



Matthew Lehman  
REAL ESTATE

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# Mammoth Lakes Market Trends Report June 1st - 2018

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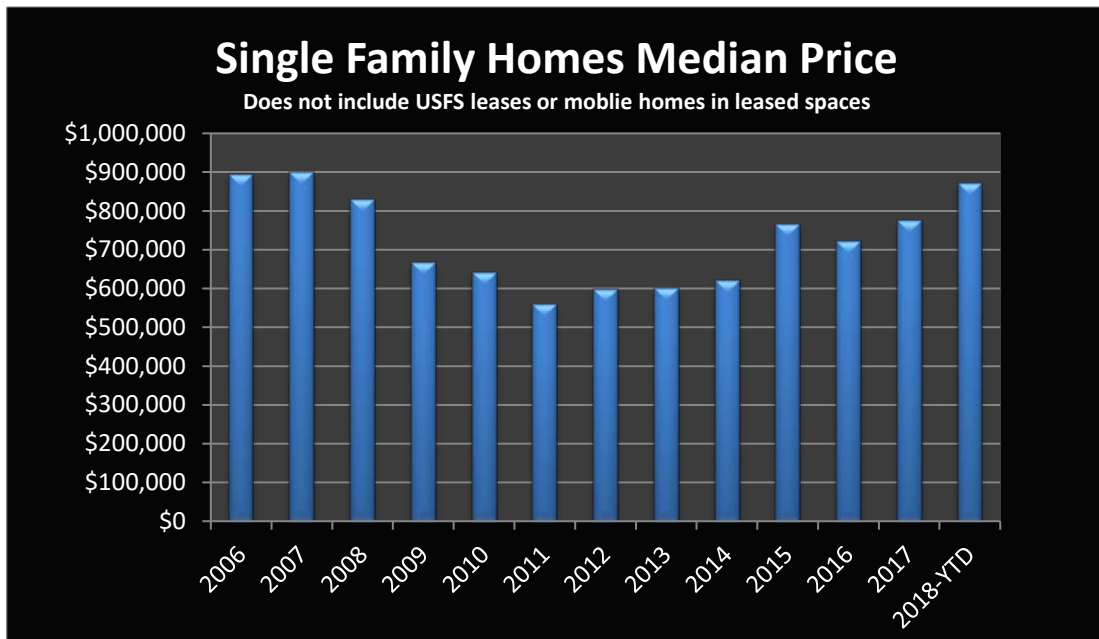
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## Single Family Homes

As of June 1<sup>st</sup>, 2018, the year-to-date median single-family home pricing reflected gains of 9.7% vs. 2017, this is a slight pull back from the 12.5% Year-to-Date gains observed last month. The median price for a single-family home in Mammoth Lakes, as of June 1<sup>st</sup>. 2018, is \$850,000; this is based off a total of 25 sales.

### Single-Family Residential History Mammoth Lakes

As of June 1, 2018				Avg.	% change
Year	#Sales	Average Price	Median Price	DOM	Median Price
2006	55	\$1,091,874	\$895,000	165	
2007	41	\$1,078,709	\$900,000	159	0.56%
2008	44	\$1,093,502	\$829,500	167	-7.83%
2009	60	\$827,788	\$667,250	180	-19.56%
2010	70	\$885,442	\$641,190	164	-3.91%
2011	72	\$671,627	\$560,000	169	-12.66%
2012	87	\$677,612	\$598,611	215	6.89%
2013	83	\$816,326	\$600,000	172	0.23%
2014	83	\$762,061	\$622,000	175	3.67%
2015	80	\$986,324	\$765,000	204	22.99%
2016	97	\$826,079	\$721,500	190	-5.69%
2017	89	\$936,500	\$775,000	186	7.42%
2018-YTD	25	\$927,000	\$850,000	187	9.68%



## Condominium Market

Year-to-date 2018, the condominium market is on par with the 27% increases observed in 2017. As of June 1<sup>st</sup>, 2018, Median prices for a condominium in Mammoth Lakes were \$390,000. This is based on a total of 141 sales. This median sales price is 11.46% above the median price observed for all of 2017.



1108 Pyramid Peak- The Lodges

Year	# Sales	Avg. Price	Median Price	Avg. DOM	% Chg. in Median Price
2006	374	\$661,703	\$560,000	97	
2007	278	\$651,157	\$540,700	100	-3.45%
2008	206	\$555,530	\$475,000	148	-12.15%
2009	295	\$387,292	\$325,000	162	-31.58%
2010	375	\$350,657	\$280,000	155	-13.85%
2011	306	\$300,799	\$242,000	98	-13.57%
2012	298	\$294,415	\$244,500	180	1.03%
2013	342	\$318,703	\$264,000	156	7.98%
2014	248	\$350,837	\$295,000	156	11.74%
2015	268	\$349,242	\$308,700	140	16.93%
2016	249	\$286,301	\$275,000	150	-10.92%
2017	406	\$394,579	\$349,900	118	27.24%
2018-YTD	141	\$447,000	\$390,000	83	11.46%



## Featured Listings



[1108 Pyramid Peak Drive](#) – Located in the Lodge condominium complex, this beautiful town home has 3 bedrooms with three ensuite bathrooms and a ½ bath off the living room. Quality construction with Views of the Sherwin Mountains and a two-car garage.

[626 Old Mammoth Road](#) - .43 Acres of Vacant Commercial Land available on Old Mammoth Road adjacent to the Stove Restaurant. This is the last remaining commercial parcel of land on Old Mammoth Road.



[Rock Creek Ranch](#) – 53 Acres of Vacant Land in the community of Paradise. Unobstructed views, 2 production wells in place (270 GPM), build 1-10 homes. Also watch our [Video of Rock Creek Ranch](#).

[4 Alpine Circle](#): Restaurant and Residential Duplex on .49 acres of land. Great investment opportunity located in the heart of Mammoth Lakes just off Main Street between the entrance of town and the Village at Mammoth.



[985 E. Mono Lake Dr. Mono City: \(Coming Soon\)](#): 3 Bedrooms, 2 bathrooms and a detached garage. Fenced and landscaped yards front and back. Backs to BLM land with beautiful views. \$299,000. Call Ashley (949) 648-9747.



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