

South Tahoe Association of REALTORS
Multiple Listing Service Statistics

Median Sold Prices by Area

AREA	1/31/2010	Avg DOM 01/10	Units Sold 01/10	1/31/2009	Avg DOM 01/09	Units Sold 01/09	% change in sold price
Al Tahoe	\$ 305,000	161	28	\$ 425,000	106	24	-28.2%
Bijou	\$ 255,000	133	31	\$ 365,000	173	31	-30%
Bijou 2	\$ 275,713	163	14	\$ 319,000	118	13	-14%
Black Bart	\$ 284,000	68	9	\$ 485,000	77	4	-41%
Christmas Valley 1	\$ 335,500	255	6	\$ 510,000	196	11	-34%
Christmas Valley 2	\$ 316,250	287	8	\$ 350,000	161	11	-10%
Echo View Estates	\$ 385,000	69	1				
Country Club Estates/Elk's Club	\$ 380,000	175	19	\$ 642,450	148	10	-41%
Gardner Mountain	\$ 290,000	140	18	\$ 305,000	143	11	-5%
Heavenly Valley	\$ 417,500	158	16	\$ 775,000	252	13	-46%
Highland Woods	\$ 342,000	104	11	\$ 403,900	192	10	-15.3%
Highland Woods PUD				\$ 262,000	90	1	
Meyers	\$ 295,000	157	17	\$ 381,000	126	18	-23%
Montgomery Estates	\$ 424,500	175	38	\$ 450,457	140	22	-6%
N Upper Truckee 1	\$ 495,000	165	23	\$ 386,250	188	32	28%
N Upper Truckee 2	\$ 357,500	178	8	\$ 750,000	181	7	-52%
Pioneer Trail	\$ 305,000	158	29	\$ 410,000	162	15	-26%
Pioneer Village	\$ 172,500	152	2	\$ 350,000	170	4	-51%
Sierra Tract	\$ 207,500	153	32	\$ 260,000	159	31	-20%
Sky Meadows	\$ 222,000	108	1				
Stateline	\$ 260,500	132	8	\$ 295,000	185	3	-12%
Tahoe Island Drive	\$ 275,000	166	24	\$ 342,500	157	20	-20%
Tahoe Island Park	\$ 300,000	182	17	\$ 372,000	115	11	-19%
Tahoe Keys	\$ 700,000	190	36	\$ 850,000	197	33	-18%
Tahoe Meadows	\$ 707,500	193	4				
Tahoe Paradise	\$ 361,000	137	36	\$ 386,500	181	26	-7%
Y Area	\$ 215,000	172	18	\$ 317,000	158	13	-32%

The above data is based on a 12 month period, from 2/28/09 - 2/28/10 compared to 2/28/08 - 2/28/09.

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.