

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

AREA	7/31/2014	Avg DOM 7/14	Units Sold 7/14	7/31/2013	Avg DOM 7/13	Units Sold 7/13	% change in sold price
Al Tahoe	\$ 327,450	97	30	\$ 250,000	104	37	31.0%
Bijou	\$ 277,500	127	60	\$ 240,000	136	54	15.6%
Bijou 2	\$ 260,000	98	12	\$ 224,750	88	18	15.7%
Black Bart	\$ 352,500	93	6	\$ 248,450	86	10	41.9%
Christmas Valley 1	\$ 307,000	102	12	\$ 282,500	106	14	8.7%
Christmas Valley 2	\$ 425,000	103	17	\$ 250,500	106	18	69.7%
Echo View Estates	\$ 486,000	101	1	\$ 430,000	2	1	13.0%
Country Club Estates	\$ 525,000	118	17	\$ 312,750	239	22	67.9%
Gardner Mountain	\$ 250,000	111	23	\$ 268,000	101	30	-6.7%
Heavenly Valley	\$ 425,000	112	23	\$ 335,000	172	25	26.9%
Highland Woods	\$ 380,000	108	7	\$ 323,500	137	14	17.5%
Highland Woods PUD	\$ 212,500	45	2	\$ 175,000	87	5	21.4%
Meyers	\$ 278,325	126	22	\$ 255,100	110	31	9.1%
Montgomery Estates	\$ 413,500	138	42	\$ 405,000	129	45	2.1%
N Upper Truckee 1	\$ 467,000	119	27	\$ 323,900	115	39	44.2%
N Upper Truckee 2	\$ 475,000	120	21	\$ 455,000	150	21	4.4%
Pioneer Trail	\$ 372,500	112	34	\$ 318,000	80	31	17.1%
Pioneer Village	\$ 263,000	72	5	\$ 250,500	72	4	5.0%
Sierra Tract	\$ 235,825	83	56	\$ 185,000	118	63	27.5%
Sky Meadows	\$ 249,000	57	5	\$ 162,900	61	1	52.9%
Stateline	\$ 253,750	106	8	\$ 218,000	288	7	16.4%
Tahoe Island Drive	\$ 336,500	78	18	\$ 226,500	104	34	48.6%
Tahoe Island Park	\$ 297,500	125	36	\$ 305,000	162	26	-2.5%
Tahoe Keys	\$ 707,500	119	50	\$ 639,750	162	76	10.6%
Tahoe Paradise	\$ 335,000	122	37	\$ 318,500	111	36	5.2%
Y Area	\$ 259,000	78	17	\$ 222,000	125	22	16.7%

The above data is based on a 12 month period, from 8/1/13 - 7/31/14 compared to 8/1/12 - 7/31/13.

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.