

South Tahoe Real Estate Sales Statistics

Single Family Median Sold Prices by Area

AREA	8/31/2021	Avg DOM 08/21	Units Sold 08/21	8/31/2020	Avg DOM 08/20	Units Sold 08/20	% change in sold price
Al Tahoe	\$ 634,250	83	64	\$ 529,900	113	29	19.7%
Bijou 1	\$ 545,000	65	77	\$ 405,000	100	44	34.6%
Bijou 2	\$ 512,500	48	20	\$ 402,500	99	20	27.3%
Black Bart	\$ 496,000	52	8	\$ 471,000	91	5	5.3%
Christmas Valley 1	\$ 615,000	62	17	\$ 505,000	127	15	21.8%
Christmas Valley 2	\$ 735,000	58	19	\$ 507,517	90	30	44.8%
Echo View Estates	\$ 700,000	174	1	\$ 799,950	29	2	-12.5%
Country Club Estates	\$ 740,000	66	39	\$ 550,000	94	33	34.5%
Gardner Mountain	\$ 505,000	71	29	\$ 422,750	85	32	19.5%
Heavenly Valley	\$ 850,000	95	61	\$ 532,000	144	35	59.8%
Highland Woods	\$ 574,000	71	15	\$ 460,000	82	15	24.8%
Highland Woods PUD	\$ 349,000	58	1				
Meyers	\$ 650,000	66	28	\$ 422,500	101	28	53.8%
Montgomery Estates	\$ 800,000	48	73	\$ 615,000	111	63	30.1%
N Upper Truckee 1	\$ 742,500	45	42	\$ 575,000	94	41	29.1%
N Upper Truckee 2	\$ 888,000	79	22	\$ 725,000	119	25	22.5%
Pioneer Trail	\$ 699,000	53	55	\$ 507,500	108	38	37.7%
Pioneer Village	\$ 500,000	48	7	\$ 390,000	85	5	28.2%
Sky Meadows	\$ 415,000	50	5	\$ 300,000	160	4	38.3%
Stateline	\$ 465,000	59	8	\$ 406,500	87	12	14.4%
Tahoe Island Drive	\$ 548,250	67	36	\$ 452,500	91	22	21.2%
Tahoe Island Park	\$ 592,500	58	30	\$ 443,500	98	24	33.6%
Tahoe Keys	\$ 1,300,000	75	85	\$ 976,000	107	77	33.2%
Tahoe Meadows	\$ 1,950,000	163	2	\$ 1,870,000	104	2	4.3%
Tahoe Paradise	\$ 665,000	52	59	\$ 517,500	95	52	28.5%
Tahoe-Sierra	\$ 484,000	61	57	\$ 348,000	91	42	39.1%
Y Area	\$ 555,000	64	33	\$ 387,259	111	28	43.3%

The above data is based on a 12 month period, from 09/01/20 - 08/31/21 compared to 09/01/19 - 08/31/20

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.