

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

MONTH/ YEAR	MEDIAN SALES PRICE	THIS MONTH LAST YEAR	PERCENT INCREASE/ DECREASE
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%
Jun-12	\$235,000.00	\$298,250.00	-21.2%
Jul-12	\$236,500.00	\$291,000.00	-18.7%
Aug-12	\$234,000.00	\$295,000.00	-20.7%

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.