

South Tahoe Real Estate Sales Statistics

Single Family Median Sold Prices by Area

AREA	4/30/2020	Avg DOM 4/20	Units Sold 4/20	4/30/2019	Avg DOM 4/19	Units Sold 4/19	% change in sold price
Al Tahoe	\$ 475,000	100	31	\$ 422,500	86	40	12.4%
Bijou 1	\$ 397,000	107	43	\$ 340,000	88	41	16.8%
Bijou 2	\$ 400,000	108	19	\$ 387,500	102	13	3.2%
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	\$ 484,125	91	26	\$ 650,000	141	15	-25.5%
Echo View Estates	\$ 800,000	26	1	\$ 675,000	42	1	18.5%
Country Club Estates	\$ 501,000	120	18	\$ 580,000	102	31	-13.6%
Gardner Mountain	\$ 415,000	103	29	\$ 410,000	91	25	1.2%
Heavenly Valley	\$ 497,500	114	26	\$ 550,000	151	19	-9.5%
Highland Woods	\$ 462,750	80	18	\$ 475,000	94	14	-2.6%
Highland Woods PUD				\$ 336,400	200	1	
Meyers	\$ 416,500	109	26	\$ 390,000	96	31	6.8%
Montgomery Estates	\$ 589,000	104	44	\$ 580,000	90	43	1.6%
N Upper Truckee 1	\$ 505,000	99	34	\$ 525,000	79	33	-3.8%
N Upper Truckee 2	\$ 725,000	118	20	\$ 648,000	79	19	11.9%
Pioneer Trail	\$ 522,500	104	28	\$ 495,000	77	33	5.6%
Pioneer Village	\$ 390,000	85	5	\$ 417,000	92	4	-6.5%
Sky Meadows	\$ 350,000	98	3	\$ 300,000	155	3	16.7%
Stateline	\$ 406,500	96	10	\$ 486,250	146	8	-16.4%
Tahoe Island Drive	\$ 435,000	90	27	\$ 430,000	93	28	1.2%
Tahoe Island Park	\$ 452,000	74	24	\$ 445,000	97	21	1.6%
Tahoe Keys	\$ 912,000	129	58	\$ 940,000	121	50	-3.0%
Tahoe Meadows	\$ 1,545,000	40	2	\$ 692,000	71	2	123.3%
Tahoe Paradise	\$ 508,000	110	38	\$ 495,000	102	45	2.6%
Tahoe-Sierra	\$ 347,000	111	32	\$ 339,750	89	30	2.1%
Y Area	\$ 357,250	141	22	\$ 349,725	102	20	2.2%

The above data is based on a 12 month period, from 5/1/19 - 4/30/20 compared to 5/1/18 -4/30/19

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.