

South Tahoe Association of REALTORS Multiple Listing Service Statistics

Median Sold Prices by Area

| AREA | 1/31/2014 | Avg DOM 1/14 | Units Sold 1/14 | 1/31/2013 | Avg DOM 1/13 | Units Sold 1/13 | % change in sold price |
|---------------------------------|------------|--------------------|-----------------------|------------|--------------------|-----------------------|------------------------------|
| Al Tahoe | \$ 300,000 | 82 | 39 | \$ 208,500 | 165 | 30 | 43.9% |
| Bijou | \$ 277,600 | 119 | 56 | \$ 224,675 | 183 | 52 | 23.6% |
| Bijou 2 | \$ 262,500 | 89 | 15 | \$ 197,000 | 101 | 20 | 33.2% |
| Black Bart | \$ 250,000 | 65 | 5 | \$ 255,000 | 124 | 10 | -2.0% |
| Christmas Valley 1 | \$ 255,000 | 81 | 7 | \$ 290,000 | 139 | 17 | -12.1% |
| Christmas Valley 2 | \$ 378,500 | 99 | 16 | \$ 265,000 | 107 | 21 | 42.8% |
| Echo View Estates | \$ 458,000 | 52 | 2 | \$ 412,000 | 64 | 2 | 11.2% |
| Country Club Estates/Elk's Club | \$ 420,000 | 232 | 23 | \$ 295,000 | 151 | 22 | 42.4% |
| Gardner Mountain | \$ 269,000 | 120 | 20 | \$ 225,000 | 120 | 31 | 19.6% |
| Heavenly Valley | \$ 375,000 | 161 | 25 | \$ 330,000 | 165 | 25 | 13.6% |
| Highland Woods | \$ 345,000 | 120 | 11 | \$ 315,000 | 168 | 11 | 9.5% |
| Highland Woods PUD | \$ 175,000 | 59 | 1 | \$ 168,000 | 81 | 5 | 4.2% |
| Meyers | \$ 276,650 | 114 | 25 | \$ 202,000 | 144 | 28 | 37.0% |
| Montgomery Estates | \$ 415,000 | 123 | 51 | \$ 350,000 | 137 | 43 | 18.6% |
| N Upper Truckee 1 | \$ 420,000 | 93 | 34 | \$ 244,500 | 148 | 36 | 71.8% |
| N Upper Truckee 2 | \$ 500,000 | 121 | 21 | \$ 432,500 | 199 | 18 | 15.6% |
| Pioneer Trail | \$ 352,000 | 99 | 41 | \$ 256,000 | 118 | 31 | 37.5% |
| Pioneer Village | \$ 263,000 | 68 | 5 | \$ 180,000 | 116 | 9 | 46.1% |
| Sierra Tract | \$ 209,000 | 90 | 53 | \$ 155,000 | 144 | 64 | 34.8% |
| Sky Meadows | \$ 210,500 | 43 | 2 | \$ 157,200 | 46 | 2 | 33.9% |
| Stateline | \$ 245,000 | 169 | 9 | \$ 143,000 | 131 | 10 | 71.3% |
| Tahoe Island Drive | \$ 273,000 | 98 | 24 | \$ 200,606 | 109 | 34 | 36.1% |
| Tahoe Island Park | \$ 309,500 | 111 | 34 | \$ 245,000 | 177 | 31 | 26.3% |
| Tahoe Keys | \$ 686,500 | 149 | 64 | \$ 631,000 | 156 | 66 | 8.8% |
| Tahoe Paradise | \$ 330,000 | 131 | 39 | \$ 286,000 | 140 | 41 | 15.4% |
| Y Area | \$ 225,000 | 129 | 19 | \$ 209,250 | 131 | 28 | 7.5% |

The above data is based on a 12 month period, from 2/1/13 - 1/31/14 compared to 2/1/13 -1/31/13.

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.