

MAMMOTH LAKES REAL ESTATE MARKET REVIEW

CONDOS: Feb 2021

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.



Condos	Thru 2/1 2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Median* Sold Price	\$451,000	\$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	46	67	84	69	70	117	113	89	105	123	98	102
Total Condos SOLD	44	442	387	348	407	304	271	259	345	299	309	375

There is not yet enough data to identify 2021 trends. When comparing 2020 to 2019, the median condo price is up nearly 6%. 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		\$649,450 ↑UP from \$485,000 January
Median* Days on Market		9 ↓DOWN from 18 in January
Total Available on Feb 1 **		14 ↓DOWN from 25 January



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*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.