

# MAMMOTH LAKES REAL ESTATE MARKET REVIEW – November 2019

There are several different data points to review when analyzing the current market including median price, days on market and total inventory sold. Below is a snapshot of the last several years transactions closed and current inventory.

<b>CONDOS</b>	Thru 10/31 2019	2018	2017	2016	2015	2014	2013	2012
Median* Sold Price	\$457,500	\$402,500	\$349,900	\$299,750	\$305,000	\$292,500	\$265,000	\$244,000
Median* Days on Market	82	69	70	117	113	89	105	123
<b>Total Condos SOLD</b>	316	348	407	304	271	259	345	299

Through October 2019, condo prices are up 12% over year-end 2018. The trend indicates roughly 9% more condos will sell in 2019 and those that do sell are taking 16% longer to sell than in 2018.

<b>SINGLE FAMILY HOMES</b>	Thru 10/31 2019	2018	2017	2016	2015	2014	2013	2012
Median* Sold Price	\$767,625	\$890,000	\$750,000	\$682,500	\$694,400	\$619,000	\$580,000	\$575,000
Median* Days on Market	94	113	131	132	165	145	103	181
<b>Total SFH SOLD</b>	87	87	95	98	91	85	90	91

Through October 2019, single family home prices are down approximately 14% from year-end 2018. The trend for 2019 indicates roughly 16% more single family homes will sell in 2019 as in 2018. Those that do sell are selling approximately 27% faster than in 2018.

The current inventory provides an indication of potential activity. Below is a snapshot of current listings:

<b>CURRENTLY LISTED</b>	<b>Condos</b>	<b>Single Family Homes</b>
Median* Price	\$425,000 ↑UP from \$409,900 in Oct	\$989,499 ↑UP from \$975,000 Oct
Median* Days on Market	103 ↑UP from 82 in October	118 ↑UP from 98 in October
Total** Available Nov 1	84 ↓DOWN from 103 in October	66 ↑UP 65 in October

\*Median Price = is the middle value for a range of values and is a good indicator to use when there is significant data. It minimizes the impact of unusually high or low values and gives a better perspective of the big picture.

\*\*Total Available excludes properties currently under contract.



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