

South Tahoe Association of REALTORS Multiple Listing Service Statistics

Median Sold Prices by Area

AREA	5/31/2014	Avg DOM 5/14	Units Sold 5/14	5/31/2013	Avg DOM 5/13	Units Sold 5/13	% change in sold price
Al Tahoe	\$ 300,000	86	31	\$ 247,000	128	38	21.5%
Bijou	\$ 282,500	130	56	\$ 230,000	150	51	22.8%
Bijou 2	\$ 271,250	100	14	\$ 203,000	80	17	33.6%
Black Bart	\$ 274,500	88	6	\$ 221,900	119	9	23.7%
Christmas Valley 1	\$ 274,500	108	11	\$ 290,000	114	14	-5.3%
Christmas Valley 2	\$ 403,500	97	16	\$ 265,000	107	19	52.3%
Echo View Estates	\$ 486,000	101	1	\$ 430,000	2	1	13.0%
Country Club Estates	\$ 472,500	145	18	\$ 315,000	233	23	50.0%
Gardner Mountain	\$ 243,000	113	20	\$ 255,000	120	34	-4.7%
Heavenly Valley	\$ 415,000	158	22	\$ 334,500	150	26	24.1%
Highland Woods	\$ 360,000	93	12	\$ 357,000	189	8	0.8%
Highland Woods PUD	\$ 210,000	55	1	\$ 175,000	87	5	20.0%
Meyers	\$ 276,650	126	21	\$ 240,000	128	35	15.3%
Montgomery Estates	\$ 427,500	132	42	\$ 355,000	135	45	20.4%
N Upper Truckee 1	\$ 431,250	110	32	\$ 263,300	127	38	63.8%
N Upper Truckee 2	\$ 487,500	122	20	\$ 507,500	174	24	-3.9%
Pioneer Trail	\$ 360,000	101	41	\$ 267,500	95	30	34.6%
Pioneer Village	\$ 263,000	72	5	\$ 183,250	95	8	43.5%
Sierra Tract	\$ 219,500	88	56	\$ 179,000	139	65	22.6%
Sky Meadows	\$ 230,000	66	3	\$ 157,200	46	2	46.3%
Stateline	\$ 262,500	169	9	\$ 152,000	207	7	72.7%
Tahoe Island Drive	\$ 309,500	85	22	\$ 208,500	105	32	48.4%
Tahoe Island Park	\$ 305,000	127	35	\$ 267,500	171	30	14.0%
Tahoe Keys	\$ 728,750	119	50	\$ 633,000	151	80	15.1%
Tahoe Paradise	\$ 332,500	119	44	\$ 295,000	114	37	12.7%
Y Area	\$ 235,000	89	19	\$ 211,250	137	20	11.2%

The above data is based on a 12 month period, from 6/1/13 - 5/31/14 compared to 6/1/12 -5/31/13.

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.