

# MAMMOTH LAKES REAL ESTATE MARKET REVIEW – Thru 10/31/2020

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 10/30 2020	2019	2018	2017	2016	2015	2014	2013	2012
Median* Sold Price	\$487,500	\$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
<b>Total Condos SOLD</b>	352	387	348	407	304	271	259	345	299

Through October 2020, the median condo price is up 8% over 2019. If we annualize YTD 2020 condos sold, we are on track to sell 9% more condos than in 2019. Condos are selling 20% faster than in 2019 (down 14 days).

Single-Family Homes	Thru 10/30 2020	2019	2018	2017	2016	2015	2014	2013	2012
Median* Sold Price	\$839,999	\$767,625	\$890,000	\$750,000	\$682,500	\$694,400	\$619,000	\$580,000	\$575,000
Median* Days on Market	90	113	113	131	132	165	145	103	181
<b>Total SFH SOLD</b>	101	94	87	95	98	91	85	90	91

Through October 2020, the median price of single-family homes sold is up 9% over 2019. Annualizing YTD 2020 single family homes sold, we are on track to sell nearly 30% more in 2020 as compared to 2019. Single family homes are also selling 25% faster in 2020 than 2019 (down 23 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	\$474,500 ↑UP from \$417,500 Oct	\$1,749,000 ↑UP from \$1,198,000 in Oct
Median* Days on Market	37 ↓DOWN from 45 in Oct	64 ↑UP from 39 in Oct
Total Available on Nov 1 **	38 ↓DOWN from 42 Oct	28 ↓DOWN from 33 Oct

\*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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MAMMOTH VILLAGE  
PROPERTIES