



Tuolumne County Association of Realtors®

“The Voice of Real Estate for Tuolumne County”

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MLS Residential Sales Summary 01/01/2021 – 06/30/2021

SALES INFORMATION	2021 QTR 2	% Total	2020 QTR 2	% Total	% Change
Median Sales Price	\$360,000		\$295,000		22%
Average Sales Price	\$401,798		\$327,256		23%
Days on Market Average	83		132		-37%
Total Sales	653		436		50%
Private Sales	638	98%	429	98%	49%
REO Sales	13	2%	7	2%	86%
Short Sales	2	0%	0	0%	0%
Sales @ 200k & Below	41	6%	56	13%	-27%
Sales @ 175k & Below	27	4%	32	7%	-16%
High Sales Price	\$1,760,000		\$1,130,000		56%
Low Sales Price	\$105,000		\$65,100		61%
CURRENT ACTIVE LISTINGS	As of 7/12/2021	% Total			
Median List Price	\$449,000				
Average List Price	\$510,026				
Total Active Listings	276				
Private Listings	275	100%			
REO Listings	0	0%			
Short Sale Listings	1	0%			
Listings @ 200k & Below	5	2%			
Listings @ 175k & Below	3	1%			
High List Price	\$1,400,000				
Low List Price	\$130,000				

Comments: The average rate of 108.8 sales per month indicates approximately 2.5 months of inventory with 276 active listings as of 7/12/2021.

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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