

South Tahoe Association of REALTORS  
Multiple Listing Service Statistics  
Median Sold Prices by Area

AREA	6/30/2014	Avg DOM 6/14	Units Sold 6/14	6/30/2013	Avg DOM 6/13	Units Sold 6/13	% change in sold price
Al Tahoe	\$ 310,250	88	30	\$ 250,000	127	35	24.1%
Bijou	\$ 273,000	124	62	\$ 235,000	145	49	16.2%
Bijou 2	\$ 262,500	98	13	\$ 192,000	89	15	36.7%
Black Bart	\$ 274,500	88	6	\$ 248,450	95	8	10.5%
Christmas Valley 1	\$ 289,000	96	13	\$ 290,000	114	14	-0.3%
Christmas Valley 2	\$ 437,000	100	18	\$ 265,000	106	19	64.9%
Echo View Estates	\$ 846,000	101	1	\$ 430,000	2	1	96.7%
Country Club Estates	\$ 472,500	128	18	\$ 315,000	236	21	50.0%
Gardner Mountain	\$ 245,000	119	21	\$ 255,000	104	32	-3.9%
Heavenly Valley	\$ 415,000	153	22	\$ 334,000	146	23	24.3%
Highland Woods	\$ 345,000	100	11	\$ 352,500	157	10	-2.1%
Highland Woods PUD	\$ 212,500	45	2	\$ 175,000	87	5	21.4%
Meyers	\$ 276,650	126	21	\$ 255,100	118	31	8.4%
Montgomery Estates	\$ 435,000	131	42	\$ 375,000	134	47	16.0%
N Upper Truckee 1	\$ 432,500	113	31	\$ 275,000	119	37	57.3%
N Upper Truckee 2	\$ 487,500	126	20	\$ 455,000	151	21	7.1%
Pioneer Trail	\$ 369,000	108	38	\$ 319,000	92	28	15.7%
Pioneer Village	\$ 263,000	72	5	\$ 240,000	100	5	9.6%
Sierra Tract	\$ 228,000	84	59	\$ 179,000	133	67	27.4%
Sky Meadows	\$ 249,000	57	5	\$ 162,900	61	1	52.9%
Stateline	\$ 245,000	99	9	\$ 190,000	296	7	28.9%
Tahoe Island Drive	\$ 331,000	83	19	\$ 222,500	103	34	48.8%
Tahoe Island Park	\$ 305,000	127	35	\$ 285,000	171	30	7.0%
Tahoe Keys	\$ 715,000	138	49	\$ 639,750	144	82	11.8%
Tahoe Paradise	\$ 335,000	118	41	\$ 318,500	120	34	5.2%
Y Area	\$ 237,500	85	18	\$ 220,500	117	20	7.7%

The above data is based on a 12 month period, from 7/1/13 - 6/30/14 compared to 7/1/12 -6/30/13.

*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.*