



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

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MLS Residential Sales Summary 01/01/2023 – 12/31/2023

SALES INFORMATION	2023 QTR 4	% Total	2022 QTR 4	% Total	% Change
Median Sales Price	\$400,000		\$415,000		-4%
Average Sales Price	\$441,254		\$461,133		-4%
Days on Market Average	91		75		21%
Total Sales	727		995		-27%
Private Sales	714	98%	987	99%	-28%
REO Sales	13	2%	8	1%	63%
Short Sales	0	0%	0	0%	0%
Sales @ 500k & below	539	74%	721	72%	-25%
Sales @ 300k & below	144	20%	164	16%	-12%
Sales @ 200k & below	29	4%	26	3%	12%
Sales @ 175k & below	19	3%	14	1%	36%
High Sales Price	\$2,575,000		\$2,500,000		3%
Low Sales Price	\$57,001		\$83,000		-31%
CURRENT ACTIVE LISTINGS	As of 1/9/2024	% Total			
Median List Price	\$439,000				
Average List Price	\$507,829				
Total Active Listings	216				
Private Listings	214	99%			
REO Listings	2	1%			
Short Sale Listings	0	0%			
Listings @ 500k & below	134	62%			
Listings @ 300k & below	41	19%			
Listings @ 200k & below	7	3%			
Listings @ 175k & below	6	3%			
High List Price	\$1,500,000				
Low List Price	\$99,999				

Comments: The average rate of 60.58 sales per month indicates approximately 3.56 months of inventory with 216 active listings as of 1/9/2024.

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.