

MAMMOTH LAKES MARKET TRENDS REPORT NOVEMBER 1ST - 2019

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Image from Lundy Canyon

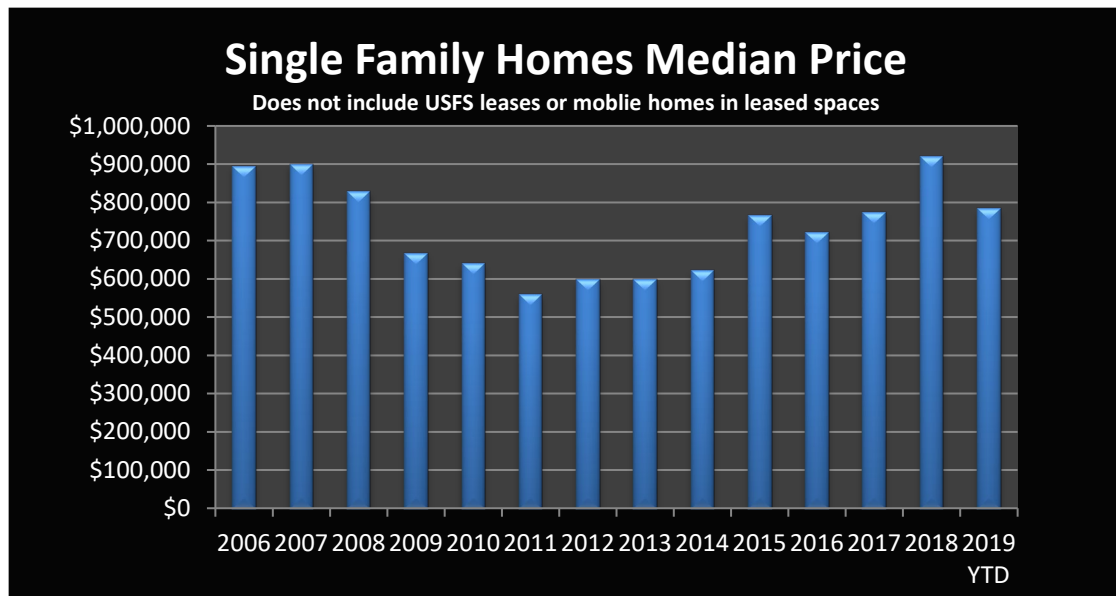
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Single Family Homes

As of November 1st, 2019, the year-to-date median single-family home price is down 14.7% vs. 2018. The median price for a single-family home in Mammoth Lakes, as of November 1st, 2019 was \$785,064; based off a total of 81 sales this year. The total Year-To-Date sales in Mammoth Lakes have already surpassed the total number of sales seen in all of 2018 (79 sales). While the median price in November is lower than 2018, the median price has been recovering from greater lows observed in recent months.

Single-Family Residential History Mammoth Lakes

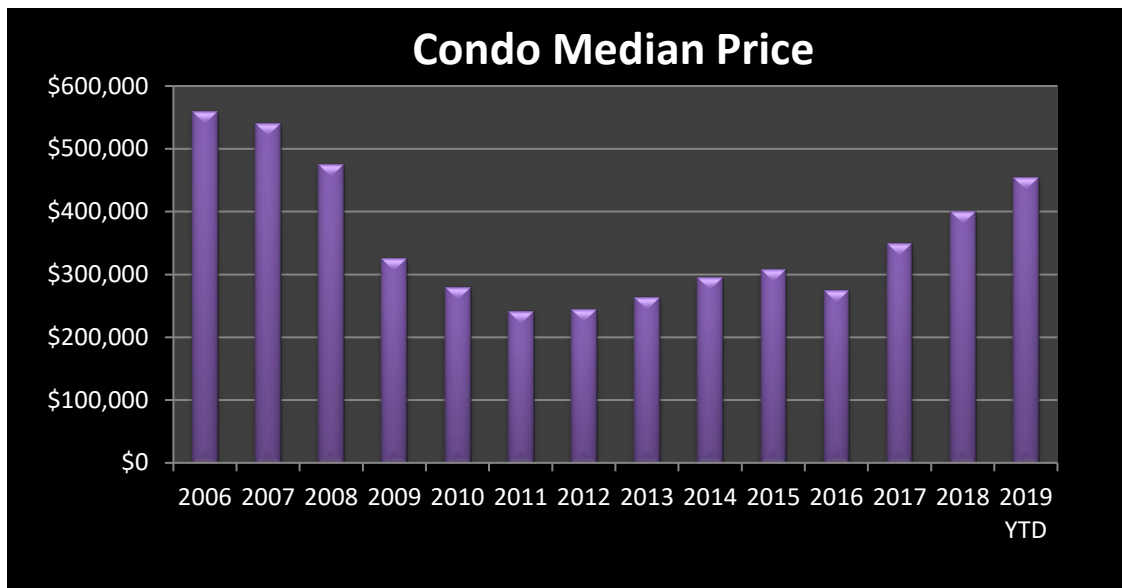
				Avg.	% change
Year	#Sales	Average Price	Median Price	DOM	Median Price
2006	55	\$1,091,874	\$895,000	165	
2007	41	\$1,078,709	\$900,000	159	0.56%
2008	44	\$1,093,502	\$829,500	167	-7.83%
2009	60	\$827,788	\$667,250	180	-19.56%
2010	70	\$885,442	\$641,190	164	-3.91%
2011	72	\$671,627	\$560,000	169	-12.66%
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	79	\$1,085,436	\$920,000	176	18.71%
2019 YTD	81	\$940,064	\$785,064	135	-14.67%



Condominium Market

Year-to-date 2019, the condominium continues to perform well. As of November 1st, 2019, Median prices for a condominium in Mammoth Lakes were \$455,000; \$5,000 higher than last month. This is based on a total of 313 sales Year-to-Date. This median sales price is 13.75% above the median price observed through 2018. Condominiums remain attractive due to their ease of management from afar and ability to rent on a transient basis.

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	410	\$397,400	\$350,000	118	27.27%
2018	349	\$452,508	\$400,000	93	14.29%
2019 YTD	313	\$530,319	\$455,000	116	13.75%



Featured Listings

[141 Silver Tip Lane](#) – 4 Bedrooms, 3.5 bathrooms located in the quiet Majestic Pines neighborhood. This beautiful home offer quality finishes and partial mountain views. Stainless appliances, open balconies and a huge master bedroom with walk in closets.



[15 Top of the Slopes](#) – 3 Bedroom, 2.5 bath home located in a cul-d-sac only blocks from free public transportation, Canyon Ski Lodge and a short downhill walk to The Village at Mammoth. 2,350 square feet of clean-living area with a two-car garage. [Video of 15 Top of the Slopes](#)



[376 Sierra Springs Drive \(Sold\)](#) – Beautiful Crowley Lake home - 4 Bedrooms, 3.5 bathrooms with view of the local mountains and Crowley Lake. This home has been finished with premium quality materials and is arguably one of the finer homes in Sierra Springs. [Watch our video of this beautiful home.](#)

(continued on the following page)

[3463 Chateau Rd. #35 \(Pending\)](#) – 4 Bedroom, 3 bath townhome with a HUGE storage area under the building. Nobody living above or below this unit and only one common wall. This complex is one of a few that has an indoor pool, ideal during those cold winter months.





[50 Hillside Drive #713](#) – 1 Bedroom penthouse on top of the Westin Monache. Incredible views of the Sherwin Mountains and annual rents that are unbelievable.

[181 Sierra Manor Road:](#)

Commercial space for lease. 1,780 square feet of leasable area with a loft, 3 private office and kitchenette. Asking rent is \$2,970 and included \$300 in CAM.



[587 Old Mammoth Road #7,8,9:](#) (Just Reduced) 3,200 square feet of quality office space with over \$500,000 in remodeling. Located across from Tavern Restaurant this space has 180-degree views of the local mountains and is zoned for a variety of uses.



[354 Tamarack Street:](#) (Price Reduced) this 4,626 square foot log home was built by the current owners and is meticulous. 4 Bedrooms, 4.5 bathrooms, a loft and large recreation room on the ground floor. Please visit our link above to view the details of this premium quality home.



Matthew Lehman

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