

South Tahoe Association of REALTORS
Multiple Listing Service Statistics

Median Sold Prices by Area

AREA	8/31/2011	Avg DOM 8/11	Units Sold 8/11	8/31/2010	Avg DOM 8/10	Units Sold 8/10	% change in sold price
Al Tahoe	\$ 280,000	151	31	\$ 280,000	171	34	0.0%
Bijou	\$ 225,000	110	37	\$ 275,000	120	35	-18.2%
Bijou 2	\$ 202,475	124	10	\$ 239,000	173	17	-15.3%
Black Bart	\$ 240,000	159	9	\$ 209,500	75	8	14.6%
Christmas Valley 1	\$ 318,271	162	14	\$ 329,500	162	6	-3.4%
Christmas Valley 2	\$ 332,500	161	19	\$ 350,000	222	9	-5.0%
Echo View Estates	\$ 340,000	74	2	\$ 385,000	69	1	-11.7%
Country Club Estates/Elk's Club	\$ 470,000	159	21	\$ 373,500	108	18	25.8%
Gardner Mountain	\$ 233,400	148	26	\$ 290,000	116	19	-19.5%
Heavenly Valley	\$ 402,500	253	16	\$ 452,150	177	22	-11.0%
Highland Woods	\$ 282,500	108	7	\$ 315,000	120	9	-10.3%
Meyers	\$ 260,000	114	18	\$ 260,000	154	17	0.0%
Montgomery Estates	\$ 420,000	188	35	\$ 509,000	176	40	-17.5%
N Upper Truckee 1	\$ 335,000	173	35	\$ 435,500	161	30	-23.1%
N Upper Truckee 2	\$ 425,000	103	14	\$ 385,000	167	15	10.4%
Pioneer Trail	\$ 291,000	129	29	\$ 319,000	167	35	-8.8%
Pioneer Village	\$ 232,000	115	5	\$ 230,000	144	3	0.9%
Sierra Tract	\$ 165,000	130	49	\$ 189,000	117	37	-12.7%
Sky Meadows	\$ 194,250	63	2	\$ 183,000	98	3	6.1%
Stateline	\$ 146,500	108	6	\$ 227,000	205	7	-35.5%
Tahoe Island Drive	\$ 229,000	182	20	\$ 275,000	138	28	-16.7%
Tahoe Island Park	\$ 245,000	143	16	\$ 247,000	77	13	-0.8%
Tahoe Keys	\$ 605,000	234	52	\$ 695,000	174	53	-12.9%
Tahoe Meadows	\$ 590,000	72	1	\$2,550,000	496	1	-76.9%
Tahoe Paradise	\$ 332,000	149	23	\$ 360,000	152	41	-7.8%
Y Area	\$ 147,500	198	14	\$ 212,500	113	14	-30.6%

The above data is based on a 12 month period, from 8/31/10 - 8/31/11 compared to 8/31/09 -8/31/10.

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.