

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

| AREA | 12/31/2011 | Avg DOM 12/11 | Units Sold 12/11 | 12/31/2010 | Avg DOM 12/10 | Units Sold 12/10 | % change in sold price |
|---------------------------------|------------|---------------------|------------------------|------------|---------------------|------------------------|------------------------------|
| Al Tahoe | \$ 257,500 | 149 | 24 | \$ 280,000 | 168 | 40 | -8.0% |
| Bijou | \$ 212,450 | 142 | 44 | \$ 269,000 | 118 | 35 | -21.0% |
| Bijou 2 | \$ 207,500 | 149 | 20 | \$ 229,950 | 141 | 12 | -9.8% |
| Black Bart | \$ 240,000 | 147 | 11 | \$ 227,500 | 92 | 10 | 5.5% |
| Christmas Valley 1 | \$ 268,000 | 131 | 16 | \$ 420,000 | 217 | 9 | -36.2% |
| Christmas Valley 2 | \$ 340,000 | 133 | 15 | \$ 317,000 | 144 | 15 | 7.3% |
| Echo View Estates | \$ 330,000 | 65 | 3 | | | | |
| Country Club Estates/Elk's Club | \$ 410,000 | 163 | 23 | \$ 428,000 | 156 | 17 | -4.2% |
| Gardner Mountain | \$ 225,375 | 156 | 26 | \$ 274,500 | 111 | 16 | -17.9% |
| Heavenly Valley | \$ 367,500 | 277 | 22 | \$ 443,150 | 180 | 20 | -17.1% |
| Highland Woods | \$ 286,200 | 125 | 8 | \$ 299,000 | 83 | 5 | -4.3% |
| Meyers | \$ 196,800 | 159 | 24 | \$ 265,000 | 124 | 16 | -25.7% |
| Montgomery Estates | \$ 416,000 | 157 | 39 | \$ 495,000 | 209 | 39 | -16.0% |
| N Upper Truckee 1 | \$ 270,000 | 145 | 39 | \$ 337,500 | 192 | 32 | -20.0% |
| N Upper Truckee 2 | \$ 536,800 | 116 | 7 | \$ 405,000 | 122 | 19 | 32.5% |
| Pioneer Trail | \$ 291,000 | 149 | 23 | \$ 317,500 | 145 | 34 | -8.3% |
| Pioneer Village | \$ 220,000 | 105 | 5 | \$ 255,000 | 98 | 3 | -13.7% |
| Sierra Tract | \$ 160,000 | 132 | 45 | \$ 188,000 | 129 | 39 | -14.9% |
| Sky Meadows | \$ 185,300 | 318 | 1 | \$ 181,250 | 78 | 4 | 2.2% |
| Stateline | \$ 218,000 | 172 | 11 | \$ 150,000 | 192 | 7 | 45.3% |
| Tahoe Island Drive | \$ 225,000 | 163 | 29 | \$ 261,000 | 126 | 23 | -13.8% |
| Tahoe Island Park | \$ 231,250 | 171 | 16 | \$ 235,000 | 106 | 14 | -1.6% |
| Tahoe Keys | \$ 591,500 | 225 | 47 | \$ 675,500 | 196 | 54 | -12.4% |
| Tahoe Meadows | | | | \$ 590,000 | 72 | 1 | |
| Tahoe Paradise | \$ 268,200 | 152 | 22 | \$ 369,950 | 122 | 38 | -27.5% |
| Y Area | \$ 154,000 | 174 | 22 | \$ 215,000 | 121 | 9 | -28.4% |

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

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.