



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

14195 Tuolumne Road  
 Sonora, California 95370  
 Phone: 209.532.3432 Fax: 209.533.9418  
 www.TCRealtors.org



**MLS Residential Sales Summary 01/01/2024 – 03/31/2024**

| SALES INFORMATION              | 2024 QTR 1            | % Total        | 2023 QTR 1 | % Total | % Change |
|--------------------------------|-----------------------|----------------|------------|---------|----------|
| Median Sales Price             | \$400,000             |                | \$374,000  |         | 7%       |
| Average Sales Price            | \$445,336             |                | \$392,803  |         | 13%      |
| Days on Market Average         | 119                   |                | 107        |         | 11%      |
| Total Sales                    | 145                   |                | 133        |         | 9%       |
| Private Sales                  | 141                   | 97%            | 128        | 96%     | 10%      |
| REO Sales                      | 4                     | 3%             | 5          | 4%      | -20%     |
| Short Sales                    | 0                     | 0%             | 0          | 0%      | 0%       |
| Sales @ 500k & below           | 106                   | 73%            | 107        | 80%     | -1%      |
| Sales @ 300k & below           | 37                    | 25%            | 29         | 22%     | 24%      |
| Sales @ 200k & below           | 9                     | 6%             | 6          | 5%      | 50%      |
| Sales @ 175k & below           | 6                     | 4%             | 5          | 4%      | 20%      |
| High Sales Price               | \$1,365,000           |                | \$835,000  |         | 63%      |
| Low Sales Price                | \$90,000              |                | \$57,001   |         | 58%      |
|                                |                       |                |            |         |          |
| <b>CURRENT ACTIVE LISTINGS</b> | <b>As of 4/8/2024</b> | <b>% Total</b> |            |         |          |
| Median List Price              | \$437,000             |                |            |         |          |
| Average List Price             | \$542,345             |                |            |         |          |
| Total Active Listings          | 236                   |                |            |         |          |
| Private Listings               | 232                   | 98%            |            |         |          |
| REO Listings                   | 4                     | 2%             |            |         |          |
| Short Sale Listings            | 0                     | 0%             |            |         |          |
| Listings @ 500k & below        | 143                   | 61%            |            |         |          |
| Listings @ 300k & below        | 34                    | 14%            |            |         |          |
| Listings @ 200k & below        | 7                     | 3%             |            |         |          |
| Listings @ 175k & below        | 4                     | 1%             |            |         |          |
| High List Price                | \$3,475,000           |                |            |         |          |
| Low List Price                 | \$1                   |                |            |         |          |

**Comments: The average rate of 48.33 sales per month indicates approximately 4.88 months of inventory with 236 active listings as of 4/8/2024.**

**Contact information for questions:**

Alison Daniels, T.C.A.R. Chair Local Government Relations (209) 559-0996, Alison.Daniels.C21@gmail.com  
 Brad Crawford, T.C.A.R. 2024 Association President (209) 614-5752, brad@bradrcrawford.com  
 Kathie Burby, (209) 728-5554, kathieburby@yahoo.com  
 Ron D. Kopf, T.C.A.R. Government Affairs Director (209) 743-6193, rondkopf@aol.com  
 Shauna Love, T.C.A.R. Association Executive (209) 532-3432, shauna@tcrealtors.org  
 Ashley Baxter, T.C.A.R. Director of MLS Operations (209) 532-3432, ashley@tcrealtors.org

**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.