

MAMMOTH LAKES REAL ESTATE MARKET REVIEW – Thru 11/30/2020

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 11/30 2020	2019	2018	2017	2016	2015	2014	2013	2012
Median* Sold Price	\$479,500	\$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
Total Condos SOLD	392	387	348	407	304	271	259	345	299

Through November 2020, the median condo price is up nearly 7% over 2019. If we annualize YTD 2020 condos sold, we are on track to sell 10% more condos than in 2019. Condos are selling 20% faster than in 2019 (down 14 days).

Single-Family Homes	Thru 11/30 2020	2019	2018	2017	2016	2015	2014	2013	2012
Median* Sold Price	\$875,000	\$767,625	\$890,000	\$750,000	\$682,500	\$694,400	\$619,000	\$580,000	\$575,000
Median* Days on Market	82	113	113	131	132	165	145	103	181
Total SFH SOLD	117	94	87	95	98	91	85	90	91

Through November 2020, the median price of single-family homes sold is up 14% over 2019. Annualizing YTD 2020 single family homes sold, we are on track to sell nearly 36% more in 2020 as compared to 2019. Single family homes are also selling 37% faster in 2020 than 2019 (down 31 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	\$455,900 ↓DOWN from \$474,500 Oct	\$2,349,000 ↑UP from \$1,749,000 in Oct
Median* Days on Market	36 ↓DOWN from 37 in Oct	77 ↑UP from 64 in Oct
Total Available on Dec 1 **	26 ↓DOWN from 38 Oct	19 ↓DOWN from 28 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