

MAMMOTH LAKES REAL ESTATE MARKET REVIEW

SINGLE FAMILY HOMES: March 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.

Mammoth Lakes Single Family Homes SOLD



| Single-Family Homes | Thru 3/1 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 | 2012 | 2011 | 2010 |
|-------------------------|---------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Median * Sold Price | \$1,500,000 | \$875,000 | \$767,625 | \$890,000 | \$750,000 | \$682,500 | \$694,400 | \$619,000 | \$580,000 | \$575,000 | \$560,000 | \$605,000 |
| Median * Days on Market | 107 | 82 | 113 | 113 | 131 | 132 | 165 | 145 | 103 | 181 | 120 | 94 |
| Total SFH SOLD | 21 | 133 | 94 | 87 | 95 | 98 | 91 | 85 | 90 | 91 | 75 | 77 |

There is not yet enough data to identify 2021 trends. When comparing 2020 to 2019, the median price of single family homes sold in 2020 is up 14%. Approximately 41% more SFH sold in 2020 and those sold 37% faster (down 31 days).

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

| CURRENTLY LISTED | Single Family Homes |
|-------------------------------|--|
| Median* Price | \$2,650,000 ↓ DOWN from \$2,975,000 in February |
| Median* Days on Market | 48 ↑ UP from 33 in February |
| Total Available on March 1 ** | 15 ↑ UP from 14 in February |



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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.