

South Tahoe Association of REALTORS  
Multiple Listing Service Statistics

Median Sold Prices by Area

AREA	11/30/2010	Avg DOM 11/10	Units Sold 11/10	11/30/2009	Avg DOM 11/09	Units Sold 11/09	% change in sold price
Al Tahoe	\$ 280,000	178	39	\$ 305,000	152	28	-8.2%
Bijou	\$ 268,500	117	38	\$ 275,000	124	33	-2.4%
Bijou 2	\$ 239,000	133	13	\$ 281,213	163	14	-15.0%
Black Bart	\$ 227,500	92	10	\$ 470,000	67	7	-51.6%
Christmas Valley 1	\$ 420,000	150	8	\$ 353,000	270	7	19.0%
Christmas Valley 2	\$ 317,000	206	13	\$ 317,500	219	9	-0.2%
Echo View Estates				\$ 385,000	69	1	
Country Club Estates/Elk's Club	\$ 410,000	129	15	\$ 367,000	167	17	11.7%
Gardner Mountain	\$ 260,000	107	17	\$ 305,000	131	19	-14.8%
Heavenly Valley	\$ 454,300	172	21	\$ 435,000	117	15	4.4%
Highland Woods	\$ 315,000	95	7	\$ 342,000	159	11	-7.9%
Meyers	\$ 265,000	124	16	\$ 295,000	163	15	-10.2%
Montgomery Estates	\$ 529,000	177	40	\$ 399,500	144	30	32.4%
N Upper Truckee 1	\$ 372,000	171	32	\$ 370,000	189	23	0.5%
N Upper Truckee 2	\$ 440,000	122	18	\$ 392,500	178	12	12.1%
Pioneer Trail	\$ 313,000	153	32	\$ 344,000	189	23	-9.0%
Pioneer Village	\$ 255,000	98	3	\$ 260,500	176	2	-2.1%
Sierra Tract	\$ 188,000	130	39	\$ 210,000	155	31	-10.5%
Sky Meadows	\$ 183,000	83	3	\$ 222,000	108	1	-17.6%
Stateline	\$ 169,250	181	8	\$ 272,500	137	6	-37.9%
Tahoe Island Drive	\$ 259,000	126	25	\$ 275,000	171	21	-5.8%
Tahoe Island Park	\$ 230,000	101	13	\$ 305,000	196	17	-24.6%
Tahoe Keys	\$ 675,500	193	56	\$ 700,000	199	28	-3.5%
Tahoe Meadows	\$ 590,000	72	1	\$ 707,500	193	4	-16.6%
Tahoe Paradise	\$ 360,000	142	38	\$ 390,000	115	32	-7.7%
Y Area	\$ 210,000	115	13	\$ 220,250	185	12	-4.7%

The above data is based on a 12 month period, from 11/30/09 - 11/30/10 compared to 11/30/08 -11/30/09.

*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.