

Median Sold Prices by Area

AREA	8/31/2016	Avg DOM 08/16	Units Sold 08/16	8/31/2015	Avg DOM 08/15	Units Sold 08/15	% change in sold price
Al Tahoe	\$ 390,000	99	36	\$ 344,500	82	35	13.2%
Bijou 1	\$ 340,155	97	44	\$ 300,000	112	49	13.4%
Bijou 2	\$ 333,000	120	12	\$ 299,000	106	13	11.4%
Black Bart	\$ 337,500	105	8	\$ 410,000	105	11	-17.7%
Christmas Valley 1	\$ 442,500	133	20	\$ 392,000	157	7	12.9%
Christmas Valley 2	\$ 547,700	107	17	\$ 387,000	115	25	41.5%
Echo View Estates	\$ 420,000	1	94	\$ 409,000	182	1	2.7%
Country Club Estates	\$ 402,450	143	24	\$ 423,000	103	22	-4.9%
Gardner Mountain	\$ 359,000	111	33	\$ 315,000	113	27	14.0%
Heavenly Valley	\$ 609,000	127	21	\$ 480,000	166	25	26.9%
Highland Woods	\$ 369,000	124	13	\$ 280,350	128	6	31.6%
Highland Woods PUD	\$ 252,500	81	4	\$ 217,000	65	5	16.4%
Meyers	\$ 362,500	133	36	\$ 317,500	130	24	14.2%
Montgomery Estates	\$ 524,750	141	58	\$ 460,000	109	43	14.1%
N Upper Truckee 1	\$ 445,000	103	38	\$ 412,500	92	45	7.9%
N Upper Truckee 2	\$ 575,000	105	25	\$ 474,500	93	19	21.2%
Pioneer Trail	\$ 395,250	114	36	\$ 345,000	89	31	14.6%
Pioneer Village				\$ 303,000	188	8	NA
Tahoe-Sierra (Sierra Tract)	\$ 283,250	94	60	\$ 243,750	123	44	16.2%
Sky Meadows				\$ 255,000	55	1	NA
Stateline	\$ 329,500	402	8	\$ 238,000	232	5	38.4%
Tahoe Island Drive	\$ 385,000	100	39	\$ 332,500	105	36	15.8%
Tahoe Island Park	\$ 380,500	126	20	\$ 350,000	117	23	8.7%
Tahoe Keys	\$ 848,000	148	50	\$ 747,500	143	30	13.4%
Tahoe Meadows				\$ 260,000	214	3	NA
Tahoe Paradise	\$ 377,483	124	42	\$ 445,000	79	39	-15.2%
Y Area	\$ 301,450	128	22	\$ 300,000	160	17	0.5%

The above data is based on a 12 month period, from 09/01/15 - 08/31/16 compared to 09/01/14 - 08/31/15.

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.