

## South Tahoe Real Estate Sales Statistics

### Median Sold Prices by Area

AREA	Median Price	Avg DOM 10/19	Units Sold 10/19	Median Price	Avg DOM 10/18	Units Sold 10/18	% change in sold price
Al Tahoe	\$ 460,000	102	33	\$ 420,000	99	41	9.5%
Bijou 1	\$ 359,000	105	45	\$ 384,500	114	44	-6.6%
Bijou 2	\$ 440,750	114	18	\$ 327,340	90	11	34.6%
Black Bart	\$ 395,000	75	3	\$ 455,000	98	4	-13.2%
Christmas Valley 1	\$ 420,000	97	13	\$ 385,000	104	13	9.1%
Christmas Valley 2	\$ 599,250	97	20	\$ 570,750	145	18	5.0%
Echo View Estates	\$ 737,500	34	2	\$ -			
Country Club Estates	\$ 533,500	78	18	\$ 582,500	118	34	-8.4%
Gardner Mountain	\$ 415,000	83	21	\$ 385,000	117	29	7.8%
Heavenly Valley	\$ 550,000	114	23	\$ 488,000	135	23	12.7%
Highland Woods	\$ 493,500	84	20	\$ 475,000	108	13	3.9%
Highland Woods PUD	\$ 336,400	200	1	\$ 329,000	57	1	2.2%
Meyers	\$ 426,500	113	24	\$ 385,000	85	27	10.8%
Montgomery Estates	\$ 596,500	107	38	\$ 605,000	92	47	-1.4%
N Upper Truckee 1	\$ 500,000	94	33	\$ 525,000	97	37	-4.8%
N Upper Truckee 2	\$ 726,500	106	20	\$ 558,500	72	14	30.1%
Pioneer Trail	\$ 439,000	99	25	\$ 505,000	77	40	-13.1%
Pioneer Village	\$ 410,000	109	3	\$ 577,500	45	2	-29.0%
Sky Meadows	\$ 320,500	114	4	\$ 324,000	138	3	-1.1%
Stateline	\$ 440,000	142	9	\$ 430,000	129	9	2.3%
Tahoe Island Drive	\$ 439,000	100	30	\$ 435,000	68	31	0.9%
Tahoe Island Park	\$ 455,000	88	29	\$ 442,000	82	21	2.9%
Tahoe Keys	\$ 775,000	120	50	\$ 905,000	131	67	-14.4%
Tahoe Meadows	\$ 840,000	64	3	\$ 584,000	29	1	43.8%
Tahoe Paradise	\$ 512,500	115	33	\$ 497,425	81	46	3.0%
Tahoe-Sierra (Sierra Tract)	\$ 337,500	88	26	\$ 346,500	97	44	-2.6%
Y Area	\$ 359,830	116	19	\$ 355,000	112	18	1.4%

The above data is based on a 12 month period, from 11/01/18 - 10/31/19 compared to 11/01/17 - 10/31/18

*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.*