

South Tahoe Real Estate Sales Statistics

Single Family Median Sold Prices by Area

AREA	7/31/2020	Avg DOM 7/20	Units Sold 6/20	7/31/2019	Avg DOM 7/19	Units Sold 7/19	% change in sold price
Al Tahoe	\$ 500,000	112	27	\$ 425,000	91	42	17.6%
Bijou 1	\$ 398,500	94	44	\$ 361,500	105	48	10.2%
Bijou 2	\$ 395,000	120	14	\$ 420,000	98	15	-6.0%
Black Bart	\$ 349,000	46	3	\$ 407,500	83	2	-14.4%
Christmas Valley 1	\$ 537,500	157	10	\$ 410,500	72	14	30.9%
Christmas Valley 2	\$ 468,250	92	26	\$ 632,500	120	16	-26.0%
Echo View Estates	\$ 799,950	29	2	\$ 675,000	42	1	18.5%
Country Club Estates	\$ 485,000	106	25	\$ 575,000	88	23	-15.7%
Gardner Mountain	\$ 415,250	91	36	\$ 395,000	105	24	5.1%
Heavenly Valley	\$ 500,000	117	29	\$ 550,000	120	21	-9.1%
Highland Woods	\$ 445,000	91	13	\$ 477,950	76	16	-6.9%
Highland Woods PUD				\$ 336,400	200	1	
Meyers	\$ 422,250	105	28	\$ 390,000	114	27	8.3%
Montgomery Estates	\$ 615,000	113	55	\$ 582,500	99	36	5.6%
N Upper Truckee 1	\$ 510,000	99	37	\$ 487,500	80	30	4.6%
N Upper Truckee 2	\$ 736,250	118	24	\$ 648,500	95	20	13.5%
Pioneer Trail	\$ 500,000	117	33	\$ 467,500	95	30	7.0%
Pioneer Village	\$ 390,000	85	5	\$ 410,000	109	3	-4.9%
Sky Meadows	\$ 290,000	199	3	\$ 350,000	115	3	-17.1%
Stateline	\$ 413,000	89	11	\$ 430,000	138	7	-4.0%
Tahoe Island Drive	\$ 445,000	88	21	\$ 425,000	109	25	4.7%
Tahoe Island Park	\$ 445,000	88	25	\$ 445,000	84	27	0.0%
Tahoe Keys	\$ 976,000	116	63	\$ 850,000	125	48	14.8%
Tahoe Meadows	\$ 1,870,000	104	2	\$ 1,525,000	79	2	22.6%
Tahoe Paradise	\$ 516,250	105	44	\$ 506,000	103	43	2.0%
Tahoe-Sierra	\$ 337,000	94	41	\$ 345,500	103	26	-2.5%
Y Area	\$ 380,000	132	22	\$ 362,415	107	18	4.9%

The above data is based on a 12 month period, from 8/1/19 -7/31/20 compared to 8/1/18 -7/31/19

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.