

South Tahoe Association of REALTORS
Multiple Listing Service Statistics

Median Sold Prices by Area

AREA	10/31/2013	Avg DOM 10/13	Units Sold 10/13	10/31/2012	Avg DOM 10/12	Units Sold 10/12	% change in sold price
Al Tahoe	\$ 280,000	99	41	\$ 207,000	154	25	35.3%
Bijou	\$ 267,500	143	56	\$ 182,000	174	57	47.0%
Bijou 2	\$ 260,750	102	18	\$ 202,500	101	22	28.8%
Black Bart	\$ 209,000	53	5	\$ 255,000	124	10	-18.0%
Christmas Valley 1	\$ 256,000	86	12	\$ 256,250	160	16	-0.1%
Christmas Valley 2	\$ 315,000	91	16	\$ 266,500	108	20	18.2%
Echo View Estates	\$ 458,000	52	2	\$ 412,000	64	2	11.2%
Country Club Estates/Elk's Club	\$ 400,000	233	25	\$ 300,000	173	25	33.3%
Gardner Mountain	\$ 269,000	101	24	\$ 212,000	124	27	26.9%
Heavenly Valley	\$ 355,000	164	27	\$ 334,000	198	31	6.3%
Highland Woods	\$ 322,000	129	9	\$ 320,000	180	10	0.6%
Highland Woods PUD	\$ 175,000	37	2	\$ 161,500	130	6	8.4%
Meyers	\$ 260,000	102	26	\$ 194,000	142	29	34.0%
Montgomery Estates	\$ 420,000	102	48	\$ 375,000	152	43	12.0%
N Upper Truckee 1	\$ 345,000	91	33	\$ 230,000	151	35	50.0%
N Upper Truckee 2	\$ 475,000	130	23	\$ 355,000	172	16	33.8%
Pioneer Trail	\$ 319,000	77	38	\$ 245,000	139	32	30.2%
Pioneer Village	\$ 261,000	78	3	\$ 180,000	114	9	45.0%
Sierra Tract	\$ 208,250	111	60	\$ 145,000	138	55	43.6%
Sky Meadows	\$ 210,500	43	2	\$ 157,200	46	2	33.9%
Stateline	\$ 240,000	226	10	\$ 139,000	82	13	72.7%
Tahoe Island Drive	\$ 241,500	94	30	\$ 202,000	123	30	19.6%
Tahoe Island Park	\$ 312,000	102	31	\$ 230,500	190	32	35.4%
Tahoe Keys	\$ 694,000	147	72	\$ 595,000	178	59	16.6%
Tahoe Paradise	\$ 332,500	128	40	\$ 270,000	145	41	23.1%
Y Area	\$ 222,000	114	20	\$ 175,000	139	30	26.9%

The above data is based on a 12 month period, from 10/1/12 - 9/30/13 compared to 10/1/11 -9/30/12.

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.