



Tuolumne County Association of Realtors®

“The Voice of Real Estate for Tuolumne County”

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MLS Residential Sales Summary 01/01/2022 – 06/30/2022

SALES INFORMATION	2022 QTR 2	% Total	2021 QTR 2	% Total	% Change
Median Sales Price	\$430,500		\$360,000		20%
Average Sales Price	\$481,349		\$401,798		20%
Days on Market Average	74		83		-11%
Total Sales	550		653		-16%
Private Sales	548	100%	638	98%	-14%
REO Sales	2	0%	13	2%	-85%
Short Sales	0	0%	2	0%	-100%
Sales @ 500k & Below	384	70%	527	81%	-27%
Sales @ 300k & Below	70	13%	179	27%	-61%
Sales @ 200k & Below	10	2%	41	6%	-76%
Sales @ 175k & Below	3	1%	27	4%	-89%
High Sales Price	\$2,500,000		\$1,760,000		42%
Low Sales Price	\$83,000		\$105,000		-21%
CURRENT ACTIVE LISTINGS	As of 7/7/2022	% Total			
Median List Price	\$459,000				
Average List Price	\$563,331				
Total Active Listings	327				
Private Listings	325	99%			
REO Listings	2	1%			
Short Sale Listings	0	0%			
Listings @ 500k & Below	198	61%			
Listings @ 300k & Below	35	11%			
Listings @ 200k & Below	8	2%			
Listings @ 175k & Below	1	0%			
High List Price	\$3,900,000				
Low List Price	\$175,000				

Comments: The average rate of 91.66 sales per month indicates approximately 3.56 months of inventory with 327 active listings as of 7/7/2022.

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.