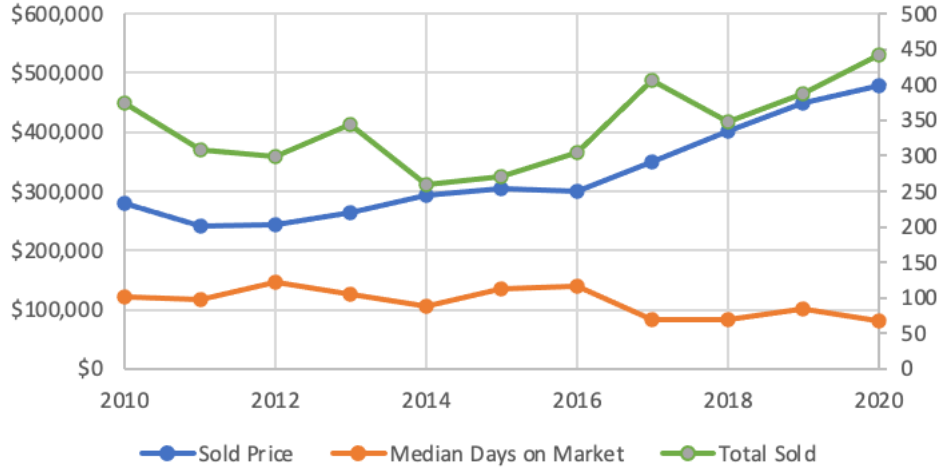


# MAMMOTH LAKES REAL ESTATE MARKET REVIEW

## CONDOS: YEAR END 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 ten years transactions closed and current inventory.

### Mammoth Lakes Condos SOLD



Condos	Thru 12/31 2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Median* Sold Price	\$475,000	\$450,000	\$402,500	\$349,900	\$299,750	\$305,000	\$292,500	\$265,000	\$244,000	\$242,000	\$280,000
Median* Days on Market	67	84	69	70	117	113	89	105	123	98	102
<b>Total Condos SOLD</b>	<b>442</b>	<b>387</b>	<b>348</b>	<b>407</b>	<b>304</b>	<b>271</b>	<b>259</b>	<b>345</b>	<b>299</b>	<b>309</b>	<b>375</b>

The median condo price is up nearly 6% in 2020 as compared to 2019. Approximately 14% more condos sold in 2020 and those sold 25% more quickly than in 2019 (down 18 days).

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

CURRENTLY LISTED	Condos
Median* Price	\$485,000 ↑UP from \$455,900 November
Median* Days on Market	18 ↓DOWN from 36 in November
Total Available on Dec 1 **	25 ↓DOWN from 26 November

\*Median Price = the middle value. A good indicator to use when there is significant data as 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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