

## South Tahoe Real Estate Sales Statistics

### Single Family Median Sold Prices by Area

AREA	2/28/2021	Avg DOM 02/21	Units Sold 02/21	2/29/2020	Avg DOM 02/20	Units Sold 02/20	% change in sold price
Al Tahoe	\$ 599,000	86	49	\$ 465,000	100	33	28.8%
Bijou 1	\$ 500,000	78	78	\$ 395,000	115	43	26.6%
Bijou 2	\$ 445,000	60	16	\$ 417,500	110	22	6.6%
Black Bart	\$ 478,000	72	10	\$ 347,500	50	2	16.3%
Christmas Valley 1	\$ 579,000	88	23	\$ 411,000	131	7	19.4%
Christmas Valley 2	\$ 577,000	63	25	\$ 484,875	99	26	19.0%
Echo View Estates	\$ 749,950	103	2	\$ 800,000	26	1	-6.3%
Country Club Estates	\$ 652,500	72	42	\$ 585,000	110	18	11.5%
Gardner Mountain	\$ 475,500	68	32	\$ 443,000	106	29	7.3%
Heavenly Valley	\$ 750,000	118	51	\$ 500,000	121	31	50.0%
Highland Woods	\$ 567,500	81	16	\$ 458,200	77	18	23.9%
Highland Woods PUD	\$ 349,000	58	1	\$ 336,400	200	1	3.7%
Meyers	\$ 495,000	97	23	\$ 415,000	108	25	19.3%
Montgomery Estates	\$ 731,212	78	83	\$ 588,000	103	47	24.4%
N Upper Truckee 1	\$ 656,500	73	38	\$ 492,000	89	30	33.4%
N Upper Truckee 2	\$ 825,000	130	26	\$ 725,000	98	19	13.8%
Pioneer Trail	\$ 600,000	83	51	\$ 486,500	100	26	23.3%
Pioneer Village	\$ 490,000	52	6	\$ 390,000	112	5	25.6%
Sky Meadows	\$ 350,000	111	6	\$ 350,000	98	3	0.0%
Stateline	\$ 425,000	50	12	\$ 426,500	119	10	-0.4%
Tahoe Island Drive	\$ 474,500	85	30	\$ 439,500	97	30	8.0%
Tahoe Island Park	\$ 550,000	76	37	\$ 449,000	81	27	22.5%
Tahoe Keys	\$ 1,015,000	78	95	\$ 899,000	128	59	12.9%
Tahoe Meadows	\$ 2,700,000	166	3	\$ 1,545,000	40	2	74.8%
Tahoe Paradise	\$ 575,000	65	65	\$ 510,000	112	37	12.7%
Tahoe-Sierra	\$ 410,500	70	52	\$ 337,500	102	32	21.6%
Y Area	\$ 439,500	87	34	\$ 359,830	130	21	22.1%

The above data is based on a 12 month period, from 03/01/20 - 02/28/21 compared to 03/01/19 - 02/29/19

*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.*