



Tuolumne County Association of Realtors®

“The Voice of Real Estate for Tuolumne County”

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MLS Residential Sales Summary 01/01/2020 – 12/31/2020

SALES INFORMATION	2020 QTR 4	% Total	2019 QTR 4	% Total	% Change
Median Sales Price	\$315,000		\$290,000		9%
Average Sales Price	\$346,077		\$324,151		7%
Days on Market Average	117		117		0%
Total Sales	1280		925		38%
Private Sales	1252	98%	900	97%	39%
REO Sales	25	2%	22	2%	14%
Short Sales	3	0%	3	0%	0%
Sales @ 200k & Below	126	10%	153	17%	-18%
Sales @ 175k & Below	75	6%	84	9%	-11%
High Sales Price	\$1,350,000		\$1,350,000		0%
Low Sales Price	\$65,100		\$60,000		9%
CURRENT ACTIVE LISTINGS	As of 1/8/2021	% Total			
Median List Price	\$399,000				
Average List Price	\$477,098				
Total Active Listings	205				
Private Listings	204	100%			
REO Listings	0	0%			
Short Sale Listings	1	0%			
Listings @ 200k & Below	13	6%			
Listings @ 175k & Below	5	2%			
High List Price	\$3,000,000				
Low List Price	\$149,000				

Comments: The average rate of 106.66 sales per month indicates approximately 1.92 months of inventory with 205 active listings as of 1/8/2021.

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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