

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
May 2020	\$467,750.00	\$479,000.00	-2.3%
April 2020	\$470,000.00	\$480,000.00	-2.1%
Mar-20	\$470,000.00	\$476,000.00	-1.3%
Feb-20	\$475,000.00	\$475,000.00	0.0%
Jan-20	\$485,000.00	\$475,000.00	2.1%
Dec-19	\$484,625.00	\$474,450.00	2.1%
Nov-19	\$484,500.00	\$469,900.00	3.1%
Oct-19	\$480,000.00	\$469,450.00	2.2%
Sep-19	\$485,000.00	\$469,950.00	3.2%
Aug-19	\$480,000.00	\$473,900.00	1.3%
Jul-19	\$470,000.00	\$467,000.00	0.6%
Jun-19	\$472,500.00	\$460,525.00	2.6%
May-19	\$479,000.00	\$455,261.00	5.2%
Apr-19	\$480,000.00	\$450,000.00	6.7%
Mar-19	\$476,000.00	\$450,000.00	5.8%
Feb-19	\$475,000.00	\$449,000.00	5.8%
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%

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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%
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%

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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%
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%

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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%
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%

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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%
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%

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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%
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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