,889	-27.80%	Price	\$ 197,044	\$ 236,132	-16.55%		
Square Feet	1,704	1,739	-2.01%	Square Feet	1,750	1,715	2.04%		
Price/Sq. Ft.	\$ 86.81	\$ 117.82	-26.32%	Price/Sq. Ft.	\$ 112.60	\$ 137.69	-18.22%		
Days on Market	70	84	-16.67%	Days on Market	106	75	41.33%		
Median				Median					
Price	\$ 137,500	\$ 190,000	-27.63%	Price	\$ 194,500	\$ 189,950	2.40%		
Square Feet	1,514	1,546	-2.07%	Square Feet	1,650	1,558	5.91%		
Price/Sq. Ft.	\$ 90.82	\$ 122.90	-26.10%	Price/Sq. Ft.	\$ 117.88	\$ 121.92	-3.31%		
Days on Market	29	39	-25.64%	Days on Market	48	34	41.18%		
Turlock					Hilmar				
	2009	2008	% Change		2009	2008	% Change		
Homes Sold	888	835	6.35%	Homes Sold	43	48	-10.42%		
Average				Average					
Price	\$ 174,122	\$ 223,670	-22.15%	Price	\$ 272,065	\$ 283,532	-4.04%		
Square Feet	1,671	1,712	-2.39%	Square Feet	1,634	1,597	2.32%		
Price/Sq. Ft.	\$ 104.20	\$ 130.65	-20.24%	Price/Sq. Ft.	\$ 166.50	\$ 177.54	-6.22%		
Days on Market	67	80	-16.25%	Days on Market	87	107	-18.69%		
Median				Median					
Price	\$ 160,000	\$ 216,000	-25.93%	Price	\$ 180,000	\$ 239,500	-24.84%		
Square Feet	1,505	1,555	-3.22%	Square Feet	1,504	1,494	0.67%		
Price/Sq. Ft.	\$ 106.31	\$ 138.91	-23.46%	Price/Sq. Ft.	\$ 119.68	\$ 160.31	-25.34%		
Days on Market	28	35	-20.00%	Days on Market	28	73	-61.64%		
Modesto					Patterson				
	2009	2008	% Change		2009	2008	% Change		
Homes Sold	3,363	2,961	13.58%	Homes Sold	873	624	39.90%		
Average				Average					
Price	\$ 134,900	\$ 190,444	-29.17%	Price	\$ 151,020	\$ 208,935	-27.72%		
Square Feet	1,553	1,603	-3.12%	Square Feet	2,368	2,352	0.68%		
Price/Sq. Ft.	\$ 86.86	\$ 118.80	-26.88%	Price/Sq. Ft.	\$ 63.78	\$ 88.83	-28.21%		
Days on Market	66	83	-20.48%	Days on Market	79	88	-10.23%		
Median				Median					
Price	\$ 120,000	\$ 175,000	-31.43%	Price	\$ 150,500	\$ 204,900	-26.55%		
Square Feet	1,394	1,432	-2.65%	Square Feet	2,363	2,314	2.12%		
Price/Sq. Ft.	\$ 86.08	\$ 122.21	-29.56%	Price/Sq. Ft.	\$ 63.69	\$ 88.55	-28.07%		
Days on Market	26	37	-29.73%	Days on Market	42	39	7.69%		