

## South Tahoe Real Estate Sales Statistics

### Single Family Median Sold Prices by Area

AREA	6/30/2020	Avg DOM 6/20	Units Sold 6/20	6/30/2019	Avg DOM 6/19	Units Sold 6/19	% change in sold price
Al Tahoe	\$ 497,500	104	30	\$ 425,000	90	39	17.1%
Bijou 1	\$ 417,500	103	46	\$ 340,000	85	45	22.8%
Bijou 2	\$ 400,000	109	17	\$ 419,500	107	12	-4.6%
Black Bart	\$ 372,000	44	4	\$ 570,000	86	2	-34.7%
Christmas Valley 1	\$ 497,500	138	10	\$ 420,000	66	11	18.5%
Christmas Valley 2	\$ 468,500	89	27	\$ 615,000	127	15	-23.8%
Echo View Estates	\$ 799,950	29	2	\$ 675,000	42	1	18.5%
Country Club Estates	\$ 487,500	115	20	\$ 575,000	84	27	-15.2%
Gardner Mountain	\$ 415,000	93	36	\$ 410,000	107	23	1.2%
Heavenly Valley	\$ 500,000	115	27	\$ 535,000	145	19	-6.5%
Highland Woods	\$ 424,750	85	16	\$ 485,900	80	15	-12.6%
Highland Woods PUD				\$ 336,400	200	1	
Meyers	\$ 418,000	96	25	\$ 387,500	108	30	7.9%
Montgomery Estates	\$ 591,500	105	44	\$ 580,000	98	35	2.0%
N Upper Truckee 1	\$ 510,000	101	33	\$ 487,500	82	32	4.6%
N Upper Truckee 2	\$ 737,750	110	18	\$ 648,000	96	19	13.9%
Pioneer Trail	\$ 515,000	110	27	\$ 467,500	82	30	10.2%
Pioneer Village	\$ 390,000	85	5	\$ 410,000	109	3	-4.9%
Sky Meadows	\$ 287,500	192	2	\$ 350,000	115	3	-17.9%
Stateline	\$ 406,500	96	10	\$ 430,000	138	7	-5.5%
Tahoe Island Drive	\$ 435,000	86	23	\$ 425,000	118	21	2.4%
Tahoe Island Park	\$ 470,000	75	19	\$ 430,750	86	26	9.1%
Tahoe Keys	\$ 932,000	131	58	\$ 937,000	114	48	-0.5%
Tahoe Meadows	\$ 1,870,000	104	2	\$ 800,000	62	3	133.8%
Tahoe Paradise	\$ 495,000	114	35	\$ 499,925	100	48	-1.0%
Tahoe-Sierra	\$ 338,000	99	33	\$ 342,000	98	27	-1.2%
Y Area	\$ 359,500	140	19	\$ 362,415	111	22	-0.8%

The above data is based on a 12 month period, from 7/1/19 -6/30/20 compared to 7/1/18 -6/30/19

*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.*