

South Tahoe Association of REALTORS Multiple Listing Service Statistics - Condo/Townhome Residential Market Analysis

| MONTH/ YEAR | MEDIAN SALES PRICE* (Based on 12 month period) | Units Sold | THIS MONTH LAST YEAR* (Based on 12 month period) | Units Sold | PERCENT INCREASE/ DECREASE |
|------------------------|---|-----------------------|---|-----------------------|---|
| Aug 2021 | \$410,000.00 | 149 | \$425,000.00 | 93 | -3.5% |
| July 2021 | \$410,000.00 | 149 | \$425,000.00 | 93 | -3.5% |
| June 2021 | \$399,000.00 | 155 | \$437,500.00 | 86 | -8.8% |
| May 2021 | \$410,000.00 | 154 | \$420,000.00 | 85 | -2.4% |
| April 2021 | \$410,000.00 | 149 | \$422,500.00 | 90 | -3.0% |
| Mar 2021 | \$400,000.00 | 143 | \$423,750.00 | 96 | -5.6% |
| Feb 2021 | \$409,999.00 | 142 | \$394,000.00 | 64 | 4.1% |
| Jan 2021 | \$417,000.00 | 142 | \$352,250.00 | 64 | 18.4% |
| Dec 2020 | \$399,000.00 | 142 | \$362,000.00 | 64 | 10.2% |
| Nov 2020 | \$400,000.00 | 137 | \$420,000.00 | 87 | -4.8% |
| Oct 2020 | \$390,000.00 | 129 | \$423,750.00 | 82 | -8.0% |
| Sept 2020 | \$407,000.00 | 117 | \$394,000.00 | 87 | 3.3% |
| Aug 2020 | \$425,000.00 | 102 | \$365,000.00 | 93 | 16.4% |
| July 2020 | \$425,000.00 | 93 | \$361,500.00 | 96 | 17.6% |
| June 2020 | \$437,500.00 | 86 | \$382,000.00 | 100 | 14.5% |
| May 2020 | \$420,000.00 | 85 | \$367,500.00 | 102 | 14.3% |
| April 2020 | \$422,500.00 | 90 | \$349,000.00 | 101 | 21.1% |
| March-20 | \$423,750.00 | 96 | \$340,000.00 | 99 | 24.6% |
| Feb-20 | \$394,000.00 | 95 | \$360,000.00 | 105 | 9.4% |
| Jan-20 | \$352,250.00 | 92 | \$365,000.00 | 109 | -3.5% |
| Dec-19 | \$362,000.00 | 64 | \$395,000.00 | 106 | -8.4% |
| Nov-19 | \$420,000.00 | 87 | \$360,000.00 | 109 | 16.7% |
| Oct - 19 | \$423,750.00 | 82 | \$360,000.00 | 111 | 17.7% |
| Sep-19 | \$394,000.00 | 87 | \$354,500.00 | 104 | 11.1% |
| Aug-19 | \$365,000.00 | 93 | \$325,000.00 | 104 | 12.3% |
| Jul-19 | \$361,500.00 | 96 | \$325,000.00 | 99 | 11.2% |
| Jun-19 | \$382,000.00 | 100 | \$318,750.00 | 100 | 19.8% |
| May-19 | \$367,500.00 | 102 | \$315,000.00 | 97 | 16.7% |
| Apr-19 | \$349,000.00 | 101 | \$321,500.00 | 98 | 8.6% |
| Mar-19 | \$340,000.00 | 99 | \$316,250.00 | 98 | 7.5% |
| Feb-19 | \$349,000.00 | 103 | \$310,000.00 | 95 | 12.6% |
| Jan-19 | \$365,000.00 | 109 | \$325,000.00 | 200 | 12.3% |
| Dec-18 | \$395,000.00 | 106 | \$300,000.00 | 97 | 31.7% |
| Nov-18 | \$360,000.00 | 109 | \$310,000.00 | 99 | 16.1% |
| Oct-18 | \$354,500.00 | 108 | \$302,500.00 | 108 | 17.2% |

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|------------------------|---|-----------------------|---|-----------------------|---|
| Sep-18 | \$344,500.00 | 102 | \$310,000.00 | 117 | 11.1% |
| Aug-18 | \$324,000.00 | 102 | \$314,500.00 | 106 | 3.0% |
| Jul-18 | \$325,000.00 | 98 | \$319,000.00 | 107 | 1.9% |
| Jun-18 | \$318,750.00 | 100 | \$325,000.00 | 105 | -1.9% |
| May-18 | \$313,750.00 | 96 | \$302,500.00 | 112 | 3.7% |
| Apr-18 | \$317,500.00 | 95 | \$305,000.00 | 109 | 4.1% |
| Mar-18 | \$312,500.00 | 95 | \$302,500.00 | 106 | 3.3% |
| Feb-18 | \$302,500.00 | 92 | \$307,500.00 | 106 | -1.6% |
| Jan-18 | \$299,000.00 | 92 | \$295,000.00 | 110 | 1.4% |
| Dec-17 | \$300,000.00 | 95 | \$305,000.00 | 109 | -1.6% |
| Nov-17 | \$305,000.00 | 97 | \$305,000.00 | 105 | 0.0% |
| Oct-17 | \$300,000.00 | 106 | \$310,000.00 | 99 | -3.2% |
| Sep-17 | \$305,000.00 | 115 | \$307,500.00 | 92 | -0.8% |
| Aug-17 | \$314,500.00 | 106 | \$275,000.00 | 101 | 14.4% |
| Jul-17 | \$319,000.00 | 107 | \$265,000.00 | 99 | 20.4% |
| Jun-17 | \$325,000.00 | 105 | \$266,500.00 | 100 | 22.0% |
| May-17 | \$302,500.00 | 112 | \$272,500.00 | 94 | 11.0% |
| Apr-17 | \$305,000.00 | 109 | \$269,000.00 | 90 | 13.4% |
| Mar-17 | \$302,500.00 | 106 | \$283,500.00 | 92 | 6.7% |
| Feb-17 | \$307,500.00 | 106 | \$275,000.00 | 94 | 11.8% |
| Jan-17 | \$295,000.00 | 110 | \$283,500.00 | 88 | 4.1% |
| Dec-16 | \$305,000.00 | 109 | \$270,000.00 | 83 | 13.0% |
| Nov-16 | \$305,000.00 | 105 | \$268,000.00 | 83 | 13.8% |
| Oct-16 | \$310,000.00 | 99 | \$265,000.00 | 79 | 17.0% |
| Sep-16 | \$307,500.00 | 92 | \$268,000.00 | 79 | 14.7% |
| Aug-16 | \$275,000.00 | 101 | \$268,000.00 | 77 | 2.6% |
| Jul-16 | \$265,000.00 | 99 | \$275,000.00 | 81 | -3.6% |
| Jun-16 | \$266,500.00 | 100 | \$278,500.00 | 74 | -4.3% |
| May-16 | \$272,500.00 | 94 | \$283,500.00 | 70 | -3.9% |
| Apr-16 | \$269,000.00 | 90 | \$299,000.00 | 71 | -10.0% |
| Mar-16 | \$283,500.00 | 92 | \$299,000.00 | 73 | -5.2% |
| Feb-16 | \$275,000.00 | 94 | \$285,000.00 | 67 | -3.5% |
| Jan-16 | \$283,500.00 | 88 | \$302,000.00 | 72 | -6.1% |
| Dec-15 | \$269,000.00 | 82 | \$280,000.00 | 79 | -3.9% |
| Nov-15 | \$268,000.00 | 83 | \$290,500.00 | 78 | -7.7% |

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|------------------------|---|-----------------------|---|-----------------------|---|
| Oct-15 | \$265,000.00 | 79 | \$302,000.00 | 78 | -12.3% |
| Oct-15 | \$265,000.00 | 79 | \$302,000.00 | 78 | -12.3% |
| Sep-15 | \$268,000.00 | 79 | \$282,000.00 | 73 | -5.0% |
| Aug-15 | \$268,000.00 | 77 | \$310,000.00 | 67 | -13.5% |
| Jul-15 | \$275,000.00 | 81 | \$292,500.00 | 66 | -6.0% |
| Jun-15 | \$278,500.00 | 74 | \$275,000.00 | 67 | 1.3% |
| May-15 | \$283,500.00 | 70 | \$277,500.00 | 66 | 2.2% |
| Apr-15 | \$299,000.00 | 71 | \$242,500.00 | 69 | 23.3% |
| Mar-15 | \$299,000.00 | 73 | \$236,250.00 | 67 | 26.6% |
| Feb-15 | \$285,000.00 | 67 | \$243,125.00 | 72 | 17.2% |
| Jan-15 | \$302,000.00 | 72 | \$235,625.00 | 68 | 28.2% |
| Dec-14 | \$280,000.00 | 79 | \$265,000.00 | 67 | 5.7% |
| Nov-14 | \$290,500.00 | 78 | \$257,500.00 | 60 | 12.8% |
| Oct-14 | \$302,000.00 | 78 | \$227,000.00 | 61 | 33.0% |
| Sep-14 | \$281,000.00 | 72 | \$213,700.00 | 60 | 31.5% |
| Aug-14 | \$310,000.00 | 67 | \$190,000.00 | 61 | 63.2% |
| Jul-14 | \$292,500.00 | 66 | \$189,750.00 | 58 | 54.2% |
| Jun-14 | \$275,000.00 | 67 | \$171,500.00 | 60 | 60.3% |
| May-14 | \$277,500.00 | 66 | \$165,000.00 | 62 | 68.2% |
| Apr-14 | \$242,500.00 | 69 | \$165,000.00 | 57 | 47.0% |
| Mar-14 | \$236,250.00 | 67 | \$165,000.00 | 55 | 43.2% |
| Feb-14 | \$243,125.00 | 72 | \$148,000.00 | 50 | 64.3% |
| Jan-14 | \$235,625.00 | 68 | \$150,000.00 | 52 | 57.1% |
| Dec-13 | \$265,000.00 | 67 | \$166,500.00 | 50 | 59.2% |
| Nov-13 | \$257,500.00 | 60 | \$161,500.00 | 50 | 59.4% |
| Oct-13 | \$227,000.00 | 61 | \$169,000.00 | 50 | 34.3% |
| Sep-13 | \$213,700.00 | 60 | \$168,000.00 | 55 | 27.2% |
| Aug-13 | \$190,000.00 | 61 | \$226,000.00 | 50 | -15.9% |
| Jul-13 | \$189,750.00 | 58 | \$189,950.00 | 48 | -0.1% |
| Jun-13 | \$171,500.00 | 60 | \$233,872.00 | 45 | -26.7% |
| May-13 | \$165,000.00 | 61 | \$234,436.00 | 48 | -29.6% |
| Apr-13 | \$162,500.00 | 55 | \$242,500.00 | 50 | -33.0% |
| Mar-13 | \$158,000.00 | 54 | \$242,500.00 | 48 | -34.8% |
| Feb-13 | \$148,000.00 | 50 | \$250,000.00 | 50 | -40.8% |
| Jan-13 | \$150,000.00 | 52 | \$260,500.00 | 49 | -42.4% |

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|------------------------|---|-----------------------|---|-----------------------|---|
| Dec-12 | \$166,500.00 | 50 | \$250,000.00 | 49 | -33.4% |
| Nov-12 | \$161,500.00 | 50 | \$250,000.00 | 54 | -35.4% |
| Oct-12 | \$169,000.00 | 50 | \$247,000.00 | 54 | -31.6% |
| Sep-12 | \$168,000.00 | 55 | \$247,000.00 | 54 | -32.0% |
| Aug-12 | \$226,000.00 | 50 | \$235,000.00 | 53 | -3.8% |
| Jul-12 | \$189,950.00 | 48 | \$218,000.00 | 55 | -12.9% |
| Jun-12 | \$233,872.00 | 45 | \$193,000.00 | 59 | 21.2% |
| May-12 | \$234,436.00 | 48 | \$175,000.00 | 55 | 34.0% |
| Apr-12 | \$242,500.00 | 50 | \$175,000.00 | 54 | 38.6% |
| Mar-12 | \$242,500.00 | 48 | \$175,000.00 | 56 | 38.6% |
| Feb-12 | \$250,000.00 | 50 | \$167,000.00 | 55 | 49.7% |
| Jan-12 | \$260,500.00 | 49 | \$166,050.00 | 54 | 56.9% |
| Dec-11 | \$250,000.00 | 49 | \$172,000.00 | 55 | 45.3% |
| Nov-11 | \$250,000.00 | 54 | \$173,500.00 | 54 | 44.1% |
| Oct-11 | \$247,000.00 | 54 | \$191,000.00 | 55 | 29.3% |
| Sep-11 | \$247,000.00 | 54 | \$200,454.00 | 54 | 23.2% |
| Aug-11 | \$235,000.00 | 53 | \$200,454.00 | 52 | 17.2% |
| Jul-11 | \$218,000.00 | 55 | \$200,908.00 | 49 | 8.5% |
| Jun-11 | \$193,000.00 | 59 | \$200,908.00 | 45 | -3.9% |
| May-11 | \$175,000.00 | 55 | \$212,500.00 | 42 | -17.6% |
| Apr-11 | \$175,000.00 | 54 | \$210,000.00 | 41 | -16.7% |
| Mar-11 | \$175,000.00 | 56 | \$210,000.00 | 39 | -16.7% |
| Feb-11 | \$167,000.00 | 55 | \$212,500.00 | 34 | -21.4% |
| Jan-11 | \$166,050.00 | 54 | \$209,950.00 | 34 | -20.9% |
| Dec-10 | \$172,000.00 | 55 | \$220,000.00 | 32 | -21.8% |
| Nov-10 | \$173,500.00 | 54 | \$225,000.00 | 31 | -22.9% |
| Oct-10 | \$191,000.00 | 55 | \$212,500.00 | 30 | -10.1% |
| Sep-10 | \$200,454.00 | 54 | \$210,000.00 | 29 | -4.5% |
| Aug-10 | \$200,454.00 | 52 | \$210,000.00 | 31 | -4.5% |
| Jul-10 | \$200,908.00 | 49 | \$225,000.00 | 33 | -10.7% |
| Jun-10 | \$200,908.00 | 45 | \$230,000.00 | 34 | -12.6% |
| May-10 | \$212,500.00 | 42 | \$240,500.00 | 34 | -11.6% |
| Apr-10 | \$210,000.00 | 41 | \$246,500.00 | 40 | -14.8% |
| Mar-10 | \$210,000.00 | 39 | \$246,500.00 | 42 | -14.8% |
| Feb-10 | \$212,500.00 | 34 | \$253,000.00 | 44 | -16.0% |

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|------------------------|---|-----------------------|---|-----------------------|---|
| Jan-10 | \$209,950.00 | 34 | \$253,000.00 | 44 | -17.0% |
| Dec-09 | \$220,000.00 | 32 | \$256,000.00 | 45 | -14.1% |
| Nov-09 | \$225,000.00 | 31 | \$270,000.00 | 43 | -16.7% |
| Oct-09 | \$212,500.00 | 30 | \$275,000.00 | 40 | -22.7% |
| Sep-09 | \$210,000.00 | 29 | \$275,000.00 | 40 | -23.6% |
| Aug-09 | \$210,000.00 | 31 | \$277,500.00 | 40 | -24.3% |
| Jul-09 | \$225,000.00 | 33 | \$282,000.00 | 37 | -20.2% |
| Jun-09 | \$230,000.00 | 34 | \$319,500.00 | 40 | -28.0% |
| May-09 | \$240,500.00 | 34 | \$317,500.00 | 40 | -24.3% |
| Apr-09 | \$246,500.00 | 40 | \$342,500.00 | 34 | -28.0% |
| Mar-09 | \$246,500.00 | 42 | \$325,000.00 | 33 | -24.2% |
| Feb-09 | \$253,000.00 | 44 | \$322,000.00 | 33 | -21.4% |

Percentage appreciation shown above is based on a twelve month period. The price statistics are derived from all types of home sales-new and existing condo/townhome dwellings. Movements in sales prices should not be interpreted as changes in the cost of a standard condo. Median prices can be influenced by changes in cost, as well as changes in the characteristics and size of condos sold. Due to the low sales volume in some cities or areas, median price changes may exhibit unusual fluctuation.

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