

South Tahoe Association of REALTORS Multiple Listing Service Statistics
Single Family Residential Market Analysis

| MONTH/ YEAR | MEDIAN SALES PRICE* (Based on a 12 month period) | THIS MONTH LAST YEAR* (Based on a 12 month period) | PERCENT INCREASE/ DECREASE |
|------------------------|---|---|---|
| Jan-19 | \$475,000.00 | \$453,950.00 | 4.6% |
| Dec-18 | \$474,450.00 | \$440,000.00 | 7.8% |
| Nov-18 | \$469,900.00 | \$440,000.00 | 6.8% |
| Oct-18 | \$475,000.00 | \$442,000.00 | 7.5% |
| Sep-18 | \$470,000.00 | \$440,000.00 | 6.8% |
| Aug-18 | \$462,000.00 | \$440,000.00 | 5.0% |
| Jul-18 | \$465,000.00 | \$440,000.00 | 5.7% |
| Jun-18 | \$461,525.00 | \$439,500.00 | 5.0% |
| May-18 | \$455,000.00 | \$434,000.00 | 4.8% |
| Apr-18 | \$450,000.00 | \$426,500.00 | 5.5% |
| Mar-18 | \$450,000.00 | \$420,000.00 | 7.1% |
| Feb-18 | \$449,000.00 | \$425,000.00 | 5.6% |
| Jan-18 | \$445,000.00 | \$420,000.00 | 6.0% |
| Dec-17 | \$440,000.00 | \$419,000.00 | 5.0% |
| Nov-17 | \$440,000.00 | \$415,000.00 | 6.0% |
| Oct-17 | \$444,000.00 | \$408,500.00 | 8.7% |
| Sep-17 | \$440,000.00 | \$400,000.00 | 10.0% |
| Aug-17 | \$439,000.00 | \$395,000.00 | 11.1% |
| Jul-17 | \$440,000.00 | \$388,000.00 | 13.4% |
| Jun-17 | \$439,500.00 | \$384,000.00 | 14.5% |
| May-17 | \$434,000.00 | \$379,750.00 | 14.3% |
| Apr-17 | \$425,000.00 | \$379,500.00 | 12.0% |
| Mar-17 | \$420,000.00 | \$374,983.00 | 12.0% |
| Feb-17 | \$425,000.00 | \$370,000.00 | 14.9% |
| Jan-17 | \$420,000.00 | \$370,000.00 | 13.5% |
| Dec-16 | \$420,000.00 | \$369,000.00 | 13.8% |
| Nov-16 | \$415,000.00 | \$360,000.00 | 15.3% |
| Oct-16 | \$408,000.00 | \$360,000.00 | 13.3% |
| Sep-16 | \$400,000.00 | \$359,500.00 | 11.3% |
| Aug-16 | \$395,000.00 | \$360,000.00 | 9.7% |
| Jul-16 | \$389,000.00 | \$360,000.00 | 8.1% |
| Jun-16 | \$384,000.00 | \$369,000.00 | 4.1% |
| May-16 | \$379,500.00 | \$362,000.00 | 4.8% |
| Apr-16 | \$379,500.00 | \$355,000.00 | 6.9% |
| Mar-16 | \$374,965.00 | \$350,000.00 | 7.1% |
| Feb-16 | \$370,000.00 | \$350,000.00 | 5.7% |
| Jan-16 | \$370,000.00 | \$350,000.00 | 5.7% |

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|------------------------|---|---|---|
| Dec-15 | \$369,000.00 | \$349,450.00 | 5.6% |
| Nov-15 | \$360,122.00 | \$350,000.00 | 2.9% |
| Oct-15 | \$360,000.00 | \$349,000.00 | 3.2% |
| Sep-15 | \$360,000.00 | \$349,500.00 | 3.0% |
| Aug-15 | \$360,000.00 | \$341,500.00 | 5.4% |
| Jul-15 | \$360,000.00 | \$345,000.00 | 4.3% |
| Jun-15 | \$369,000.00 | \$334,950.00 | 10.2% |
| May-15 | \$364,000.00 | \$335,000.00 | 8.7% |
| Apr-15 | \$355,000.00 | \$330,750.00 | 7.3% |
| Mar-15 | \$350,000.00 | \$334,500.00 | 4.6% |
| Feb-15 | \$350,000.00 | \$334,000.00 | 4.8% |
| Jan-15 | \$350,000.00 | \$331,500.00 | 5.6% |
| Dec-14 | \$349,000.00 | \$329,950.00 | 5.8% |
| Nov-14 | \$350,000.00 | \$325,000.00 | 7.7% |
| Oct-14 | \$349,000.00 | \$320,000.00 | 9.1% |
| Sep-14 | \$349,000.00 | \$312,000.00 | 11.9% |
| Aug-14 | \$342,000.00 | \$309,000.00 | 10.7% |
| Jul-14 | \$345,000.00 | \$292,000.00 | 18.2% |
| Jun-14 | \$335,000.00 | \$284,000.00 | 18.0% |
| May-14 | \$335,000.00 | \$270,000.00 | 24.1% |
| Apr-14 | \$331,500.00 | \$267,500.00 | 23.9% |
| Mar-14 | \$334,000.00 | \$260,000.00 | 28.5% |
| Feb-14 | \$334,000.00 | \$254,500.00 | 31.2% |
| Jan-14 | \$331,500.00 | \$249,000.00 | 33.1% |
| Dec-13 | \$329,950.00 | \$245,000.00 | 34.7% |
| Nov-13 | \$325,000.00 | \$245,000.00 | 32.7% |
| Oct-13 | \$320,000.00 | \$239,450.00 | 33.6% |
| Sep-13 | \$312,000.00 | \$237,500.00 | 31.4% |
| Aug-13 | \$309,000.00 | \$234,000.00 | 32.1% |
| Jul-13 | \$292,000.00 | \$236,500.00 | 23.5% |
| Jun-13 | \$284,000.00 | \$235,000.00 | 20.9% |
| May-13 | \$270,000.00 | \$238,668.00 | 13.1% |
| Apr-13 | \$267,500.00 | \$237,500.00 | 12.6% |
| Mar-13 | \$260,000.00 | \$242,450.00 | 7.2% |
| Feb-13 | \$254,500.00 | \$246,500.00 | 3.2% |
| Jan-13 | \$249,000.00 | \$250,000.00 | -0.4% |

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|------------------------|---|---|---|
| Dec-12 | \$245,000.00 | \$265,000.00 | -7.5% |
| Nov-12 | \$245,000.00 | \$275,000.00 | -10.9% |
| Oct-12 | \$239,450.00 | \$285,000.00 | -16.0% |
| Sep-12 | \$237,500.00 | \$288,000.00 | -17.5% |
| Aug-12 | \$234,000.00 | \$295,000.00 | -20.7% |
| Jul-12 | \$236,500.00 | \$291,000.00 | -18.7% |
| Jun-12 | \$235,000.00 | \$298,250.00 | -21.2% |
| May-12 | \$238,668.00 | \$302,000.00 | -21.0% |
| Apr-12 | \$237,250.00 | \$308,000.00 | -23.0% |
| Mar-12 | \$242,450.00 | \$310,000.00 | -21.8% |
| Feb-12 | \$246,500.00 | \$315,500.00 | -21.9% |
| Jan-12 | \$250,000.00 | \$319,500.00 | -21.8% |
| Dec-11 | \$265,000.00 | \$319,000.00 | -16.9% |
| Nov-11 | \$275,000.00 | \$320,000.00 | -14.1% |
| Oct-11 | \$285,000.00 | \$326,500.00 | -12.7% |
| Sep-11 | \$288,000.00 | \$328,000.00 | -12.2% |
| Aug-11 | \$295,000.00 | \$320,000.00 | -7.8% |
| Jul-11 | \$291,000.00 | \$326,500.00 | -10.9% |
| Jun-11 | \$298,250.00 | \$326,500.00 | -8.7% |
| May-11 | \$302,000.00 | \$320,000.00 | -5.6% |
| Apr-11 | \$308,000.00 | \$318,500.00 | -3.3% |
| Mar-11 | \$310,000.00 | \$317,500.00 | -2.4% |
| Feb-11 | \$315,500.00 | \$317,250.00 | -0.6% |
| Jan-11 | \$319,000.00 | \$317,500.00 | 0.5% |
| Dec-10 | \$319,000.00 | \$318,000.00 | 0.3% |
| Nov-10 | \$320,000.00 | \$320,000.00 | 0.0% |
| Oct-10 | \$326,500.00 | \$320,000.00 | 2.0% |
| Sep-10 | \$328,000.00 | \$340,000.00 | -3.5% |
| Aug-10 | \$320,000.00 | \$355,000.00 | -9.9% |
| Jul-10 | \$326,500.00 | \$365,000.00 | -10.5% |
| Jun-10 | \$326,500.00 | \$375,000.00 | -12.9% |
| May-10 | \$320,000.00 | \$388,000.00 | -17.5% |
| Apr-10 | \$318,500.00 | \$395,000.00 | -19.4% |
| Mar-10 | \$317,500.00 | \$399,000.00 | -20.4% |
| Feb-10 | \$317,250.00 | \$399,000.00 | -20.5% |
| Jan-10 | \$317,500.00 | \$401,000.00 | -20.8% |

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|------------------------|---|---|---|
| Dec-09 | \$318,000.00 | \$407,000.00 | -21.9% |
| Nov-09 | \$320,000.00 | \$412,500.00 | -22.4% |
| Oct-09 | \$320,000.00 | \$415,000.00 | -22.9% |
| Sep-09 | \$340,000.00 | \$415,000.00 | -18.1% |
| Aug-09 | \$355,000.00 | \$407,000.00 | -12.8% |
| Jul-09 | \$365,000.00 | \$409,000.00 | -10.8% |
| Jun-09 | \$375,000.00 | \$415,000.00 | -9.6% |
| May-09 | \$388,000.00 | \$425,000.00 | -8.7% |
| Apr-09 | \$395,000.00 | \$428,000.00 | -7.7% |
| Mar-09 | \$399,000.00 | \$425,000.00 | -6.1% |
| Feb-09 | \$399,000.00 | \$435,750.00 | -8.4% |
| Jan-09 | \$401,000.00 | \$449,900.00 | -10.9% |
| Dec-08 | \$407,000.00 | \$449,900.00 | -9.5% |
| Nov-08 | \$412,500.00 | \$445,000.00 | -7.3% |
| Oct-08 | \$415,000.00 | \$450,000.00 | -7.8% |
| Sep-08 | \$415,000.00 | \$450,000.00 | -7.8% |
| Aug-08 | \$407,000.00 | \$464,000.00 | -12.3% |
| Jul-08 | \$409,000.00 | \$463,000.00 | -11.7% |
| Jun-08 | \$415,000.00 | \$465,000.00 | -10.8% |
| May-08 | \$425,000.00 | \$465,300.00 | -8.7% |
| Apr-08 | \$428,000.00 | \$465,150.00 | -8.0% |
| Mar-08 | \$425,000.00 | \$475,000.00 | -10.5% |
| Feb-08 | \$435,750.00 | \$474,250.00 | -8.1% |
| Jan-08 | \$449,900.00 | \$474,500.00 | -5.2% |
| Dec-07 | \$449,900.00 | \$476,000.00 | -5.5% |
| Nov-07 | \$445,000.00 | \$474,500.00 | -6.2% |
| Oct-07 | \$450,000.00 | \$465,000.00 | -3.2% |
| Sep-07 | \$450,000.00 | \$474,500.00 | -5.2% |
| Aug-07 | \$464,000.00 | \$475,000.00 | -2.3% |
| Jul-07 | \$463,000.00 | \$485,000.00 | -4.5% |
| Jun-07 | \$465,000.00 | \$485,000.00 | -4.1% |
| May-07 | \$465,300.00 | \$485,000.00 | -4.1% |
| Apr-07 | \$465,150.00 | \$489,000.00 | -4.9% |
| Mar-07 | \$475,000.00 | \$489,000.00 | -2.9% |
| Feb-07 | \$474,250.00 | \$485,000.00 | -2.2% |
| Jan-07 | \$474,500.00 | \$482,000.00 | -1.6% |

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| Dec-06 | \$476,000.00 | \$475,000.00 | 0.2% |
| Nov-06 | \$474,500.00 | \$475,000.00 | -0.1% |
| Oct-06 | \$465,000.00 | \$465,000.00 | 0% |
| Sep-06 | \$474,500.00 | \$455,000.00 | 4% |
| Aug-06 | \$475,000.00 | \$446,000.00 | 7% |
| Jul-06 | \$485,000.00 | \$430,000.00 | 13% |
| Jun-06 | \$485,000.00 | \$425,000.00 | 14% |
| May-06 | \$485,000.00 | \$410,000.00 | 18% |
| Apr-06 | \$489,000.00 | \$399,000.00 | 23% |
| Mar-06 | \$489,000.00 | \$390,000.00 | 25% |
| Feb-06 | \$485,000.00 | \$390,000.00 | 24% |
| Jan-06 | \$482,000.00 | \$383,250.00 | 26% |
| Dec-05 | \$475,000.00 | \$379,900.00 | 25% |
| Nov-05 | \$475,000.00 | \$369,000.00 | 29% |
| Oct-05 | \$465,000.00 | \$365,000.00 | 27% |
| Sep-05 | \$455,000.00 | \$359,000.00 | 27% |
| Aug-05 | \$446,000.00 | \$355,000.00 | 26% |
| Jul-05 | \$430,000.00 | \$349,000.00 | 23% |
| Jun-05 | \$425,000.00 | \$340,000.00 | 25% |
| May-05 | \$410,000.00 | \$336,250.00 | 22% |
| Apr-05 | \$399,000.00 | \$330,000.00 | 21% |
| Mar-05 | \$390,000.00 | \$330,000.00 | 18% |
| Feb-05 | \$390,000.00 | \$325,000.00 | 20% |
| Jan-05 | \$383,250.00 | \$325,000.00 | 18% |
| Dec-04 | \$379,900.00 | \$324,000.00 | 17% |
| Nov-04 | \$369,000.00 | \$320,000.00 | 15% |
| Oct-04 | \$365,000.00 | \$320,000.00 | 14% |
| Sep-04 | \$359,000.00 | \$316,000.00 | 14% |
| Aug-04 | \$355,000.00 | \$315,000.00 | 13% |
| Jul-04 | \$349,900.00 | \$315,150.00 | 11% |
| Jun-04 | \$340,000.00 | \$315,000.00 | 8% |
| May-04 | \$336,250.00 | \$289,000.00 | 16.50% |
| Apr-04 | \$330,000.00 | \$287,000.00 | 15% |
| Mar-04 | \$330,000.00 | \$280,000.00 | 18% |
| Feb-04 | \$325,000.00 | \$279,000.00 | 19% |
| Jan-04 | \$325,000.00 | \$275,000.00 | 18.50% |

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| Dec-03 | \$320,000.00 | \$270,000.00 | 18.50% |
| Nov-03 | \$320,000.00 | \$269,500.00 | 19% |
| Oct-03 | \$320,000.00 | \$265,000.00 | 21% |
| Sep-03 | \$316,000.00 | \$262,250.00 | 20.50% |
| Aug-03 | \$315,000.00 | \$259,250.00 | 21.50% |
| Jul-03 | \$315,150.00 | \$253,000.00 | 25% |
| Jun-03 | \$315,000.00 | \$250,000.00 | 26% |
| Jan-02 | \$274,750.00 | \$245,000.00 | 12% |
| Jan-01 | \$245,000.00 | \$189,000.00 | 29% |
| Jan-00 | \$189,000.00 | | |

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.

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