

## South Tahoe Real Estate Sales Statistics

### Single Family Median Sold Prices by Area

AREA	9/30/2022	Avg DOM 09/22	Units Sold 09/22	9/30/2021	Avg DOM 09/21	Units Sold 09/21	% change in sold price
Al Tahoe	\$ 795,000	60	34	\$ 634,250	82	60	25.3%
Bijou 1	\$ 619,500	73	50	\$ 562,500	69	66	10.1%
Bijou 2	\$ 559,500	65	22	\$ 525,000	56	21	6.6%
Black Bart	\$ 590,000	70	10	\$ 496,000	54	6	19.0%
Christmas Valley 1	\$ 639,000	60	9	\$ 615,250	53	14	3.9%
Christmas Valley 2	\$ 660,000	83	15	\$ 720,500	54	16	-8.4%
Country Club Estates	\$ 738,000	84	21	\$ 734,500	64	34	-100.0%
Gardner Mountain	\$ 699,000	58	23	\$ 596,500	73	32	17.2%
Heavenly Valley	\$ 1,222,500	75	27	\$ 873,500	101	56	40.0%
Highland Woods	\$ 670,000	83	18	\$ 675,000	62	13	-0.7%
Highland Woods PUD	\$ 530,000	33	2	\$ 349,000	58	1	51.9%
Meyers	\$ 595,658	74	24	\$ 650,000	65	32	-8.4%
Montgomery Estates	\$ 890,000	67	37	\$ 825,000	53	65	7.9%
N Upper Truckee 1	\$ 801,500	62	34	\$ 705,000	45	42	13.7%
N Upper Truckee 2	\$ 912,500	67	22	\$ 888,000	50	18	2.8%
Pioneer Trail	\$ 757,500	57	26	\$ 700,000	55	55	8.2%
Pioneer Village	\$ 689,000	60	7	\$ 500,000	51	6	37.8%
Sky Meadows	\$ 471,500	53	2	\$ 415,000	50	5	13.6%
Stateline	\$ 798,800	74	13	\$ 505,000	57	9	58.2%
Tahoe Island Drive	\$ 660,000	54	35	\$ 560,000	55	32	17.9%
Tahoe Island Park	\$ 668,415	72	30	\$ 600,238	56	30	11.4%
Tahoe Keys	\$ 1,662,500	68	42	\$ 1,349,000	78	77	23.2%
Tahoe Meadows				\$ 1,560,000	90	2	-100.0%
Tahoe Paradise	\$ 648,500	75	36	\$ 669,750	51	54	-3.2%
Tahoe-Sierra	\$ 529,900	65	57	\$ 487,000	61	52	8.8%
Y Area	\$ 544,750	90	22	\$ 550,000	63	27	-1.0%

The above data is based on a 12 month period, from 10/01/21 - 09/30/22 compared to 10/01/20 -09/30/21

*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.*