

South Tahoe Association of REALTORS
Multiple Listing Service Statistics
Median Sold Prices by Area

AREA	11/30/2011	Avg DOM 11/11	Units Sold 11/11	11/30/2010	Avg DOM 11/10	Units Sold 11/10	% change in sold price
Al Tahoe	\$ 257,500	147	28	\$ 280,000	178	39	-8.0%
Bijou	\$ 220,000	125	40	\$ 268,500	117	38	-18.1%
Bijou 2	\$ 189,950	150	17	\$ 239,000	133	13	-20.5%
Black Bart	\$ 255,000	157	10	\$ 227,500	92	10	12.1%
Christmas Valley 1	\$ 295,000	168	13	\$ 420,000	150	8	-29.8%
Christmas Valley 2	\$ 345,000	131	18	\$ 317,000	206	13	8.8%
Echo View Estates	\$ 330,000	65	3				
Country Club Estates/Elk's Club	\$ 450,000	180	25	\$ 410,000	129	15	9.8%
Gardner Mountain	\$ 225,000	157	25	\$ 260,000	107	17	-13.5%
Heavenly Valley	\$ 335,000	239	17	\$ 454,300	172	21	-26.3%
Highland Woods	\$ 286,200	125	8	\$ 315,000	95	7	-9.1%
Meyers	\$ 195,000	162	23	\$ 265,000	124	16	-26.4%
Montgomery Estates	\$ 400,000	176	36	\$ 529,000	177	40	-24.4%
N Upper Truckee 1	\$ 285,000	156	39	\$ 372,000	171	32	-23.4%
N Upper Truckee 2	\$ 490,900	116	8	\$ 440,000	122	18	11.6%
Pioneer Trail	\$ 310,000	136	25	\$ 313,000	153	32	-1.0%
Pioneer Village	\$ 226,000	109	6	\$ 255,000	98	3	-11.4%
Sierra Tract	\$ 163,800	133	47	\$ 188,000	130	39	-12.9%
Sky Meadows	\$ 182,400	191	2	\$ 183,000	83	3	-0.3%
Stateline	\$ 300,000	200	7	\$ 169,250	181	8	77.3%
Tahoe Island Drive	\$ 227,000	166	24	\$ 259,000	126	25	-12.4%
Tahoe Island Park	\$ 235,250	155	14	\$ 230,000	101	13	2.3%
Tahoe Keys	\$ 605,000	213	46	\$ 675,500	193	56	-10.4%
Tahoe Meadows				\$ 590,000	72	1	
Tahoe Paradise	\$ 283,950	155	22	\$ 360,000	142	38	-21.1%
Y Area	\$ 150,000	183	19	\$ 210,000	115	13	-28.6%

The above data is based on a 12 month period, from 11/30/10 - 11/30/11 compared to 11/30/09 -11/30/10.

The price statistics are derived from all types of home sales -- new and existing, single-family detached dwellings. Movements in sales prices should not be interpreted as changes in the cost of a standard home. Median prices can be influenced by changes in cost, as well as changes in the characteristics and size of homes sold. Due to the low sales volume in some cities or areas, median price changes may exhibit unusual fluctuation.

Percentage appreciation/depreciation shown above is based on a twelve month period.
Statistical Data provided by the South Tahoe Association of REALTORS Multiple Listing Service. Information is deemed reliable, but not guaranteed.