

South Tahoe Real Estate Sales Statistics

Single Family Median Sold Prices by Area

AREA	11/30/2020	Avg DOM 11/20	Units Sold 11/20	11/30/2019	Avg DOM 11/19	Units Sold 11/19	% change in sold price
Al Tahoe	\$ 582,000	88	40	\$ 462,500	101	33	25.8%
Bijou 1	\$ 440,000	84	69	\$ 375,000	109	40	17.3%
Bijou 2	\$ 435,000	78	18	\$ 427,500	110	20	1.8%
Black Bart	\$ 478,000	77	8	\$ 347,500	50	2	37.6%
Christmas Valley 1	\$ 552,000	90	22	\$ 460,500	113	10	19.9%
Christmas Valley 2	\$ 575,000	68	25	\$ 542,000	102	22	6.1%
Echo View Estates	\$ 749,950	103	2	\$ 737,500	34	2	1.7%
Country Club Estates	\$ 655,000	79	43	\$ 498,500	103	16	31.4%
Gardner Mountain	\$ 439,500	66	28	\$ 443,500	116	27	-0.9%
Heavenly Valley	\$ 683,500	129	52	\$ 562,500	115	24	21.5%
Highland Woods	\$ 505,000	86	13	\$ 493,500	83	22	2.3%
Highland Woods PUD	\$ 349,000	58	1	\$ 336,400	200	1	3.7%
Meyers	\$ 443,000	110	26	\$ 426,500	105	26	3.9%
Montgomery Estates	\$ 696,250	86	80	\$ 591,500	101	38	17.7%
N Upper Truckee 1	\$ 639,000	83	42	\$ 535,000	81	31	19.4%
N Upper Truckee 2	\$ 692,500	132	23	\$ 737,750	103	22	-6.1%
Pioneer Trail	\$ 572,000	89	44	\$ 465,000	96	23	23.0%
Pioneer Village	\$ 475,000	68	9	\$ 410,000	113	3	15.9%
Sky Meadows	\$ 350,000	111	6	\$ 350,000	98	3	0.0%
Stateline	\$ 398,000	70	12	\$ 435,000	141	10	-8.5%
Tahoe Island Drive	\$ 469,000	90	21	\$ 439,500	101	30	6.7%
Tahoe Island Park	\$ 568,500	77	32	\$ 455,000	79	27	24.9%
Tahoe Keys	\$ 1,037,500	89	86	\$ 877,000	122	55	18.3%
Tahoe Meadows	\$ 2,800,000	207	2	\$ 1,545,000	40	2	81.2%
Tahoe Paradise	\$ 565,000	80	65	\$ 510,500	104	34	10.7%
Tahoe-Sierra	\$ 392,000	74	49	\$ 337,500	109	28	16.1%
Y Area	\$ 399,000	92	33	\$ 362,415	119	22	10.1%

The above data is based on a 12 month period, from 12/1/19 - 11/30/20 compared to 12/01/18 - 11/30/19

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.