



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

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MLS Residential Sales Summary 01/01/2023 – 09/30/2023

SALES INFORMATION	2023 QTR 3	% Total	2022 QTR 3	% Total	% Change
Median Sales Price	\$400,000		\$425,000		-6%
Average Sales Price	\$441,402		\$472,569		-7%
Days on Market Average	93		72		29%
Total Sales	555		815		-32%
Private Sales	544	98%	809	99%	-33%
REO Sales	11	2%	6	1%	83%
Short Sales	0	0%	0	0%	0%
Sales @ 500k & below	411	74%	577	71%	-29%
Sales @ 300k & below	109	20%	115	14%	-5%
Sales @ 200k & below	21	4%	17	2%	24%
Sales @ 175k & below	14	3%	7	1%	100%
High Sales Price	\$1,700,000		\$2,500,000		-32%
Low Sales Price	\$57,001		\$83,000		-31%
CURRENT ACTIVE LISTINGS	As of 10/12/2023	% Total			
Median List Price	\$425,000				
Average List Price	\$489,605				
Total Active Listings	323				
Private Listings	321	99%			
REO Listings	2	1%			
Short Sale Listings	0	0%			
Listings @ 500k & below	215	67%			
Listings @ 300k & below	56	17%			
Listings @ 200k & below	10	3%			
Listings @ 175k & below	6	2%			
High List Price	\$2,000,000				
Low List Price	\$89,900				

Comments: The average rate of 61.67 sales per month indicates approximately 5.23 months of inventory with 323 active listings as of 10/12/2023.

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.