

MAMMOTH LAKES MARKET TRENDS REPORT MAY 1, 2021

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Mammoth Lakes Market Report as of May 1, 2021

Facts, Figures and Other Interesting Information:

As of May 1, 2021

Single Family Homes – Active Listing Information:

- The Median (middle of the range) Listing Price for a home in Mammoth Lakes is \$2,025,000
- The Average Listing Price for a single-family home in Mammoth Lakes was \$2,503,437
- The lowest listing price for a home in Mammoth Lakes is \$525,000
- There are 16 single family homes listings in Mammoth Lakes (about a 1-month supply)

Condominiums:

- The Median Listing Price of a condominium in Mammoth Lakes is \$614,500
- The Average Listing Price for a Condominium in Mammoth Lakes is \$620,043
- There are 44 condominiums available for purchase in Mammoth Lakes
- The lowest price active listing condominium is \$309,000, the highest is \$1,189,000

Year-To-Date average and median active listing prices for single family homes, as well as the lowest priced home, have declined over the past month.

The average and median prices of condominiums have also declined since last month's Year-to-Date analysis. The number of condominiums available for purchase (inventory) have nearly doubled in the past month.

Article that caught our interest this month.

[CNBC Housing](#)

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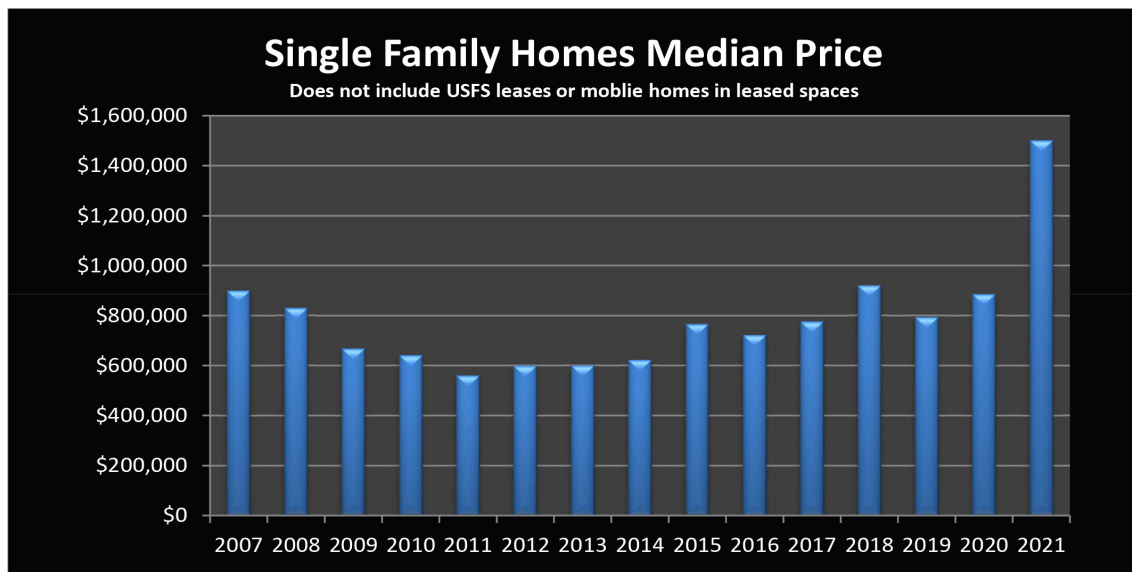
Single Family Homes

The median sales price for a single-family home, Year-to-Date (YTD) in 2021, is \$1,500,000 (up 69% vs. 2020) and down \$100,000 compared to last months analysis. In 2020 the single-family home market in Mammoth Lakes produced a total of 126 sales and a median price of \$885,000. The YTD median price is based on 41 sales.

Single-Family Residential History Mammoth Lakes

Year	#Sales	Average Price	Median Price	Avg. DOM	% change Median Price
2007	41	\$1,078,709	\$900,000	159	
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	90	\$929,786	\$792,786	133	-13.83%
2020	126	\$1,078,455	\$885,000	130	11.63%
2021	41	\$1,784,890	\$1,500,000	123	69.49%

The graph below is a representation of the median single-family home pricing taken from table above:



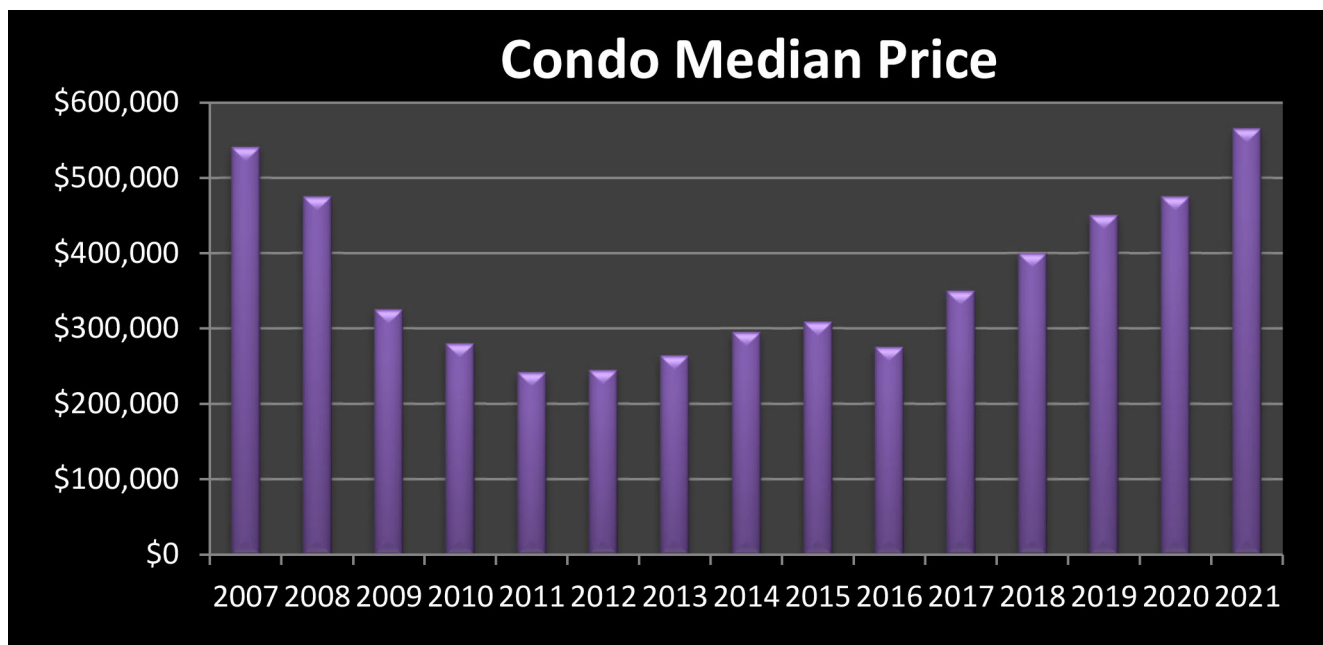
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Condominium Market

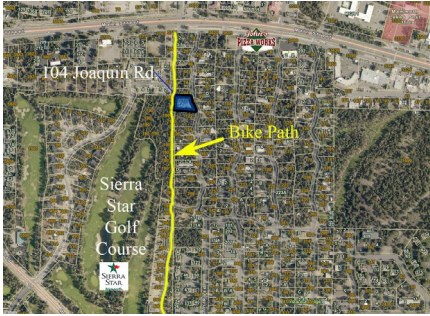
The Year-to-Date (YTD) median price for a condominium in Mammoth Lakes was \$525,000, which is 16.5% higher than the median price observed for all of 2020. This median price was determined through 156 sales YTD, compared to 442 sales in 2020.

Year	# Sales	Avg. Price	Median Price	Avg. DOM	% Chg. in Median Price
2007	278	\$651,157	\$540,700	100	
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	387	\$524,462	\$450,500	118	12.63%
2020	442	\$558,591	\$475,000	104	5.44%
2021	156	\$629,048	\$565,500	79	25.53%

The graph below is a representation of the condominium pricing table above:



Featured Listings



104 Joaquin Road – Four units backing to a wooded lot and the town multi-use path, only a few steps from Sierra Star Golf Course. Building includes a detached two-car garage. All units are two-bedroom units with a bath. One of the units has been recently upgraded. [Click here for details](#) or call Matthew.

363 Manzanita Road – 5 remodeled units located in heart of Mammoth. This is a great rental property with a proven stable income. The property has been well maintained over the years. This same owner also has two 4-plex properties for sale in the same neighborhood... live in one and rent the other three out. Ideal for the local business owner to house employees. [Visit our webpage](#) or Call Matthew for Details.



168 Mono and 169 Lupin Street – Two 4-Plex properties located adjacent to one another. Live in one unit and rent out the rest. Very well-maintained apartment units in the center of Sierra Valley Sites. No vacancies, and each building has 6 garages. Call Matthew for more details. [Watch a video for these quality apartments.](#)

Aspen Creek #318 – Walk to Eagle Lodge from this beautifully remodeled, spacious, one bedroom-one bath condo with vaulted ceilings, no upstairs neighbors, and tons of storage! The fully enclosed sunroom has large windows that let in your mountain surroundings and warmth, while providing easy storage for wood and toys. The open concept kitchen has granite countertops, soft close drawers, and ample storage. The kitchen opens to the living room and dedicated dining space for easy entertaining and time with your friends and family. [Visit our 3D virtual tour.](#)



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