



Tuolumne County Association of Realtors®

“The Voice of Real Estate for Tuolumne County”

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MLS Residential Sales Summary 01/01/2018 – 12/31/2018

SALES INFORMATION	2018 QTR 4	% Total	2017 QTR 4	% Total	% Change
Median Sales Price	\$289,000		\$270,225		7%
Average Sales Price	\$324,344		\$300,406		8%
Days on Market Average	108		125		-14%
Total Sales	1050		1088		-3%
Private Sales	1011	96%	1026	94%	-1%
REO Sales	34	3%	51	5%	-33%
Short Sales	5	0%	11	1%	-55%
Sales @ 200k & Below	165	16%	228	21%	-28%
Sales @ 175k & Below	89	8%	131	12%	-32%
High Sales Price	\$1,410,000		\$2,150,000		-34%
Low Sales Price	\$60,000		\$31,000		94%
CURRENT ACTIVE LISTINGS	As of 1/7/2019	% Total			
Median List Price	\$346,000				
Average List Price	\$414,091				
Total Active Listings	333				
Private Listings	324	97%			
REO Listings	7	2%			
Short Sale Listings	2	1%			
Listings @ 200k & Below	26	8%			
Listings @ 175k & Below	11	3%			
High List Price	\$1,499,888				
Low List Price	\$139,000				

Comments: The average rate of 87.5 sales per month indicates approximately 3.8 months of inventory with 333 active listings as of 1/7/19.

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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