



Mammoth Lakes Market Trends Report December 1st - 2019

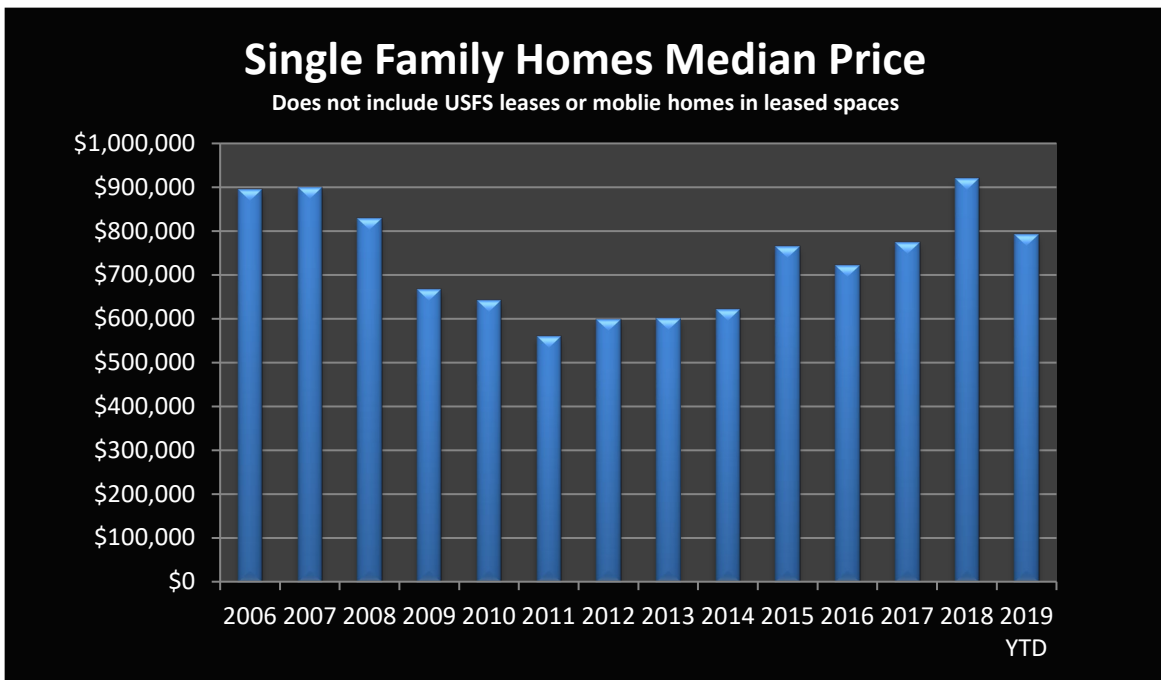
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Single Family Homes

As of December 1st, 2019, the year-to-date median single-family home price was down 13.9% vs. 2018. The median price for a single-family home in Mammoth Lakes, was \$792,000; based off a total of 84 sales so far 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 as of December 1st, 2019 was lower than 2018, the median price has been recovering from greater lows observed in recent months.

Single-Family Residential History Mammoth Lakes

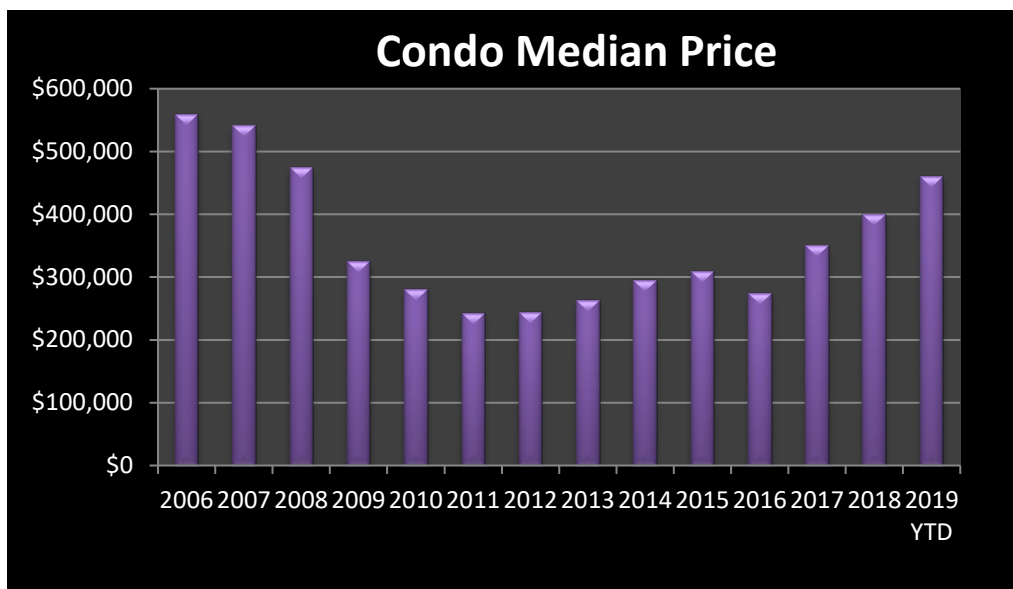
Year	#Sales	Average Price	Median Price	Avg. DOM	% change Median Price
2006	55	\$1,091,874	\$895,000	165	
2007	41	\$1,078,709	\$900,000	159	0.56%
2008	44	\$1,093,502	\$829,500	167	-7.83%
2009	60	\$827,788	\$667,250	180	-19.56%
2010	70	\$885,442	\$641,190	164	-3.91%
2011	72	\$671,627	\$560,000	169	-12.66%
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	84	\$941,384	\$792,000	132	-13.91%



Condominium Market

Year-to-date 2019, the condominium continues to perform well. As of December 1st, 2019, Median price for a condominium in Mammoth Lakes was \$460,000; This is based on a total of 353 sales Year-to-Date. This median sales price is 15% above the median price observed through 2018. Condominiums remain attractive due to their ease of management and ability to rent on a transient basis.

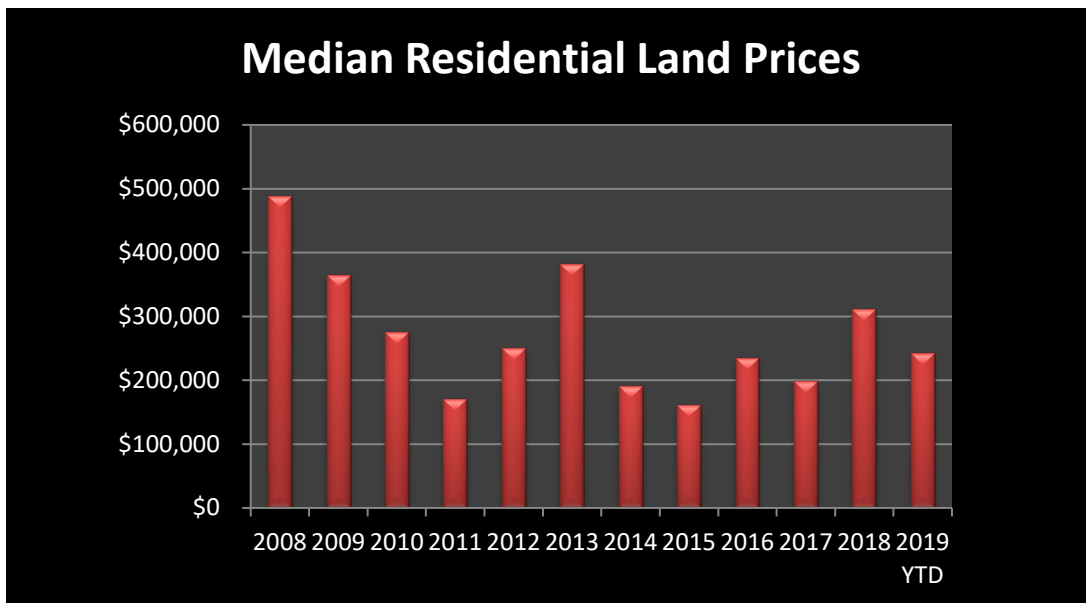
Year	# Sales	Avg. Price	Median Price	Avg. DOM	% Chg. in Median Price
2006	374	\$661,703	\$560,000	97	
2007	278	\$651,157	\$540,700	100	-3.45%
2008	206	\$555,530	\$475,000	148	-12.15%
2009	295	\$387,292	\$325,000	162	-31.58%
2010	375	\$350,657	\$280,000	155	-13.85%
2011	306	\$300,799	\$242,000	98	-13.57%
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	353	\$528,221	\$460,000	116	15.00%



Residential Land

The residential land market is showing a median land price 22% below the median land price observed in 2018. Much of this is attributed to larger and premium land sales having take place in 2018. The price per square foot of land however is up 56%, suggesting strong sales of smaller parcels of land.

				Med.	% Change in	
Year	# Sales	Avg. Price	Median Price	DOM	Median Price	Med. \$/Sq. Ft.
2008	8	\$428,700	\$487,500	165	#REF!	\$29
2009	10	\$396,950	\$365,000	232	-25.13%	\$22
2010	11	\$294,599	\$275,000	219	-24.66%	\$17
2011	9	\$202,277	\$170,000	399	-38.18%	\$16
2012	22	\$387,127	\$250,000	168	47.06%	\$19
2013	26	\$455,134	\$382,000	264	52.80%	\$32
2014	17	\$259,941	\$190,000	166	-50.26%	\$19
2015	10	\$229,300	\$161,500	422	-15.00%	\$18
2016	16	\$335,000	\$234,500	357	45.20%	\$23
2017	20	\$347,465	\$198,000	141	-15.57%	\$22
2018	16	\$410,112	\$311,250	172	57.20%	\$16
2019 YTD	19	\$351,521	\$242,000	196	-22.25%	\$25



(see featured listings on the following page)

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. [See our video of 141 Silver Tip Lane.](#)



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](#)



67 Valley Vista – Beautiful 4-bedroom, 3.5 bath home located within proximity to Eagle Lodge. This home has been upgraded with good quality finishes and has partial views of the Sherwin Mountains. [Watch a video of this home in a quiet local neighborhood.](#)

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.





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. [Watch a video of this incredible log home.](#)



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