

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

AREA	10/31/2012	Avg DOM 10/12	Units Sold 10/12	10/31/2011	Avg DOM 10/11	Units Sold 10/11	% change in sold price
Al Tahoe	\$ 206,000	159	24	\$ 267,500	150	30	-23.0%
Bijou	\$ 181,000	175	56	\$ 224,500	112	40	-19.4%
Bijou 2	\$ 202,500	101	22	\$ 189,950	153	15	6.6%
Black Bart	\$ 255,000	124	10	\$ 255,000	157	10	0.0%
Christmas Valley 1	\$ 256,250	160	16	\$ 295,750	162	14	-13.4%
Christmas Valley 2	\$ 266,500	108	20	\$ 350,000	147	17	-23.9%
Echo View Estates	\$ 412,000	64	2	\$ 330,000	65	3	24.8%
Country Club Estates/Elk's Club	\$ 300,000	173	25	\$ 465,000	163	21	-35.5%
Gardner Mountain	\$ 212,000	124	27	\$ 225,750	148	25	-6.1%
Heavenly Valley	\$ 334,000	198	31	\$ 402,500	239	16	-17.0%
Highland Woods	\$ 320,000	180	10	\$ 286,200	125	8	11.8%
Meyers	\$ 194,000	142	29	\$ 212,500	166	22	-8.7%
Montgomery Estates	\$ 375,000	149	42	\$ 396,250	180	34	-5.4%
N Upper Truckee 1	\$ 230,000	151	35	\$ 289,000	160	39	-20.4%
N Upper Truckee 2	\$ 355,000	172	16	\$ 445,000	116	9	-20.2%
Pioneer Trail	\$ 245,000	139	32	\$ 291,000	124	23	-15.8%
Pioneer Village	\$ 180,000	114	9	\$ 226,000	109	6	-20.4%
Sierra Tract	\$ 145,000	138	55	\$ 165,000	145	47	-12.1%
Sky Meadows	\$ 157,200	46	2	\$ 182,400	191	2	-13.8%
Stateline	\$ 135,750	89	12	\$ 300,000	199	7	-54.8%
Tahoe Island Drive	\$ 202,000	123	30	\$ 225,000	154	26	-10.2%
Tahoe Island Park	\$ 230,500	190	32	\$ 235,250	152	14	-2.0%
Tahoe Keys	\$ 592,500	179	58	\$ 602,450	212	50	-1.7%
Tahoe Meadows							
Tahoe Paradise	\$ 270,000	145	41	\$ 283,950	150	24	-4.9%
Y Area	\$ 175,500	139	30	\$ 156,500	194	16	12.1%

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

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.