

South Tahoe Real Estate Sales Statistics

Single Family Median Sold Prices by Area

| AREA | 5/31/2022 | Avg DOM 05/22 | Units Sold 05/22 | 5/31/2021 | Avg DOM 05/21 | Units Sold 05/21 | % change in sold price |
|----------------------|--------------|------------------|---------------------|--------------|------------------|---------------------|------------------------------|
| Al Tahoe | \$ 749,000 | 77 | 43 | \$ 620,000 | 92 | 61 | 20.8% |
| Bijou 1 | \$ 617,000 | 70 | 56 | \$ 520,000 | 77 | 82 | 18.7% |
| Bijou 2 | \$ 668,000 | 63 | 29 | \$ 482,500 | 57 | 24 | 38.4% |
| Black Bart | \$ 694,500 | 63 | 6 | \$ 519,000 | 74 | 10 | 33.8% |
| Christmas Valley 1 | \$ 632,000 | 58 | 12 | \$ 592,000 | 74 | 24 | 6.8% |
| Christmas Valley 2 | \$ 660,000 | 65 | 17 | \$ 592,000 | 62 | 24 | 11.5% |
| Country Club Estates | \$ 738,000 | 78 | 25 | \$ 675,000 | 68 | 50 | -100.0% |
| Gardner Mountain | \$ 700,000 | 62 | 27 | \$ 492,500 | 70 | 32 | 42.1% |
| Heavenly Valley | \$ 995,000 | 82 | 45 | \$ 809,000 | 114 | 59 | 23.0% |
| Highland Woods | \$ 675,000 | 84 | 13 | \$ 565,000 | 74 | 17 | 19.5% |
| Highland Woods PUD | \$ 530,000 | 33 | 2 | \$ 349,000 | 58 | 1 | 51.9% |
| Meyers | \$ 610,000 | 68 | 31 | \$ 575,000 | 79 | 30 | 6.1% |
| Montgomery Estates | \$ 882,500 | 66 | 40 | \$ 753,500 | 69 | 94 | 17.1% |
| N Upper Truckee 1 | \$ 750,000 | 60 | 33 | \$ 670,000 | 55 | 48 | 11.9% |
| N Upper Truckee 2 | \$ 1,090,000 | 68 | 19 | \$ 840,000 | 97 | 28 | 29.8% |
| Pioneer Trail | \$ 790,000 | 55 | 34 | \$ 666,250 | 69 | 62 | 18.6% |
| Pioneer Village | \$ 689,000 | 64 | 7 | \$ 480,000 | 46 | 5 | 43.5% |
| Sky Meadows | \$ 435,000 | 69 | 3 | \$ 385,000 | 106 | 7 | 13.0% |
| Stateline | \$ 798,800 | 80 | 17 | \$ 447,500 | 52 | 10 | 78.5% |
| Tahoe Island Drive | \$ 675,000 | 50 | 27 | \$ 525,000 | 74 | 35 | 28.6% |
| Tahoe Island Park | \$ 665,000 | 53 | 27 | \$ 555,000 | 74 | 38 | 19.8% |
| Tahoe Keys | \$ 1,349,500 | 75 | 58 | \$ 1,185,000 | 75 | 111 | 13.9% |
| Tahoe Meadows | \$ 1,920,000 | 96 | 1 | \$ 1,950,000 | 163 | 2 | -1.5% |
| Tahoe Paradise | \$ 690,000 | 64 | 35 | \$ 612,500 | 55 | 72 | 12.7% |
| Tahoe-Sierra | \$ 525,000 | 61 | 55 | \$ 440,000 | 63 | 60 | 19.3% |
| Y Area | \$ 550,000 | 80 | 25 | \$ 510,000 | 73 | 37 | 7.8% |

The above data is based on a 12 month period, from 06/01/21 - 05/31/22 compared to 06/01/20 - 05/31/21

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.