

South Tahoe Association of REALTORS Multiple Listing Service Statistics

Median Sold Prices by Area

AREA	7/31/2009	Avg DOM 7/09	Units Sold 7/09	7/31/2008	Avg DOM 7/08	Units Sold 7/08	% change in sold price
Al Tahoe	\$ 343,250	126	26	\$ 421,950	131	26	-18.7%
Bijou	\$ 292,000	151	29	\$ 372,500	175	31	-22%
Bijou 2	\$ 319,000	120	12	\$ 375,000	104	11	-15%
Black Bart	\$ 409,750	67	8	\$ 400,000	138	3	2%
Christmas Valley 1	\$ 425,000	226	11	\$ 415,000	191	15	2%
Christmas Valley 2	\$ 315,000	165	11	\$ 436,500	233	13	-28%
Country Club Estates/Elk's Club	\$ 399,000	221	11	\$ 654,950	127	14	-39%
Gardner Mountain	\$ 318,000	149	11	\$ 329,600	135	13	-4%
Heavenly Valley	\$ 507,500	224	12	\$ 690,000	185	9	-26%
Highland Woods	\$ 413,000	178	10	\$ 402,800	145	5	2.5%
Highland Woods PUD				\$ 313,500	111	2	
Meyers	\$ 405,000	159	15	\$ 352,500	146	16	15%
Montgomery Estates	\$ 414,000	127	26	\$ 525,750	150	22	-21%
N Upper Truckee 1	\$ 362,500	198	28	\$ 395,750	151	20	-8%
N Upper Truckee 2	\$ 580,000	160	10	\$ 547,000	168	5	6%
Pioneer Trail	\$ 371,000	177	16	\$ 501,250	140	16	-26%
Pioneer Village	\$ 350,000	99	3	\$ 350,000	160	3	0%
Sierra Tract	\$ 241,570	149	28	\$ 299,000	152	29	-19%
Stateline	\$ 270,000	122	5	\$ 419,250	195	4	-36%
Tahoe Island Drive	\$ 335,000	166	19	\$ 328,000	188	14	2%
Tahoe Island Park	\$ 360,000	209	15	\$ 387,000	161	14	-7%
Tahoe Keys	\$ 780,000	176	27	\$ 950,000	199	36	-18%
Tahoe Meadows	\$ 390,000	93	1				
Tahoe Paradise	\$ 390,000	157	29	\$ 450,000	181	23	-13%
Y Area	\$ 269,500	211	13	\$ 295,500	143	16	-9%

The above data is based on a 12 month period, from 7/31/08 - 7/31/09 compared to 7/31/07 - 7/31/08.

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.

Percentage appreciation/depreciation shown above is based on a twelve month period. Statistical Data provided by the South Tahoe Association of REALTORS Multiple Listing Service. Information is deemed reliable, but not guaranteed.