

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
Nov 2021	\$432,500.00	106	\$400,000.00	129	8.1%
Oct 2021	\$425,000.00	106	\$390,000.00	129	9.0%
Sept 2021	\$410,000.00	121	\$407,000.00	117	0.7%
Aug 2021	\$410,000.00	140	\$425,000.00	102	-3.5%
July 2021	\$410,000.00	150	\$425,000.00	93	-3.5%
June 2021	\$407,000.00	155	\$437,500.00	86	-7.0%
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%

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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%
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%

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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%
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%

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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%
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%

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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%
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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