

MAMMOTH LAKES REAL ESTATE MARKET REVIEW – Thru 09/30/2020

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 seven years transactions closed and current inventory.

Condos	Thru 09/30 2020	2019	2018	2017	2016	2015	2014	2013	2012
Median* Sold Price	\$480,000	\$450,000	\$402,500	\$349,900	\$299,750	\$305,000	\$292,500	\$265,000	\$244,000
Median* Days on Market	70	84	69	70	117	113	89	105	123
Total Condos SOLD	272	387	348	407	304	271	259	345	299

After the slow-down in March through May, the data is now reflecting the increase in activity over the last four months. Through September 2020, the median condo price is up nearly 7% over 2019. If we annualize YTD 2020 condos sold, we are on track to sell 7% fewer condos than in 2019. Condos are selling a 20% faster than in 2019 (down 14 days).

Single-Family Homes	Thru 09/30 2020	2019	2018	2017	2016	2015	2014	2013	2012
Median* Sold Price	\$815,000	\$767,625	\$890,000	\$750,000	\$682,500	\$694,400	\$619,000	\$580,000	\$575,000
Median* Days on Market	92	113	113	131	132	165	145	103	181
Total SFH SOLD	85	94	87	95	98	91	85	90	91

Through September 2020, the median price of single-family homes sold is up 6% over 2019. Annualizing YTD 2020 single family homes sold, we are on track to sell 20% more in 2020 as compared to 2019. Single family homes are also selling 22% more quickly in 2020 than 2019 (down 21 days).

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

CURRENTLY LISTED	Condos	Single Family Homes
Median* Price	\$417,500 ↓DOWN from \$445,000 Sept	\$1,198,000 ↓DOWN from \$1,295,000 in Sept
Median* Days on Market	45 ↑UP from 39 in Sept	39 ↓DOWN from 60 in Sept
Total Available on Sept 1 **	42 ↓DOWN from 65 Sept	33 Same as Sept

*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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