

South Tahoe Real Estate Sales Statistics

Single Family Median Sold Prices by Area

AREA	6/30/2022	Avg DOM 06/22	Units Sold 06/22	6/30/2021	Avg DOM 06/21	Units Sold 06/21	% change in sold price
Al Tahoe	\$ 749,000	62	35	\$ 620,000	90	65	20.8%
Bijou 1	\$ 625,000	66	53	\$ 525,000	77	80	19.0%
Bijou 2	\$ 585,000	74	19	\$ 470,000	56	25	24.5%
Black Bart	\$ 799,000	70	5	\$ 512,000	73	10	56.1%
Christmas Valley 1	\$ 639,000	59	11	\$ 589,000	75	23	8.5%
Christmas Valley 2	\$ 680,000	75	14	\$ 625,000	58	25	8.8%
Country Club Estates	\$ 736,500	75	26	\$ 691,500	66	46	-100.0%
Gardner Mountain	\$ 740,000	72	27	\$ 499,500	67	26	48.1%
Heavenly Valley	\$ 1,145,000	81	37	\$ 850,000	112	65	34.7%
Highland Woods	\$ 675,000	80	15	\$ 567,500	70	16	18.9%
Highland Woods PUD	\$ 530,000	33	2	\$ 349,000	58	1	51.9%
Meyers	\$ 585,500	74	30	\$ 650,000	76	30	-9.9%
Montgomery Estates	\$ 890,000	65	43	\$ 765,500	69	91	16.3%
N Upper Truckee 1	\$ 824,000	62	33	\$ 695,000	52	47	18.6%
N Upper Truckee 2	\$ 1,090,000	67	19	\$ 855,000	95	29	27.5%
Pioneer Trail	\$ 750,000	58	29	\$ 679,000	67	66	10.5%
Pioneer Village	\$ 690,000	68	5	\$ 500,000	48	7	38.0%
Sky Meadows	\$ 466,500	50	2	\$ 395,000	78	6	18.1%
Stateline	\$ 798,800	73	15	\$ 470,000	59	11	70.0%
Tahoe Island Drive	\$ 675,000	51	29	\$ 541,500	72	37	24.7%
Tahoe Island Park	\$ 660,000	57	29	\$ 560,000	75	37	17.9%
Tahoe Keys	\$ 1,565,000	69	44	\$ 1,202,500	74	110	30.1%
Tahoe Meadows	\$ 1,920,000	96	1	\$ 1,950,000	163	2	-1.5%
Tahoe Paradise	\$ 687,250	67	32	\$ 639,250	54	74	7.5%
Tahoe-Sierra	\$ 527,000	59	53	\$ 445,925	64	62	18.2%
Y Area	\$ 574,500	89	20	\$ 510,000	71	41	12.6%

The above data is based on a 12 month period, from 07/01/21 - 06/30/22 compared to 07/01/20 - 06/30/21

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.