



Tuolumne County Association of Realtors®

“The Voice of Real Estate for Tuolumne County”

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MLS Residential Sales Summary 01/01/2026 – 03/31/2026

SALES INFORMATION	2026 QTR 1	% Total	2025 QTR 1	% Total	% Change
Median Sales Price	\$366,000		\$387,000		-5%
Average Sales Price	\$386,058		\$419,260		-8%
Days on Market Average	91		86		6%
Total Sales	171		162		6%
Private Sales	167	98%	154	95%	8%
REO Sales	4	2%	8	5%	-50%
Short Sales	0	0%	0	0%	0%
Sales @ 500k & below	142	83%	129	80%	10%
Sales @ 300k & below	41	24%	44	27%	-7%
Sales @ 200k & below	15	9%	4	2%	275%
Sales @ 175k & below	9	5%	2	1%	350%
High Sales Price	\$1,050,000		\$1,380,000		-24%
Low Sales Price	\$80,000		\$94,500		-15%
CURRENT ACTIVE LISTINGS	As of 4/14/2026	% Total			
Median List Price	\$429,450				
Average List Price	\$525,284				
Total Active Listings	392				
Private Listings	388	99%			
REO Listings	4	1%			
Short Sale Listings	0	0%			
Listings @ 500k & below	266	68%			
Listings @ 300k & below	73	19%			
Listings @ 200k & below	11	3%			
Listings @ 175k & below	5	1%			
High List Price	\$3,400,000				
Low List Price	\$95,000				

Comments: The average rate of 57 sales per month indicates approximately 6.877 months of inventory with 392 active listings as of 4/14/2026.

Contact information for questions:

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Notes: Numbers are rounded to the nearest hundredth. Sold Listings data may reflect updates since the last statistical report due to additional reporting of sales during the course of a quarter or year.