

South Tahoe Association of REALTORS
Multiple Listing Service Statistics

Median Sold Prices by Area

AREA	2/28/2014	Avg DOM 2/14	Units Sold 2/14	2/28/2013	Avg DOM 2/13	Units Sold 2/13	% change in sold price
Al Tahoe	\$ 294,500	87	36	\$ 225,000	158	31	30.9%
Bijou	\$ 284,500	123	54	\$ 228,500	171	54	24.5%
Bijou 2	\$ 262,500	90	17	\$ 192,000	102	19	36.7%
Black Bart	\$ 250,000	80	7	\$ 255,000	124	10	-2.0%
Christmas Valley 1	\$ 255,000	85	9	\$ 290,000	136	16	-12.1%
Christmas Valley 2	\$ 378,500	99	16	\$ 265,000	107	21	42.8%
Echo View Estates	\$ 458,000	52	2	\$ 399,000	53	1	14.8%
Country Club Estates/Elk's Club	\$ 410,000	232	22	\$ 315,000	167	21	30.2%
Gardner Mountain	\$ 269,000	118	18	\$ 225,000	119	33	19.6%
Heavenly Valley	\$ 385,000	145	25	\$ 332,000	175	28	16.0%
Highland Woods	\$ 375,000	120	13	\$ 293,350	158	10	27.8%
Highland Woods PUD	\$ 175,000	59	1	\$ 168,000	81	5	4.2%
Meyers	\$ 270,325	124	24	\$ 202,000	144	30	33.8%
Montgomery Estates	\$ 415,000	126	48	\$ 350,625	128	40	18.4%
N Upper Truckee 1	\$ 420,000	97	32	\$ 249,000	138	37	68.7%
N Upper Truckee 2	\$ 465,000	127	22	\$ 520,000	188	19	-10.6%
Pioneer Trail	\$ 352,000	101	41	\$ 282,500	117	32	24.6%
Pioneer Village	\$ 275,000	77	4	\$ 185,000	108	10	48.6%
Sierra Tract	\$ 208,750	92	52	\$ 158,500	142	62	31.7%
Sky Meadows	\$ 230,000	66	3	\$ 157,200	46	2	46.3%
Stateline	\$ 245,000	169	9	\$ 139,000	132	9	76.3%
Tahoe Island Drive	\$ 303,500	99	22	\$ 202,212	109	37	50.1%
Tahoe Island Park	\$ 309,500	112	36	\$ 245,000	177	31	26.3%
Tahoe Keys	\$ 700,000	146	61	\$ 633,000	158	69	10.6%
Tahoe Paradise	\$ 332,500	133	40	\$ 295,000	126	39	12.7%
Y Area	\$ 227,000	124	18	\$ 210,500	133	27	7.8%

The above data is based on a 12 month period, from 3/1/13 - 2/28/14 compared to 3/1/12 -2/28/13.

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.