

# MICROMARKET REPORT | INCLINE VILLAGE



Sierra | Sotheby's  
INTERNATIONAL REALTY

# INCLINE VILLAGE LAKE TAHOE NEIGHBORHOODS



- |                         |                              |                           |
|-------------------------|------------------------------|---------------------------|
| 1. Lakeview Subdivision | 6. Jennifer                  | 11. Golf Course Executive |
| 2. Millcreek            | 7. Apollo                    | 12. Ski Way               |
| 3. Ponderosa            | 8. Central                   | 13. Eastern Slope         |
| 4. Lower Tyner          | 9. The Woods                 | 14. Crystal Bay           |
| 5. Upper Tyner          | 10. Golf Course Championship |                           |

# INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

## SINGLE FAMILY NON-LAKEFRONT

January through September

Median Price .....	
Average Price .....	
Average Days on Market .....	
Highest Price .....	
Lowest Price .....	
Properties Sold .....	
% Sold Price to Average List Price .....	

2012	2013	% Change
\$725,000 .....	\$925,000 .....	27.59%
\$998,019 .....	\$1,206,355 .....	20.87%
239 .....	190 .....	-20.50%
\$5,875,000 .....	\$3,775,000 .....	-35.74%
\$200,000 .....	\$210,000 .....	5.00%
106 .....	155 .....	46.23%
92.40% .....	100.00% .....	8.23%

## CONDO NON-LAKEFRONT

January through September

Median Price .....	
Average Price .....	
Average Days on Market .....	
Highest Price .....	
Lowest Price .....	
Properties Sold .....	
% Sold Price to Average List Price .....	

2012	2013	% Change
\$295,000 .....	\$400,000 .....	35.59%
\$354,760 .....	\$470,932 .....	32.75%
211 .....	155 .....	-26.54%
\$1,205,000 .....	\$1,770,000 .....	46.89%
\$74,500 .....	\$110,000 .....	47.65%
126 .....	173 .....	37.30%
94.56% .....	95.80% .....	1.31%

## SINGLE FAMILY LAKEFRONT

January through September

Median Price .....	
Average Price .....	
Average Days on Market .....	
Highest Price .....	
Lowest Price .....	
Properties Sold .....	
% Sold Price to Average List Price .....	

2012	2013	% Change
\$6,020,000 .....	\$6,100,000 .....	1.33%
\$6,020,000 .....	\$8,145,833 .....	35.31%
367 .....	186 .....	-49.32%
\$8,550,000 .....	\$19,750,000 .....	130.99%
\$3,490,000 .....	\$1,700,000 .....	-51.29%
2 .....	12 .....	500.00%
92.62% .....	90.08% .....	-2.74%

## CONDO LAKEFRONT

January through September

Median Price .....	
Average Price .....	
Average Days on Market .....	
Highest Price .....	
Lowest Price .....	
Properties Sold .....	
% Sold Price to Average List Price .....	

2012	2013	% Change
\$1,140,000 .....	\$1,209,375 .....	6.09%
\$1,066,667 .....	\$1,273,775 .....	19.42%
297 .....	221 .....	-25.59%
\$1,310,000 .....	\$2,175,000 .....	66.03%
\$750,000 .....	\$880,000 .....	17.33%
3 .....	10 .....	233.33%
94.26% .....	90.90% .....	-3.56%



# INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

## CRYSTAL BAY ALL PROPERTIES

January through September

	2012	2013	% Change
Median Price .....	\$2,024,000	\$920,000	-54.55%
Average Price .....	\$2,961,800	\$1,754,967	-40.75%
Average Days on Market .....	198	111	-43.94%
Highest Price .....	\$8,550,000	\$6,250,000	-26.90%
Lowest Price .....	\$295,000	\$278,538	-5.58%
Properties Sold .....	5	14	180.00%
% Sold Price to Average List Price .....	92.02%	93.03%	1.10%

## LAKEVIEW SUBDIVISION ALL PROPERTIES

January through September

	2012	2013	% Change
Median Price .....	\$1,100,000	\$1,375,000	25.00%
Average Price .....	\$1,208,222	\$1,539,367	27.41%
Average Days on Market .....	293	206	-29.69%
Highest Price .....	\$2,725,000	\$2,850,000	4.59%
Lowest Price .....	\$300,000	\$625,000	108.33%
Properties Sold .....	18	15	-16.67%
% Sold Price to Average List Price .....	89.91%	95.04%	5.71%

## MILLCREEK ALL PROPERTIES

January through September

	2012	2013	% Change
Median Price .....	\$652,500	\$664,500	1.84%
Average Price .....	\$653,250	\$923,900	41.43%
Average Days on Market .....	183	153	-16.39%
Highest Price .....	\$1,345,000	\$3,775,000	180.67%
Lowest Price .....	\$275,000	\$270,000	-1.82%
Properties Sold .....	12	20	66.67%
% Sold Price to Average List Price .....	93.66%	94.40%	0.79%

## PONDEROSA ALL PROPERTIES

January through September

	2012	2013	% Change
Median Price .....	\$765,000	\$877,500	14.71%
Average Price .....	\$951,821	\$1,259,839	32.36%
Average Days on Market .....	249	207	-16.87%
Highest Price .....	\$2,886,000	\$2,550,000	-11.64%
Lowest Price .....	\$485,000	\$409,000	-15.67%
Properties Sold .....	14	18	28.57%
% Sold Price to Average List Price .....	70.25%	101.69%	44.76%

# INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

## LOWER TYNER ALL PROPERTIES

January through September

Median Price .....	Average Price .....	Average Days on Market .....	Highest Price .....	Lowest Price .....	Properties Sold .....	% Sold Price to Average List Price .....
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2012	2013	% Change
\$765,000	\$877,500	14.71%
\$951,821	\$1,259,839	32.36%
249	207	-16.87%
\$2,886,000	\$2,550,000	-11.64%
\$485,000	\$409,000	-15.67%
14	18	28.57%
70.25%	94.10%	33.95%

## UPPER TYNER ALL PROPERTIES

January through September

Median Price .....	Average Price .....	Average Days on Market .....	Highest Price .....	Lowest Price .....	Properties Sold .....	% Sold Price to Average List Price .....
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2012	2013	% Change
\$590,000	\$1,020,000	72.88%
\$778,944	\$1,090,400	39.98%
230	133	-42.17%
\$2,600,000	\$2,200,000	-15.38%
\$305,000	\$440,000	44.26%
9	14	55.56%
92.94%	95.13%	2.36%

## JENNIFER ALL PROPERTIES

January through September

Median Price .....	Average Price .....	Average Days on Market .....	Highest Price .....	Lowest Price .....	Properties Sold .....	% Sold Price to Average List Price .....
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2012	2013	% Change
\$505,000	\$459,000	-9.11%
\$505,000	\$509,231	0.84%
230	155	-32.61%
\$505,000	\$879,000	74.06%
\$505,000	\$345,000	-31.68%
1	13	1200.00%
91.82%	104.14%	13.42%

## APOLLO ALL PROPERTIES

January through September

Median Price .....	Average Price .....	Average Days on Market .....	Highest Price .....	Lowest Price .....	Properties Sold .....	% Sold Price to Average List Price .....
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2012	2013	% Change
\$1,300,000	\$844,475	-35.04%
\$1,269,000	\$929,639	-26.74%
315	231	-26.67%
\$1,327,000	\$1,625,000	22.46%
\$1,180,000	\$399,000	-66.19%
3	7	133.33%
91.19%	95.82%	5.09%

# INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

## CENTRAL ALL PROPERTIES

January through September

Median Price .....	
Average Price .....	
Average Days on Market .....	
Highest Price .....	
Lowest Price .....	
Properties Sold .....	
% Sold Price to Average List Price .....	

2012	2013	% Change
\$254,950 .....	\$395,000 .....	54.93%
\$281,258 .....	\$428,345 .....	52.30%
169 .....	142 .....	-15.98%
\$1,205,000 .....	\$1,770,000 .....	46.89%
\$74,500 .....	\$110,000 .....	47.65%
60 .....	81 .....	35.00%
94.55% .....	95.81% .....	1.33%

## THE WOODS ALL PROPERTIES

January through September

Median Price .....	
Average Price .....	
Average Days on Market .....	
Highest Price .....	
Lowest Price .....	
Properties Sold .....	
% Sold Price to Average List Price .....	

2012	2013	% Change
\$442,750 .....	\$603,500 .....	36.31%
\$525,838 .....	\$680,088 .....	29.33%
263 .....	145 .....	-44.87%
\$1,750,000 .....	\$1,950,000 .....	11.43%
\$120,000 .....	\$230,000 .....	91.67%
26 .....	17 .....	-34.62%
94.12% .....	97.16% .....	3.22%

## CHAMPIONSHIP GOLF COURSE ALL PROPERTIES

January through September

Median Price .....	
Average Price .....	
Average Days on Market .....	
Highest Price .....	
Lowest Price .....	
Properties Sold .....	
% Sold Price to Average List Price .....	

2012	2013	% Change
\$537,000 .....	\$710,500 .....	32.31%
\$769,583 .....	\$849,966 .....	10.45%
276 .....	174 .....	-36.96%
\$1,720,000 .....	\$2,950,000 .....	71.51%
\$270,000 .....	\$136,500 .....	-49.44%
20 .....	44 .....	120.00%
91.84% .....	95.18% .....	3.64%

## EXECUTIVE GOLF COURSE ALL PROPERTIES

January through September

Median Price .....	
Average Price .....	
Average Days on Market .....	
Highest Price .....	
Lowest Price .....	
Properties Sold .....	
% Sold Price to Average List Price .....	

2012	2013	% Change
\$390,000 .....	\$759,000 .....	94.62%
\$472,738 .....	\$695,708 .....	47.17%
256 .....	229 .....	-10.55%
\$855,000 .....	\$1,465,000 .....	71.35%
\$190,000 .....	\$335,000 .....	76.32%
16 .....	23 .....	43.75%
94.15% .....	103.16% .....	9.57%

# INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

## SKI WAY ALL PROPERTIES

January through September

Median Price .....	
Average Price .....	
Average Days on Market .....	
Highest Price .....	
Lowest Price .....	
Properties Sold .....	
% Sold Price to Average List Price .....	

2012	2013	% Change
\$360,500 .....	\$395,000 .....	9.57%
\$394,981 .....	\$427,869 .....	8.33%
227 .....	170 .....	-25.11%
\$750,000 .....	\$850,000 .....	13.33%
\$160,000 .....	\$200,000 .....	25.00%
22 .....	27 .....	22.73%
94.08% .....	96.08% .....	2.12%

## EASTERN SLOPE ALL PROPERTIES

January through September

Median Price .....	
Average Price .....	
Average Days on Market .....	
Highest Price .....	
Lowest Price .....	
Properties Sold .....	
% Sold Price to Average List Price .....	

2012	2013	% Change
\$745,000 .....	\$1,525,000 .....	104.70%
\$974,822 .....	\$1,608,572 .....	65.01%
228 .....	225 .....	-1.32%
\$2,800,000 .....	\$3,450,000 .....	23.21%
\$374,000 .....	\$235,000 .....	-37.17%
16 .....	25 .....	56.25%
93.97% .....	92.26% .....	-1.82%

## MICROMARKET REPORT | INCLINE VILLAGE

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