

South Tahoe Real Estate Sales Statistics

Single Family Median Sold Prices by Area

AREA	11/30/2021	Avg DOM 11/21	Units Sold 11/21	11/30/2020	Avg DOM 11/20	Units Sold 11/20	% change in sold price
Al Tahoe	\$ 636,000	85	55	\$ 582,000	88	40	9.3%
Bijou 1	\$ 600,000	71	54	\$ 440,000	84	69	36.4%
Bijou 2	\$ 537,450	56	20	\$ 435,000	78	18	23.6%
Black Bart	\$ 553,000	39	5	\$ 478,000	77	8	15.7%
Christmas Valley 1	\$ 682,500	54	10	\$ 552,000	90	22	23.6%
Christmas Valley 2	\$ 690,500	57	16	\$ 575,000	68	25	20.1%
Echo View Estates				\$ 749,950	103	2	-100.0%
Country Club Estates	\$ 734,500	65	30	\$ 655,000	79	43	12.1%
Gardner Mountain	\$ 643,000	76	29	\$ 439,500	66	28	46.3%
Heavenly Valley	\$ 950,000	97	45	\$ 683,500	129	52	39.0%
Highland Woods	\$ 599,000	80	15	\$ 505,000	86	13	18.6%
Highland Woods PUD				\$ 349,000	58	1	
Meyers	\$ 650,000	62	31	\$ 443,000	110	26	46.7%
Montgomery Estates	\$ 865,000	57	54	\$ 696,250	86	80	24.2%
N Upper Truckee 1	\$ 700,000	45	34	\$ 639,000	83	42	9.5%
N Upper Truckee 2	\$ 930,500	59	20	\$ 692,500	132	23	34.4%
Pioneer Trail	\$ 787,500	56	52	\$ 572,000	89	44	37.7%
Pioneer Village	\$ 632,500	65	4	\$ 475,000	68	9	33.2%
Sky Meadows	\$ 420,000	57	2	\$ 350,000	111	6	20.0%
Stateline	\$ 585,000	59	9	\$ 398,000	70	12	47.0%
Tahoe Island Drive	\$ 605,000	60	29	\$ 469,000	90	21	29.0%
Tahoe Island Park	\$ 602,000	63	19	\$ 568,500	77	32	5.9%
Tahoe Keys	\$ 1,361,250	84	62	\$ 1,037,500	89	86	31.2%
Tahoe Meadows	\$ 1,560,000	90	2	\$ 2,800,000	207	2	-44.3%
Tahoe Paradise	\$ 669,750	53	46	\$ 565,000	80	65	18.5%
Tahoe-Sierra	\$ 490,000	65	51	\$ 392,000	74	49	25.0%
Y Area	\$ 595,000	73	24	\$ 399,000	92	33	49.1%

The above data is based on a 12 month period, from 12/01/20 - 11/30/21 compared to 12/01/19 - 11/30/20

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.