

South Tahoe Association of REALTORS Multiple Listing Service Statistics

Condo/Townhome Residential Market Analysis

MONTH/ YEAR	MEDIAN SALES PRICE	Units Sold	THIS MONTH LAST YEAR	Units Sold	PERCENT INCREASE/ DECREASE
Feb-09	\$253,000.00	44	\$322,000.00	33	-21.4%
Mar-09	\$246,500.00	42	\$325,000.00	33	-24.2%
Apr-09	\$246,500.00	40	\$342,500.00	34	-28.0%
May-09	\$240,500.00	34	\$317,500.00	40	-24.3%
Jun-09	\$230,000.00	34	\$319,500.00	40	-28.0%
Jul-09	\$225,000.00	33	\$282,000.00	37	-20.2%
Aug-09	\$210,000.00	31	\$277,500.00	40	-24.3%
Sep-09	\$210,000.00	29	\$275,000.00	40	-23.6%
Oct-09	\$212,500.00	30	\$275,000.00	40	-22.7%
Nov-09	\$225,000.00	31	\$270,000.00	43	-16.7%
Dec-09	\$220,000.00	32	\$256,000.00	45	-14.1%
Jan-10	\$209,950.00	34	\$253,000.00	44	-17.0%
Feb-10	\$212,500.00	34	\$253,000.00	44	-16.0%
Mar-10	\$210,000.00	39	\$246,500.00	42	-14.8%
Apr-10	\$210,000.00	41	\$246,500.00	40	-14.8%
May-10	\$212,500.00	42	\$240,500.00	34	-11.6%
Jun-10	\$200,908.00	45	\$230,000.00	34	-12.6%
Jul-10	\$200,908.00	49	\$225,000.00	33	-10.7%
Aug-10	\$200,454.00	52	\$210,000.00	31	-4.5%
Sep-10	\$200,454.00	54	\$210,000.00	29	-4.5%
Oct-10	\$191,000.00	55	\$212,500.00	30	-10.1%
Nov-10	\$173,500.00	54	\$225,000.00	31	-22.9%
Dec-10	\$172,000.00	55	\$220,000.00	32	-21.8%
Jan-11	\$166,050.00	54	\$209,950.00	34	-20.9%
Feb-11	\$167,000.00	55	\$212,500.00	34	-21.4%
Mar-11	\$175,000.00	56	\$210,000.00	39	-16.7%
Apr-11	\$175,000.00	54	\$210,000.00	41	-16.7%
May-11	\$175,000.00	55	\$212,500.00	42	-17.6%
Jun-11	\$193,000.00	59	\$200,908.00	45	-3.9%
Jul-11	\$218,000.00	55	\$200,908.00	49	8.5%
Aug-11	\$235,000.00	53	\$200,454.00	52	17.2%
Sep-11	\$247,000.00	54	\$200,454.00	54	23.2%
Oct-11	\$247,000.00	54	\$191,000.00	55	29.3%
Nov-11	\$250,000.00	54	\$173,500.00	54	44.1%
Dec-11	\$250,000.00	49	\$172,000.00	55	45.3%
Jan-12	\$260,500.00	49	\$166,050.00	54	56.9%
Feb-12	\$250,000.00	50	\$167,000.00	55	49.7%
Mar-12	\$242,500.00	48	\$175,000.00	56	38.6%
Apr-12	\$242,500.00	50	\$175,000.00	54	38.6%
May-12	\$234,436.00	48	\$175,000.00	55	34.0%

Statistical Data provided by the South Tahoe Association of REALTORS Multiple Listing Service. Deemed reliable, but not guaranteed.

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MONTH/ YEAR	MEDIAN SALES PRICE	Units Sold	THIS MONTH LAST YEAR	Units Sold	PERCENT INCREASE/ DECREASE
Jun-12	\$233,872.00	45	\$193,000.00	59	21.2%
Jul-12	\$189,950.00	48	\$218,000.00	55	-12.9%
Aug-12	\$226,000.00	50	\$235,000.00	53	-3.8%
Sep-12	\$168,000.00	55	\$247,000.00	54	-32.0%
Oct-12	\$169,000.00	50	\$247,000.00	54	-31.6%
Nov-12	\$161,500.00	50	\$250,000.00	54	-35.4%
Dec-12	\$166,500.00	50	\$250,000.00	49	-33.4%
Jan-13	\$150,000.00	52	\$260,500.00	49	-42.4%
Feb-13	\$148,000.00	50	\$250,000.00	50	-40.8%
Mar-13	\$158,000.00	54	\$242,500.00	48	-34.8%
Apr-13	\$162,500.00	55	\$242,500.00	50	-33.0%
May-13	\$165,000.00	61	\$234,436.00	48	-29.6%
Jun-13	\$171,500.00	60	\$233,872.00	45	-26.7%
Jul-13	\$189,750.00	58	\$189,950.00	48	-0.1%
Aug-13	\$190,000.00	61	\$226,000.00	50	-15.9%
Sep-13	\$213,700.00	60	\$168,000.00	55	27.2%
Oct-13	\$227,000.00	61	\$169,000.00	50	34.3%
Nov-13	\$257,500.00	60	\$161,500.00	50	59.4%
Dec-13	\$265,000.00	67	\$166,500.00	50	59.2%
Jan-14	\$235,625.00	68	\$150,000.00	52	57.1%
Feb-14	\$243,125.00	72	\$148,000.00	50	64.3%
Mar-14	\$236,250.00	67	\$165,000.00	55	43.2%
Apr-14	\$242,500.00	69	\$165,000.00	57	47.0%
May-14	\$277,500.00	66	\$165,000.00	62	68.2%
Jun-14	\$275,000.00	67	\$171,500.00	60	60.3%

Percentage appreciation shown above is based on a twelve month period. The price statistics are derived from all types of home sales-new and existing condo/townhome dwellings. Movements in sales prices should not be interpreted as changes in the cost of a standard condo. Median prices can be influenced by changes in cost, as well as changes in the characteristics and size of condos sold. Due to the low sales volume in some cities or areas, median price changes may exhibit unusual fluctuation.