



Tuolumne County Association of Realtors®

“The Voice of Real Estate for Tuolumne County”

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MLS Residential Sales Summary 01/01/2021 – 12/31/2021

SALES INFORMATION	2021 QTR 4	% Total	2020 QTR 4	% Total	% Change
Median Sales Price	\$375,000		\$315,000		19%
Average Sales Price	\$421,792		\$346,077		22%
Days on Market Average	77		117		-34%
Total Sales	1354		1280		6%
Private Sales	1334	99%	1252	98%	7%
REO Sales	18	1%	25	2%	-28%
Short Sales	2	0%	3	0%	-33%
Sales @ 500k & Below	1046	77%	1119	87%	-7%
Sales @ 300k & Below	322	24%	593	46%	-46%
Sales @ 200k & Below	58	4%	126	10%	-54%
Sales @ 175k & Below	36	3%	75	6%	-52%
High Sales Price	\$2,200,000		\$1,350,000		63%
Low Sales Price	\$90,000		\$65,100		38%
CURRENT ACTIVE LISTINGS	As of 1/12/2022	% Total			
Median List Price	\$479,450				
Average List Price	\$588,967				
Total Active Listings	154				
Private Listings	154	100%			
REO Listings	0	0%			
Short Sale Listings	0	0%			
Listings @ 500k & Below	88	57%			
Listings @ 300k & Below	21	14%			
Listings @ 200k & Below	0	0%			
Listings @ 175k & Below	0	0%			
High List Price	\$3,200,000				
Low List Price	\$205,000				

Comments: The average rate of 112.83 sales per month indicates approximately 1.36 months of inventory with 154 active listings as of 1/12/2022.

Contact information for questions:

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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.