



Tuolumne County Association of Realtors®
“The Voice of Real Estate for Tuolumne County”

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MLS Residential Sales Summary 01/01/2022 – 12/31/2022

| SALES INFORMATION | 2022 QTR 4 | % Total | 2021 QTR 4 | % Total | % Change |
|--------------------------------|-----------------------|----------------|-------------|---------|----------|
| Median Sales Price | \$415,000 | | \$375,000 | | 11% |
| Average Sales Price | \$461,089 | | \$421,792 | | 9% |
| Days on Market Average | 75 | | 77 | | -3% |
| Total Sales | 990 | | 1354 | | -27% |
| Private Sales | 982 | 99% | 1354 | 100% | -27% |
| REO Sales | 8 | 1% | 18 | 1% | -56% |
| Short Sales | 0 | 0% | 2 | 0% | -100% |
| Sales @ 500k & Below | 717 | 72% | 1046 | 77% | -31% |
| Sales @ 300k & Below | 164 | 17% | 322 | 24% | -49% |
| Sales @ 200k & Below | 25 | 3% | 58 | 4% | -57% |
| Sales @ 175k & Below | 14 | 1% | 36 | 3% | -61% |
| High Sales Price | \$2,500,000 | | \$2,200,000 | | 14% |
| Low Sales Price | \$83,000 | | \$90,000 | | -8% |
| | | | | | |
| CURRENT ACTIVE LISTINGS | As of 1/9/2023 | % Total | | | |
| Median List Price | \$429,000 | | | | |
| Average List Price | \$532,919 | | | | |
| Total Active Listings | 217 | | | | |
| Private Listings | 211 | 97% | | | |
| REO Listings | 6 | 3% | | | |
| Short Sale Listings | 0 | 0% | | | |
| Listings @ 500k & Below | 138 | 64% | | | |
| Listings @ 300k & Below | 34 | 16% | | | |
| Listings @ 200k & Below | 5 | 2% | | | |
| Listings @ 175k & Below | 3 | 1% | | | |
| High List Price | \$3,900,000 | | | | |
| Low List Price | \$1 | | | | |

Comments: The average rate of 82.5 sales per month indicates approximately 2.63 months of inventory with 217 active listings as of 1/9/2023.

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.