

South Tahoe Association of REALTORS Multiple Listing Service Statistics  
Single Family Residential Market Analysis

<b>MONTH/ YEAR</b>	<b>MEDIAN SALES PRICE</b>	<b>THIS MONTH LAST YEAR</b>	<b>PERCENT INCREASE/ DECREASE</b>
2000	\$189,000.00		
2001	\$245,000.00	\$189,000.00	29%
2002	\$274,750.00	\$245,000.00	12%
6/15/2003	\$315,000.00	\$250,000.00	26%
7/15/2003	\$315,150.00	\$253,000.00	25%
8/15/2003	\$315,000.00	\$259,250.00	21.50%
9/15/2003	\$316,000.00	\$262,250.00	20.50%
10/15/2003	\$320,000.00	\$265,000.00	21%
11/15/2003	\$320,000.00	\$269,500.00	19%
12/15/2003	\$320,000.00	\$270,000.00	18.50%
Jan-04	\$325,000.00	\$275,000.00	18.50%
Feb-04	\$325,000.00	\$279,000.00	19%
Mar-04	\$330,000.00	\$280,000.00	18%
Apr-04	\$330,000.00	\$287,000.00	15%
May-04	\$336,250.00	\$289,000.00	16.50%
Jun-04	\$340,000.00	\$315,000.00	8%
Jul-04	\$349,900.00	\$315,150.00	11%
Aug-04	\$355,000.00	\$315,000.00	13%
Sep-04	\$359,000.00	\$316,000.00	14%
Oct-04	\$365,000.00	\$320,000.00	14%
Nov-04	\$369,000.00	\$320,000.00	15%
Dec-04	\$379,900.00	\$324,000.00	17%
Jan-05	\$383,250.00	\$325,000.00	18%
Feb-05	\$390,000.00	\$325,000.00	20%
Mar-05	\$390,000.00	\$330,000.00	18%
Apr-05	\$399,000.00	\$330,000.00	21%
May-05	\$410,000.00	\$336,250.00	22%
Jun-05	\$425,000.00	\$340,000.00	25%
Jul-05	\$430,000.00	\$349,000.00	23%
Aug-05	\$446,000.00	\$355,000.00	26%
Sep-05	\$455,000.00	\$359,000.00	27%
Oct-05	\$465,000.00	\$365,000.00	27%
Nov-05	\$475,000.00	\$369,000.00	29%
Dec-05	\$475,000.00	\$379,900.00	25%
Jan-06	\$482,000.00	\$383,250.00	26%
Feb-06	\$485,000.00	\$390,000.00	24%
Mar-06	\$489,000.00	\$390,000.00	25%
Apr-06	\$489,000.00	\$399,000.00	23%
May-06	\$485,000.00	\$410,000.00	18%
Jun-06	\$485,000.00	\$425,000.00	14%
Jul-06	\$485,000.00	\$430,000.00	13%
Aug-06	\$475,000.00	\$446,000.00	7%

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Sep-06	\$474,500.00	\$455,000.00	4%
Oct-06	\$465,000.00	\$465,000.00	0%
Nov-06	\$474,500.00	\$475,000.00	-0.1%
Dec-06	\$476,000.00	\$475,000.00	0.2%
Jan-07	\$474,500.00	\$482,000.00	-1.6%
Feb-07	\$474,250.00	\$485,000.00	-2.2%
Mar-07	\$475,000.00	\$489,000.00	-2.9%
Apr-07	\$465,150.00	\$489,000.00	-4.9%
May-07	\$465,300.00	\$485,000.00	-4.1%
Jun-07	\$465,000.00	\$485,000.00	-4.1%
Jul-07	\$463,000.00	\$485,000.00	-4.5%
Aug-07	\$464,000.00	\$475,000.00	-2.3%
Sep-07	\$450,000.00	\$474,500.00	-5.2%
Oct-07	\$450,000.00	\$465,000.00	-3.2%
Nov-07	\$445,000.00	\$474,500.00	-6.2%
Dec-07	\$449,900.00	\$476,000.00	-5.5%
Jan-08	\$449,900.00	\$474,500.00	-5.2%
Feb-08	\$435,750.00	\$474,250.00	-8.1%
Mar-08	\$425,000.00	\$475,000.00	-10.5%
Apr-08	\$428,000.00	\$465,150.00	-8.0%
May-08	\$425,000.00	\$465,300.00	-8.7%
Jun-08	\$415,000.00	\$465,000.00	-10.8%
Jul-08	\$409,000.00	\$463,000.00	-11.7%
Aug-08	\$407,000.00	\$464,000.00	-12.3%
Sep-08	\$415,000.00	\$450,000.00	-7.8%
Oct-08	\$415,000.00	\$450,000.00	-7.8%
Nov-08	\$412,500.00	\$445,000.00	-7.3%
Dec-08	\$407,000.00	\$449,900.00	-9.5%
Jan-09	\$401,000.00	\$449,900.00	-10.9%
Feb-09	\$399,000.00	\$435,750.00	-8.4%
Mar-09	\$399,000.00	\$425,000.00	-6.1%
Apr-09	\$395,000.00	\$428,000.00	-7.7%
May-09	\$388,000.00	\$425,000.00	-8.7%
Jun-09	\$375,000.00	\$415,000.00	-9.6%
Jul-09	\$365,000.00	\$409,000.00	-10.8%
Aug-09	\$355,000.00	\$407,000.00	-12.8%
Sep-09	\$340,000.00	\$415,000.00	-18.1%
Oct-09	\$320,000.00	\$415,000.00	-22.9%
Nov-09	\$320,000.00	\$412,500.00	-22.4%
Dec-09	\$318,000.00	\$407,000.00	-21.9%

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Jan-10	\$317,500.00	\$401,000.00	-20.8%
Feb-10	\$317,250.00	\$399,000.00	-20.5%
Mar-10	\$317,500.00	\$399,000.00	-20.4%
Apr-10	\$318,500.00	\$395,000.00	-19.4%
May-10	\$320,000.00	\$388,000.00	-17.5%
Jun-10	\$326,500.00	\$375,000.00	-12.9%
Jul-10	\$326,500.00	\$365,000.00	-10.5%
Aug-10	\$320,000.00	\$355,000.00	-9.9%
Sep-10	\$328,000.00	\$340,000.00	-3.5%
Oct-10	\$326,500.00	\$320,000.00	2.0%
Nov-10	\$320,000.00	\$320,000.00	0.0%
Dec-10	\$319,000.00	\$318,000.00	0.3%
Jan-11	\$319,000.00	\$317,500.00	0.5%
Feb-11	\$315,500.00	\$317,250.00	-0.6%
Mar-11	\$310,000.00	\$317,500.00	-2.4%
Apr-11	\$308,000.00	\$318,500.00	-3.3%
May-11	\$302,000.00	\$320,000.00	-5.6%
Jun-11	\$298,250.00	\$326,500.00	-8.7%
Jul-11	\$291,000.00	\$326,500.00	-10.9%
Aug-11	\$295,000.00	\$320,000.00	-7.8%
Sep-11	\$288,000.00	\$328,000.00	-12.2%
Oct-11	\$285,000.00	\$326,500.00	-12.7%
Nov-11	\$275,000.00	\$320,000.00	-14.1%
Dec-11	\$265,000.00	\$319,000.00	-16.9%
Jan-12	\$250,000.00	\$319,500.00	-21.8%
Feb-12	\$246,500.00	\$315,500.00	-21.9%
Mar-12	\$242,450.00	\$310,000.00	-21.8%
Apr-12	\$237,250.00	\$308,000.00	-23.0%
May-12	\$238,668.00	\$302,000.00	-21.0%

Percentage appreciation shown above is based on a twelve month period. 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.