

South Tahoe Association of REALTORS  
Multiple Listing Service Statistics

Median Sold Prices by Area

AREA	5/31/2009	Avg DOM 5/09	Units Sold 5/09	5/31/2008	Avg DOM 5/08	Units Sold 5/08	% change in sold price
Al Tahoe	\$ 424,950	113	22	\$ 422,000	145	32	0.7%
Bijou	\$ 330,000	173	27	\$ 376,250	147	32	-12%
Bijou 2	\$ 319,000	127	11	\$ 379,000	121	11	-16%
Black Bart	\$ 409,750	71	6	\$ 420,000	140	4	-2%
Christmas Valley 1	\$ 439,500	243	12	\$ 427,500	170	14	3%
Christmas Valley 2	\$ 302,500	180	11	\$ 448,250	214	14	-33%
Country Club Estates/Elk's Club	\$ 520,000	190	9	\$ 565,000	110	15	-8%
Gardner Mountain	\$ 311,500	157	12	\$ 339,900	129	9	-8%
Heavenly Valley	\$ 525,000	235	11	\$ 630,000	166	11	-17%
Highland Woods	\$ 402,400	179	10	\$ 403,625	165	4	-0.3%
Highland Woods PUD				\$ 313,500	111	2	
Meyers	\$ 315,000	128	15	\$ 375,000	138	17	-16%
Montgomery Estates	\$ 444,457	116	26	\$ 557,500	137	18	-20%
N Upper Truckee 1	\$ 357,500	176	28	\$ 480,000	186	19	-26%
N Upper Truckee 2	\$ 672,500	173	8	\$ 742,250	206	8	-9%
Pioneer Trail	\$ 390,000	171	13	\$ 490,000	145	15	-20%
Pioneer Village	\$ 350,000	99	3	\$ 382,500	130	4	-8%
Sierra Tract	\$ 252,000	162	28	\$ 299,000	128	23	-16%
Stateline	\$ 275,000	164	5	\$ 919,000	176	2	-70%
Tahoe Island Drive	\$ 335,000	120	17	\$ 342,500	192	14	-2%
Tahoe Island Park	\$ 368,000	212	13	\$ 397,000	164	15	-7%
Tahoe Keys	\$ 795,000	195	36	\$ 950,000	173	29	-16%
Tahoe Meadows				\$ 504,000	106	1	
Tahoe Paradise	\$ 389,000	157	26	\$ 499,500	163	24	-22%
Y Area	\$ 300,000	182	13	\$ 310,000	157	17	-3%

The above data is based on a 12 month period, from 5/31/08 - 5/31/09 and 5/31/07 - 5/31/08.

*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.