



**Tuolumne County Association of
REALTORS®**
 “The Voice of Real Estate for Tuolumne County”
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MLS Residential Sales Summary 01/01/2023 – 06/30/2023

SALES INFORMATION	2023 QTR 2	% Total	2022 QTR 2	% Total	% Change
Median Sales Price	\$395,000		\$430,500		-8%
Average Sales Price	\$425,329		\$481,349		-12%
Days on Market Average	104		74		41%
Total Sales	319		550		-42%
Private Sales	309	97%	548	100%	-44%
REO Sales	10	3%	2	0%	400%
Short Sales	0	0%	0	0%	0%
Sales @ 500k & below	238	75%	384	70%	-38%
Sales @ 300k & below	67	21%	70	13%	-4%
Sales @ 200k & below	14	4%	10	2%	40%
Sales @ 175k & below	9	3%	3	1%	200%
High Sales Price	\$1,625,000		\$2,500,000		-35%
Low Sales Price	\$57,001		\$83,000		-31%
CURRENT ACTIVE LISTINGS	As of 7/12/2023	% Total			
Median List Price	\$478,500				
Average List Price	\$542,661				
Total Active Listings	290				
Private Listings	290	100%			
REO Listings	0	0%			
Short Sale Listings	0	0%			
Listings @ 500k & below	163	56%			
Listings @ 300k & below	29	10%			
Listings @ 200k & below	2	1%			
Listings @ 175k & below	2	1%			
High List Price	\$1,650,000				
Low List Price	\$125,000				

Comments: The average rate of 53.17 sales per month indicates approximately 5.45 months of inventory with 290 active listings as of 7/12/2023.

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.