

South Tahoe Real Estate Sales Statistics

Single Family Median Sold Prices by Area

AREA	3/31/2020	Avg DOM 3/20	Units Sold 3/20	3/31/2019	Avg DOM 3/19	Units Sold 3/19	% change in sold price
Al Tahoe	\$ 465,000	95	33	\$ 427,000	87	38	8.9%
Bijou 1	\$ 395,000	114	45	\$ 365,000	84	39	8.2%
Bijou 2	\$ 407,500	105	20	\$ 350,000	118	13	16.4%
Black Bart	\$ 349,000	48	3	\$ 420,000	100	3	-16.9%
Christmas Valley 1	\$ 448,000	145	8	\$ 420,000	79	13	6.7%
Christmas Valley 2	\$ 484,750	92	27	\$ 665,000	162	14	-27.1%
Echo View Estates	\$ 800,000	26	1	\$ 675,000	42	1	18.5%
Country Club Estates	\$ 543,500	119	18	\$ 580,000	100	31	-6.3%
Gardner Mountain	\$ 419,500	107	29	\$ 370,000	90	24	13.4%
Heavenly Valley	\$ 495,000	116	27	\$ 567,500	150	18	-12.8%
Highland Woods	\$ 458,200	77	18	\$ 475,000	98	13	-3.5%
Highland Woods PUD	\$ 336,400	200	1				
Meyers	\$ 418,000	112	25	\$ 390,000	96	31	7.2%
Montgomery Estates	\$ 588,000	103	49	\$ 582,500	89	40	0.9%
N Upper Truckee 1	\$ 499,500	96	32	\$ 520,000	84	35	-3.9%
N Upper Truckee 2	\$ 725,000	112	19	\$ 604,000	77	18	20.0%
Pioneer Trail	\$ 464,500	103	26	\$ 505,000	73	34	-8.0%
Pioneer Village	\$ 392,500	107	6	\$ 424,000	52	3	-7.4%
Sky Meadows	\$ 350,000	98	3	\$ 312,000	143	4	12.2%
Stateline	\$ 413,000	108	11	\$ 430,000	130	7	-4.0%
Tahoe Island Drive	\$ 439,000	82	27	\$ 423,500	88	28	3.7%
Tahoe Island Park	\$ 442,000	74	24	\$ 445,530	92	21	-0.8%
Tahoe Keys	\$ 912,000	125	58	\$ 905,000	121	51	0.8%
Tahoe Meadows	\$ 1,545,000	40	2	\$ 692,000	71	2	123.3%
Tahoe Paradise	\$ 506,000	114	39	\$ 495,000	96	47	2.2%
Tahoe-Sierra	\$ 349,000	102	31	\$ 339,750	89	32	2.7%
Y Area	\$ 355,000	137	21	\$ 349,725	102	20	1.5%

The above data is based on a 12 month period, from 4/1/19 - 3/31/20 compared to 4/1/18 -3/31/19

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.