

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

AREA	8/31/2012	Avg DOM 8/12	Units Sold 8/12	8/31/2011	Avg DOM 8/11	Units Sold 8/11	% change in sold price
Al Tahoe	\$ 205,000	179	25	\$ 286,000	150	32	-28.3%
Bijou	\$ 180,000	173	57	\$ 225,000	110	37	-20.0%
Bijou 2	\$ 203,000	126	25	\$ 202,475	124	10	0.3%
Black Bart	\$ 270,000	150	9	\$ 240,000	159	9	12.5%
Christmas Valley 1	\$ 228,000	157	15	\$ 318,271	162	14	-28.4%
Christmas Valley 2	\$ 284,000	108	18	\$ 332,500	161	19	-14.6%
Echo View Estates	\$ 399,000	58	3	\$ 340,000	74	2	17.4%
Country Club Estates/Elk's Club	\$ 324,500	186	25	\$ 470,000	159	21	-31.0%
Gardner Mountain	\$ 200,000	138	23	\$ 233,400	148	26	-14.3%
Heavenly Valley	\$ 327,500	202	30	\$ 402,500	253	16	-18.6%
Highland Woods	\$ 319,950	174	8	\$ 282,500	108	7	13.3%
Meyers	\$ 194,000	181	29	\$ 260,000	114	18	-25.4%
Montgomery Estates	\$ 380,000	138	45	\$ 420,000	188	35	-9.5%
N Upper Truckee 1	\$ 228,500	151	38	\$ 335,000	173	35	-31.8%
N Upper Truckee 2	\$ 350,000	174	13	\$ 425,000	103	14	-17.6%
Pioneer Trail	\$ 245,000	144	30	\$ 288,000	129	28	-14.9%
Pioneer Village	\$ 168,500	117	9	\$ 232,000	115	5	-27.4%
Sierra Tract	\$ 147,000	139	56	\$ 164,800	140	48	-10.8%
Sky Meadows	\$ 162,900	137	3	\$ 194,250	63	2	-16.1%
Stateline	\$ 145,500	144	14	\$ 146,500	108	6	-0.7%
Tahoe Island Drive	\$ 205,000	108	37	\$ 229,000	187	19	-10.5%
Tahoe Island Park	\$ 213,750	206	24	\$ 245,000	143	16	-12.8%
Tahoe Keys	\$ 633,000	180	53	\$ 605,000	234	52	4.6%
Tahoe Meadows				\$ 590,000	72	1	
Tahoe Paradise	\$ 275,000	148	39	\$ 317,000	145	24	-13.2%
Y Area	\$ 163,000	145	27	\$ 147,500	198	14	10.5%

The above data is based on a 12 month period, from 9/1/11 - 8/31/12 compared to 9/1/10 - 8/31/11.

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.