



**Tuolumne County Association of Realtors®**

“The Voice of Real Estate for Tuolumne County”

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**MLS Residential Sales Summary 04/01/2018 – 06/30/2018**

| SALES INFORMATION              | 2018 QTR 2             | % Total        | 2017 QTR 2  | % Total | % Change |
|--------------------------------|------------------------|----------------|-------------|---------|----------|
| Median Sales Price             | \$280,000              |                | \$270,725   |         | 3%       |
| Average Sales Price            | \$314,427              |                | \$304,201   |         | 3%       |
| Days on Market Average         | 114                    |                | 137         |         | -17%     |
| Total Sales                    | 531                    |                | 494         |         | 7%       |
| Private Sales                  | 506                    | 95%            | 464         | 94%     | 9%       |
| REO Sales                      | 22                     | 4%             | 24          | 5%      | -8%      |
| Short Sales                    | 3                      | 1%             | 6           | 1%      | -50%     |
| Sales @ 200k & Below           | 95                     | 18%            | 106         | 21%     | -10%     |
| Sales @ 175k & Below           | 50                     | 9%             | 61          | 12%     | -18%     |
| High Sales Price               | \$1,020,000            |                | \$2,150,000 |         | -53%     |
| Low Sales Price                | \$60,000               |                | \$31,000    |         | 94%      |
|                                |                        |                |             |         |          |
| <b>CURRENT ACTIVE LISTINGS</b> | <b>As of 7/13/2018</b> | <b>% Total</b> |             |         |          |
| Median List Price              | \$349,000              |                |             |         |          |
| Average List Price             | \$409,600              |                |             |         |          |
| Total Active Listings          | 490                    |                |             |         |          |
| Private Listings               | 482                    | 98%            |             |         |          |
| REO Listings                   | 5                      | 1%             |             |         |          |
| Short Sale Listings            | 3                      | 1%             |             |         |          |
| Listings @ 200k & Below        | 44                     | 9%             |             |         |          |
| Listings @ 175k & Below        | 20                     | 4%             |             |         |          |
| High List Price                | \$2,900,000            |                |             |         |          |
| Low List Price                 | \$99,000               |                |             |         |          |

**Comments:** The average rate of 88.5 sales per month indicates approximately 5.5 months of inventory with 490 active listings on 7/13/2018.

**Notes:** Numbers are rounded to the nearest hundredth. Sold Listings data may reflect updates since the last statistical report due to additional reporting of sales during the course of a quarter or year.

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