

## 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.



**Jim Theis** (209)-988-2240

[jim@turlockhomefinder.com](mailto:jim@turlockhomefinder.com)

**Marcus Theis** (209)-499-8359

[marcus@turlockhomefinder.com](mailto:marcus@turlockhomefinder.com)

### MARKET PRICES STABILIZING...

Sales volume continued strong with over all transactions in Stanislaus County up 40.15% versus last year with 77.2% of all sales being bank owned properties. Turlock reported 66.4% of sales as bank owned, while Patterson topped the list at 88.3%. Median price per square foot reflected the impact of distressed properties with Turlock at \$104.99 versus Patterson's \$63.91 level.

As we move into the 4th Quarter, the number of active listings in Turlock has dropped below 200 and now stand at 2.2 months inventory on hand. A total of 1,005 Turlock properties are in some stage of foreclosure, which is virtually unchanged from the 2nd Quarter level of 1,016. Currently approximately 30% 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 December 1, 2009 (must close escrow) to take advantage of the \$8,000 federal tax credit. You do not have to wait until you file your 2009 tax return - you can file an amended 2008 return and receive your credit this year. Call us if you would like more information.



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[www.TurlockHomeFinder.com](http://www.TurlockHomeFinder.com)

## 2009 YEAR-TO-DATE SALES SUMMARY

Jan - Aug Resale's as Reported By MetroList Services

Stanislaus County	2009	2008	% Change	Denair	2009	2008	% Change
Homes Sold	6,486	4,628	40.15%	Homes Sold	74	33	124.24%
<b>Average</b>				<b>Average</b>			
Price	\$ 146,464	\$ 221,466	-33.87%	Price	\$ 197,595	\$ 238,942	-17.30%
Square Feet	1,699	1,777	-4.39%	Square Feet	1,719	1,727	-0.46%
Price/Sq. Ft.	\$ 86.21	\$ 124.63	-30.83%	Price/Sq. Ft.	\$ 114.95	\$ 138.36	-16.92%
Days on Market	76	91	-16.48%	Days on Market	110	98	12.24%
<b>Median</b>				<b>Median</b>			
Price	\$ 135,000	\$ 207,450	-34.92%	Price	\$ 200,500	\$ 190,000	5.53%
Square Feet	1,510	1,594	-5.27%	Square Feet	1,710	1,583	8.02%
Price/Sq. Ft.	\$ 89.40	\$ 130.14	-31.30%	Price/Sq. Ft.	\$ 117.25	\$ 120.03	-2.31%
Days on Market	35	44	-20.45%	Days on Market	56	53	5.66%
<b>Turlock</b>	<b>2009</b>	<b>2008</b>	<b>% Change</b>	<b>Hilmar</b>	<b>2009</b>	<b>2008</b>	<b>% Change</b>
Homes Sold	646	529	22.12%	Homes Sold	32	39	-17.95%
<b>Average</b>				<b>Average</b>			
Price	\$ 175,297	\$ 237,693	-26.25%	Price	\$ 297,302	\$ 296,253	0.35%
Square Feet	1,682	1,742	-3.44%	Square Feet	1,660	1,672	-0.72%
Price/Sq. Ft.	\$ 104.22	\$ 136.45	-23.62%	Price/Sq. Ft.	\$ 179.10	\$ 177.18	1.08%
Days on Market	71	89	-20.22%	Days on Market	104	114	-8.77%
<b>Median</b>				<b>Median</b>			
Price	\$ 158,635	\$ 230,000	-31.03%	Price	\$ 190,250	\$ 240,000	-20.73%
Square Feet	1,511	1,605	-5.86%	Square Feet	1,456	1,632	-10.78%
Price/Sq. Ft.	\$ 104.99	\$ 143.30	-26.74%	Price/Sq. Ft.	\$ 130.67	\$ 147.06	-11.15%
Days on Market	35	40	-12.50%	Days on Market	38	70	-45.71%
<b>Modesto</b>	<b>2009</b>	<b>2008</b>	<b>% Change</b>	<b>Patterson</b>	<b>2009</b>	<b>2008</b>	<b>% Change</b>
Homes Sold	2,497	1,912	30.60%	Homes Sold	676	360	87.78%
<b>Average</b>				<b>Average</b>			
Price	\$ 133,009	\$ 205,197	-35.18%	Price	\$ 149,810	\$ 223,924	-33.10%
Square Feet	1,542	1,643	-6.15%	Square Feet	2,368	2,356	0.51%
Price/Sq. Ft.	\$ 86.26	\$ 124.89	-30.93%	Price/Sq. Ft.	\$ 63.26	\$ 95.04	-33.44%
Days on Market	71	88	-19.32%	Days on Market	87	97	-10.31%
<b>Median</b>				<b>Median</b>			
Price	\$ 116,000	\$ 190,000	-38.95%	Price	\$ 150,000	\$ 220,000	-31.82%
Square Feet	1,374	1,452	-5.37%	Square Feet	2,347	2,317	1.29%
Price/Sq. Ft.	\$ 84.43	\$ 130.85	-35.48%	Price/Sq. Ft.	\$ 63.91	\$ 94.95	-32.69%
Days on Market	31	42	-26.19%	Days on Market	51	48	6.25%