

## South Tahoe Real Estate Sales Statistics

### Single Family Median Sold Prices by Area

AREA	5/31/2020	Avg DOM 5/20	Units Sold 5/20	5/31/2019	Avg DOM 5/19	Units Sold 5/19	% change in sold price
Al Tahoe	\$ 490,000	101	31	\$ 422,500	87	38	16.0%
Bijou 1	\$ 396,000	111	40	\$ 340,000	86	43	16.5%
Bijou 2	\$ 395,000	109	18	\$ 419,500	105	12	-5.8%
Black Bart	\$ 349,000	48	3	\$ 420,000	100	3	-16.9%
Christmas Valley 1	\$ 485,000	151	9	\$ 422,500	63	12	14.8%
Christmas Valley 2	\$ 483,500	92	25	\$ 632,500	137	16	-23.6%
Echo View Estates	\$ 800,000	26	1	\$ 675,000	42	1	18.5%
Country Club Estates	\$ 490,000	126	15	\$ 575,000	85	29	-14.8%
Gardner Mountain	\$ 415,000	100	28	\$ 410,000	107	23	1.2%
Heavenly Valley	\$ 497,500	117	26	\$ 550,000	149	19	-9.5%
Highland Woods	\$ 445,000	86	17	\$ 480,450	80	14	-7.4%
Highland Woods PUD				\$ 336,400	200	1	
Meyers	\$ 418,000	96	23	\$ 385,000	109	31	8.6%
Montgomery Estates	\$ 588,000	108	41	\$ 585,000	91	41	0.5%
N Upper Truckee 1	\$ 522,500	100	34	\$ 495,000	80	31	5.6%
N Upper Truckee 2	\$ 747,500	106	19	\$ 623,950	89	22	19.8%
Pioneer Trail	\$ 464,500	113	26	\$ 505,000	75	34	-8.0%
Pioneer Village	\$ 390,000	85	5	\$ 410,000	109	3	-4.9%
Sky Meadows	\$ 322,000	72	2	\$ 320,500	156	2	0.5%
Stateline	\$ 406,500	96	10	\$ 430,000	138	7	-5.5%
Tahoe Island Drive	\$ 437,000	93	26	\$ 422,000	101	23	3.6%
Tahoe Island Park	\$ 460,000	75	22	\$ 443,500	92	24	3.7%
Tahoe Keys	\$ 932,000	140	58	\$ 924,000	114	48	0.9%
Tahoe Meadows	\$ 1,870,000	104	2	\$ 800,000	62	3	133.8%
Tahoe Paradise	\$ 457,500	114	34	\$ 508,000	105	48	-9.9%
Tahoe-Sierra	\$ 338,000	111	33	\$ 336,250	83	30	0.5%
Y Area	\$ 359,500	147	19	\$ 334,450	102	23	7.5%

The above data is based on a 12 month period, from 6/1/19 - 5/31/20 compared to 6/1/18 -5/31/19

*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.*