



Tuolumne County Association of Realtors®

“The Voice of Real Estate for Tuolumne County”

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MLS Residential Sales Summary 01/01/2020 – 3/31/2020

SALES INFORMATION	2020 QTR 1	% Total	2019 QTR 1	% Total	% Change
Median Sales Price	\$295,000		\$300,000		-2%
Average Sales Price	\$322,314		\$340,098		-5%
Days on Market Average	138		148		-7%
Total Sales	205		174		18%
Private Sales	203	99%	168	97%	21%
REO Sales	2	1%	5	3%	-60%
Short Sales	0	0%	1	1%	-100%
Sales @ 200k & Below	30	15%	29	17%	3%
Sales @ 175k & Below	18	9%	16	9%	13%
High Sales Price	\$1,130,000		\$1,350,000		-16%
Low Sales Price	\$120,000		\$60,000		100%
CURRENT ACTIVE LISTINGS	As of 4/8/2020	% Total			
Median List Price	\$329,450				
Average List Price	\$394,191				
Total Active Listings	364				
Private Listings	356	98%			
REO Listings	7	2%			
Short Sale Listings	1	0%			
Listings @ 200k & Below	33	9%			
Listings @ 175k & Below	13	4%			
High List Price	\$1,999,950				
Low List Price	\$119,000				

Comments: The average rate of 68.33 sales per month indicates approximately 5.32 months of inventory with 364 active listings as of 4/8/2020.

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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