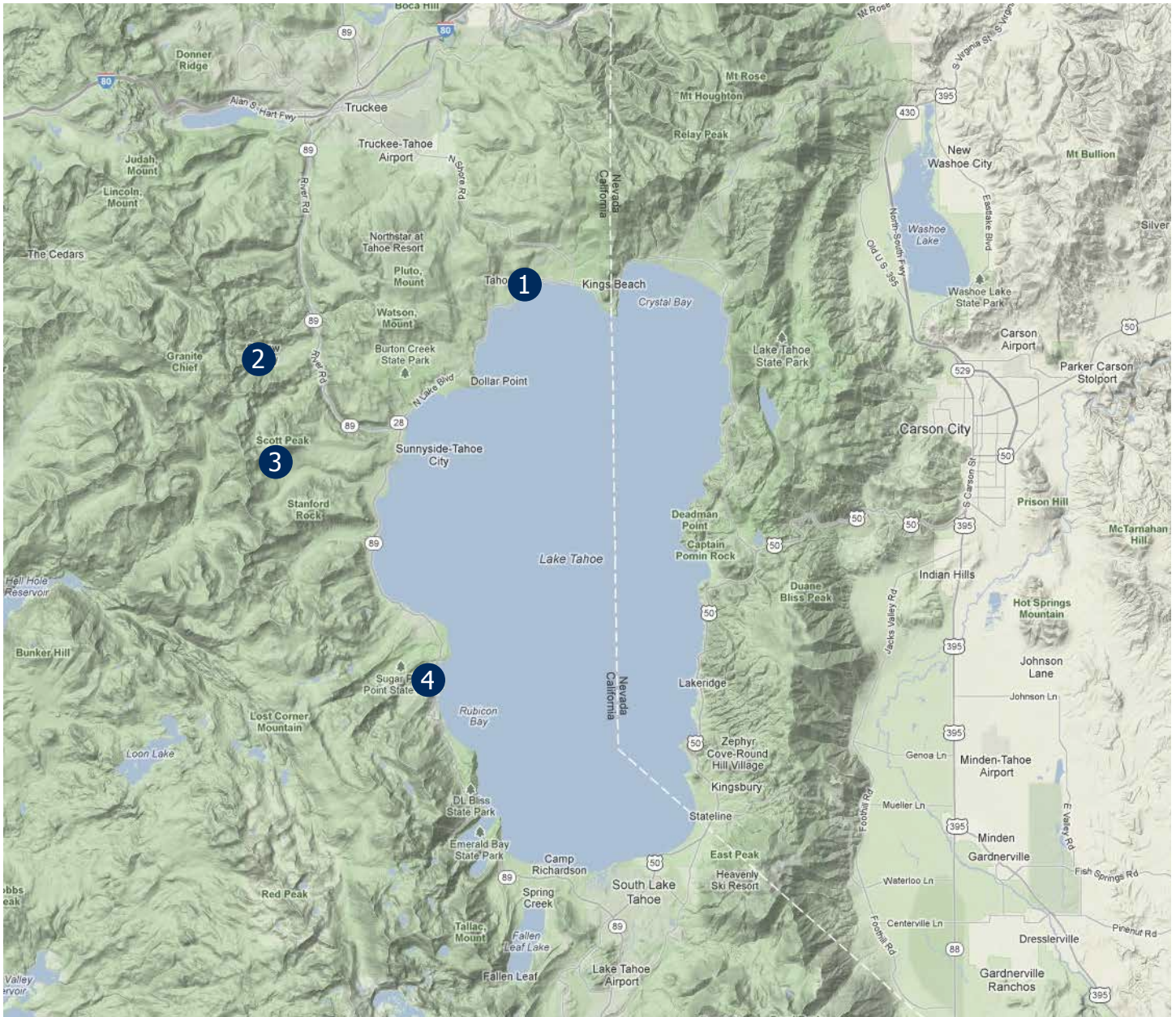


# MICROMARKET REPORT | NORTH & WEST SHORE LAKE TAHOE



Sierra | Sotheby's  
INTERNATIONAL REALTY

# NORTH AND WEST SHORE LAKE TAHOE NEIGHBORHOODS



1. Lake Tahoe - North Shore
2. Squaw Valley
3. Alpine Meadows
4. Lake Tahoe - West Shore





# NORTH & WEST SHORE LAKE TAHOE MARKET | MARKETS BY AREA

## NORTH SHORE SINGLE FAMILY LAKEFRONT

January through June

	2012	2013	% Change
Median Price .....	\$4,295,000	\$3,265,000	-23.98%
Average Price .....	\$4,522,500	\$2,807,000	-37.93%
Median Days on Market.....	333	99	-70.27%
Highest Price.....	\$8,600,000	\$3,550,000	-58.72%
Lowest Price .....	\$900,000	\$1,520,000	68.89%
Properties Sold .....	4	5	25.00%
% Sold Price to List Price.....	86.39%	96.49%	11.69%

## NORTH SHORE SINGLE FAMILY NON-LAKEFRONT

January through June

	2012	2013	% Change
Median Price .....	\$342,000	\$421,000	23.10%
Average Price .....	\$416,796	\$510,080	22.38%
Median Days on Market.....	12	9	-25.00%
Highest Price.....	\$1,601,000	\$2,200,000	37.41%
Lowest Price .....	\$80,000	\$126,600	58.25%
Properties Sold .....	71	74	4.23%
% Sold Price to List Price.....	95.73%	96.57%	0.88%

## NORTH SHORE CONDOMINIUMS

January through June

	2012	2013	% Change
Median Price .....	\$218,750	\$290,000	32.57%
Average Price .....	\$311,689	\$402,030	28.98%
Median Days on Market.....	22	40	81.82%
Highest Price.....	\$1,225,000	\$1,595,000	30.20%
Lowest Price .....	\$54,849	\$102,850	87.51%
Properties Sold .....	30	28	-6.67%
% Sold Price to List Price.....	94.35%	92.33%	-2.14%

## WEST SHORE SINGLE FAMILY LAKEFRONT

January through June

	2012	2013	% Change
Median Price .....	\$7,217,500	\$4,700,000	-34.88%
Average Price .....	\$7,217,500	\$4,700,000	-34.88%
Median Days on Market.....	22	132	500.00%
Highest Price.....	\$11,000,000	\$4,700,000	-57.27%
Lowest Price .....	\$3,435,000	\$4,700,000	36.83%
Properties Sold .....	2	1	-50.00%
% Sold Price to List Price.....	82.51%	90.38%	9.54%



# NORTH & WEST SHORE LAKE TAHOE MARKET | MARKETS BY AREA

## WEST SHORE SINGLE FAMILY NON-LAKEFRONT

January through June

	2012	2013	% Change
Median Price .....	\$405,000	\$460,000	13.58%
Average Price .....	\$458,362	\$508,643	10.97%
Median Days on Market.....	7	14	100.00%
Highest Price.....	\$1,370,000	\$1,675,000	22.26%
Lowest Price .....	\$76,000	\$1,000	-98.68%
Properties Sold .....	57	52	-8.77%
% Sold Price to List Price.....	94.56%	94.20%	-0.38%

## WEST SHORE CONDOMINIUMS

January through June

	2012	2013	% Change
Median Price .....	\$1,342,500	\$970,000	-27.75%
Average Price .....	\$1,175,666	\$1,465,750	24.67%
Median Days on Market.....	59	57	-3.39%
Highest Price.....	\$2,250,000	\$3,900,000	73.33%
Lowest Price .....	\$139,000	\$120,000	-13.67%
Properties Sold .....	6	8	33.33%
% Sold Price to List Price.....	90.67%	95.55%	5.38%

## SQUAW VALLEY/ALPINE MEADOWS SINGLE FAMILY

January through June

	2012	2013	% Change
Median Price .....	\$560,000	\$805,000	43.75%
Average Price .....	\$689,366	\$1,074,975	55.94%
Median Days on Market.....	53	26	-50.94%
Highest Price.....	\$1,475,000	\$2,100,000	42.37%
Lowest Price .....	\$100,000	\$330,000	230.00%
Properties Sold .....	15	15	0.00%
% Sold Price to List Price.....	95.22%	95.66%	0.46%

## SQUAW VALLEY/ALPINE MEADOWS CONDOMINIUMS

January through June

	2012	2013	% Change
Median Price .....	\$260,000	\$422,500	62.50%
Average Price .....	\$334,080	\$514,313	53.95%
Median Days on Market.....	42	54	28.57%
Highest Price.....	\$765,000	\$1,637,500	114.05%
Lowest Price .....	\$145,000	\$179,200	23.59%
Properties Sold .....	20	23	15.00%
% Sold Price to List Price.....	95.94%	94.31%	-1.70%

# MICROMARKET REPORT | NORTH & WEST SHORE LAKE TAHOE

## **SQUAW VALLEY**

1750 Village East Road #63B  
Olympic Valley, CA 96146  
(530) 581-1800  
info@sierrasothebysrealty.com

## **INCLINE VILLAGE**

570 Lakeshore Blvd.  
Incline Village, NV 89451  
(775) 832-4900  
info@sierrasothebysrealty.com

## **TAHOE CITY**

2095 West Lake Blvd.  
Tahoe City, CA 96145  
(530) 581-1800  
info@sierrasothebysrealty.com

## **ZEPHYR COVE**

210 Elks Point Road, Suite 102  
P.O. Box #1370  
Zephyr Cove, NV 89448  
(775) 588-7710  
info@sierrasothebysrealty.com

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