

South Tahoe Association of REALTORS  
Multiple Listing Service Statistics  
Median Sold Prices by Area

AREA	7/31/2010	Avg DOM 07/10	Units Sold 07/10	7/31/2009	Avg DOM 07/09	Units Sold 07/09	% change in sold price
Al Tahoe	\$290,000	193	33	\$343,250	126	26	-15.5%
Bijou	\$275,000	123	37	\$292,000	151	29	-6%
Bijou 2	\$242,500	159	16	\$319,000	120	12	-24%
Black Bart	\$204,000	83	7	\$409,750	67	8	-50%
Christmas Valley 1	\$359,000	177	5	\$425,000	226	11	-16%
Christmas Valley 2	\$333,750	232	10	\$315,000	165	11	6%
Echo View Estates	\$385,000	69	1				
Country Club Estates/Elk's Club	\$373,500	122	20	\$399,000	221	11	-6%
Gardner Mountain	\$286,000	107	22	\$311,500	153	12	-8%
Heavenly Valley	\$454,300	170	23	\$507,500	224	12	-10%
Highland Woods	\$307,000	99	10	\$413,000	178	10	-25.7%
Meyers	\$265,000	144	18	\$405,000	159	15	-35%
Montgomery Estates	\$500,000	199	39	\$414,000	127	26	21%
N Upper Truckee 1	\$450,000	168	25	\$360,000	200	29	25%
N Upper Truckee 2	\$385,000	175	13	\$580,000	160	10	-34%
Pioneer Trail	\$310,000	164	33	\$371,000	177	16	-16%
Pioneer Village	\$230,000	144	3	\$350,000	99	3	-34%
Sierra Tract	\$190,000	133	33	\$239,640	153	29	-21%
Sky Meadows	\$191,000	121	2				
Stateline	\$233,500	227	6	\$270,000	122	5	-14%
Tahoe Island Drive	\$277,500	147	26	\$335,000	166	19	-17%
Tahoe Island Park	\$253,500	79	12	\$360,000	209	15	-30%
Tahoe Keys	\$700,000	171	51	\$780,000	176	27	-10%
Tahoe Meadows	\$930,000	227	3	\$390,000	93	1	138%
Tahoe Paradise	\$350,000	140	46	\$390,000	157	29	-10%
Y Area	\$210,000	113	15	\$269,500	211	13	-22%

The above data is based on a 12 month period, from 7/31/09 - 7/31/10 compared to 7/31/08 -7/31/09.

*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.