



**Tuolumne County Association of
REALTORS®**
 “The Voice of Real Estate for Tuolumne County”
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MLS Residential Sales Summary 01/01/2023 – 3/31/2023

SALES INFORMATION	2023 QTR 1	% Total	2022 QTR 1	% Total	% Change
Median Sales Price	\$374,000		\$422,450		-11%
Average Sales Price	\$392,175		\$465,264		-16%
Days on Market Average	107		91		18%
Total Sales	133		238		-44%
Private Sales	128	96%	236	99%	-46%
REO Sales	5	4%	2	1%	150%
Short Sales	0	0%	0	0%	0%
Sales @ \$500k & below	108	81%	170	71%	-36%
Sales @ \$300k & below	29	22%	39	16%	-26%
Sales @ \$200k & below	6	5%	5	2%	20%
Sales @ \$175k & below	5	4%	2	1%	150%
High Sales Price	\$835,000		\$1,950,000		-57%
Low Sales Price	\$57,001		\$83,000		-31%
CURRENT ACTIVE LISTINGS	As of 4/13/2023	% Total			
Median List Price	\$459,000				
Average List Price	\$556,313				
Total Active Listings	163				
Private Listings	162	99%			
REO Listings	1	1%			
Short Sale Listings	0	0%			
Listings @ \$500k & below	97	60%			
Listings @ \$300k & below	21	13%			
Listings @ \$200k & below	5	3%			
Listings @ \$175k & below	3	2%			
High List Price	\$3,900,000				
Low List Price	\$125,000				

Comments: The average rate of 44.3 sales per month indicates approximately 3.67 months of inventory with 163 active listings as of 4/13/2023.

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.