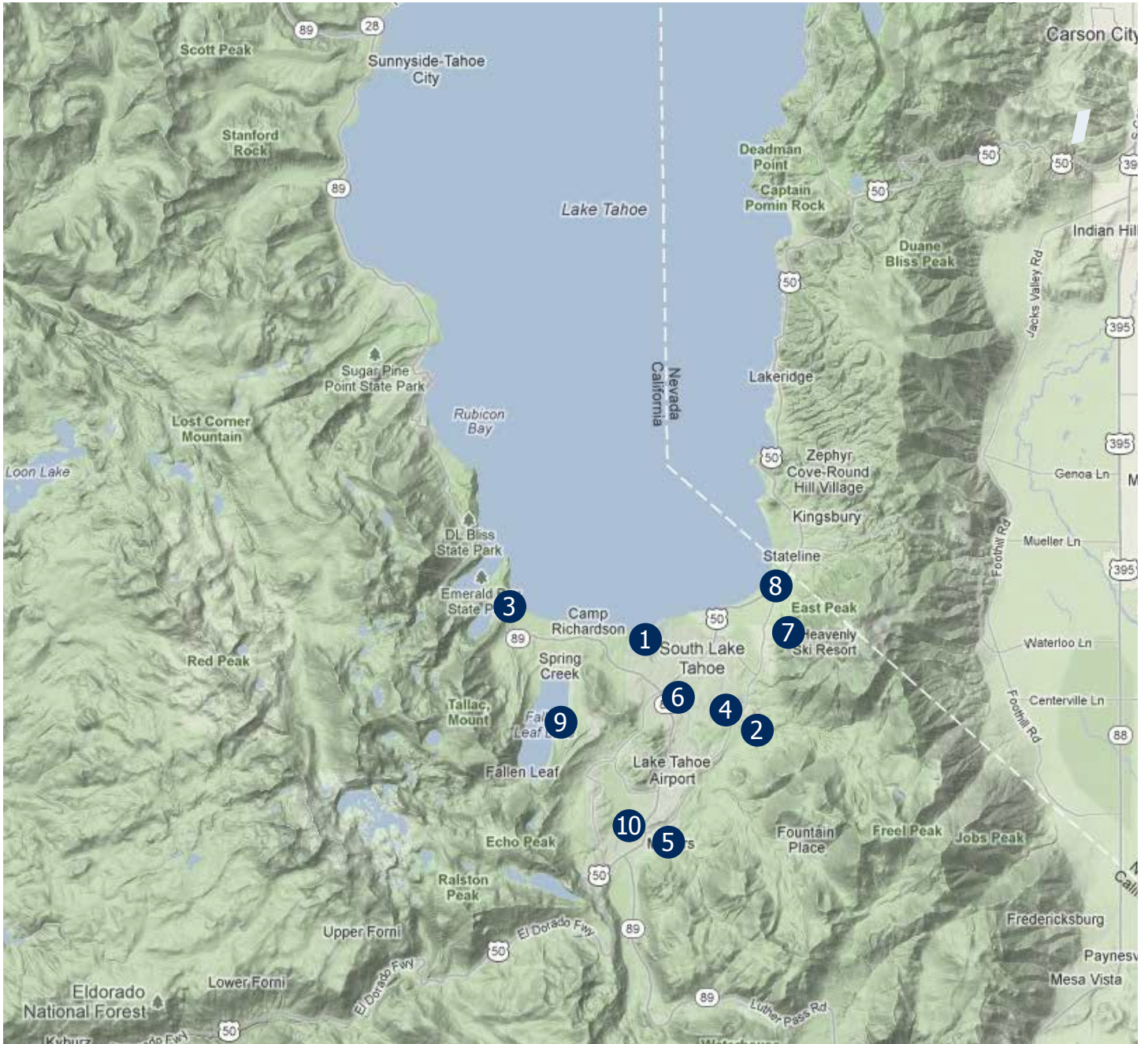


# MICROMARKET REPORT | SOUTH LAKE TAHOE



Sierra | **Sotheby's**  
INTERNATIONAL REALTY

# SOUTH LAKE TAHOE NEIGHBORHOODS



- |                       |                    |                          |
|-----------------------|--------------------|--------------------------|
| 1. Tahoe Keys         | 5. Meyers          | 9. Fallen Leaf Lake      |
| 2. Montgomery Estates | 6. Y Area          | 10. Country Club Estates |
| 3. Cascade Properties | 7. Heavenly Valley |                          |
| 4. Pioneer Trail      | 8. Stateline       |                          |



# SOUTH LAKE TAHOE MARKET | MARKETS BY AREA

## SINGLE FAMILY LAKEFRONT

January through December

	2012	2013	% Change
Median Price .....	\$1,787,500	\$2,701,500	51.13%
Average Price .....	\$2,033,750	\$2,701,500	32.83%
Average Days on Market .....	459	527	14.81%
Highest Price .....	\$3,175,000	\$4,500,000	41.73%
Lowest Price .....	\$1,300,000	\$903,000	-30.54%
Properties Sold .....	8	2	-75.00%
% Sold to Average List Price .....	100.31%	92.37%	-7.91%

## ALL PROPERTIES NON-LAKEFRONT

January through December

	2012	2013	% Change
Median Price .....	\$245,000	\$325,000	32.65%
Average Price .....	\$309,821	\$389,809	25.82%
Average Days on Market .....	143	117	-18.18%
Highest Price .....	\$2,720,000	\$2,000,000	-26.47%
Lowest Price .....	\$52,000	\$52,000	0.00%
Properties Sold .....	715	653	-8.67%
% Sold to Average List Price .....	95.77%	96.36%	0.62%

## CONDOS LAKEFRONT

January through December

	2012	2013	% Change
Median Price .....	\$412,000	\$359,000	-12.86%
Average Price .....	\$520,063	\$434,811	-16.39%
Average Days on Market .....	137	238	73.72%
Highest Price .....	\$1,025,000	\$1,699,000	65.76%
Lowest Price .....	\$231,250	\$138,000	-40.32%
Properties Sold .....	4	17	325.00%
% Sold to Average List Price .....	95.69%	96.29%	0.63%

## CONDOS NON-LAKEFRONT

January through December

	2012	2013	% Change
Median Price .....	\$147,000	\$212,750	44.73%
Average Price .....	\$203,149	\$256,411	26.22%
Average Days on Market .....	141	142	0.71%
Highest Price .....	\$600,000	\$600,000	0.00%
Lowest Price .....	\$35,000	\$39,900	14.00%
Properties Sold .....	46	50	8.70%
% Sold to Average List Price .....	95.63%	95.07%	-0.59%

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## TAHOE KEYS SINGLE FAMILY

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

2012.....	2013.....	% Change
\$614,500 .....	\$685,000 .....	11.47%
\$824,352 .....	\$749,029 .....	-9.14%
166 .....	144 .....	-13.25%
\$3,175,000 .....	\$1,760,000 .....	-44.57%
\$317,000 .....	\$357,500 .....	12.78%
62 .....	69 .....	11.29%
94.81% .....	95.53% .....	0.75%

## TAHOE KEYS CONDO

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

2012.....	2013.....	% Change
\$322,500 .....	\$350,000 .....	8.53%
\$314,124 .....	\$343,286 .....	9.28%
137 .....	141 .....	2.92%
\$600,000 .....	\$600,000 .....	0.00%
\$91,800 .....	\$105,000 .....	14.38%
16 .....	21 .....	31.25%
96.49% .....	94.29% .....	-2.28%

## MONTGOMERY ESTATES SF & CONDO

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

2012.....	2013 .....	% Change
\$351,250 .....	\$415,000 .....	18.15%
\$381,190 .....	\$427,404 .....	12.12%
137 .....	117 .....	-14.60%
\$1,005,000 .....	\$775,000 .....	-22.89%
\$219,000 .....	\$227,000 .....	3.65%
41 .....	50 .....	21.95%
97.87% .....	97.27% .....	-0.62%

## CASCADE PROPERTIES SF & CONDO

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

2012.....	2013 .....	% Change
\$1,675,000 .....	\$0 .....	-100.00%
\$1,675,000 .....	\$0 .....	-100.00%
648 .....	0 .....	-100.00%
\$1,900,000 .....	\$0 .....	-100.00%
\$1,450,000 .....	\$0 .....	-100.00%
2 .....	0 .....	-100.00%
89.36% .....	0.00% .....	-100.00%



# SOUTH LAKE TAHOE MARKET | MARKETS BY AREA

## PIONEER TRAIL SF & CONDO

	2012	2013	% Change
January Through December			
Median Price	\$251,000	\$330,000	31.47%
Average Price	\$290,319	\$377,581	30.06%
Average Days on Market	119	84	-29.41%
Highest Price	\$580,000	\$865,000	49.14%
Lowest Price	\$151,500	\$155,000	2.31%
Properties Sold	31	39	25.81%
% Sold to Average List Price	97.94%	94.84%	-3.17%

## MEYERS SF & CONDO

	2012	2013	% Change
January Through December			
Median Price	\$199,500	\$276,650	38.67%
Average Price	\$242,323	\$286,815	18.36%
Average Days on Market	142	107	-24.65%
Highest Price	\$605,000	\$418,000	-30.91%
Lowest Price	\$90,000	\$139,900	55.44%
Properties Sold	30	23	-23.33%
% Sold to Average List Price	96.65%	97.25%	0.63%

## Y AREA SF & CONDO

	2012	2013	% Change
January Through December			
Median Price	\$193,000	\$218,250	13.08%
Average Price	\$196,670	\$203,072	3.26%
Average Days on Market	127	115	-9.45%
Highest Price	\$716,000	\$331,688	-53.67%
Lowest Price	\$35,000	\$69,900	99.71%
Properties Sold	35	22	-37.14%
% Sold to Average List Price	95.32%	93.97%	-1.41%

## HEAVENLY VALLEY SF & CONDO

	2012	2013	% Change
January Through December			
Median Price	\$310,000	\$350,000	-12.90%
Average Price	\$384,737	\$437,188	13.63%
Average Days on Market	167	156	-6.59%
Highest Price	\$1,500,000	\$2,000,000	33.33%
Lowest Price	\$85,000	\$95,000	11.76%
Properties Sold	35	32	-8.57%
% Sold to Average List Price	92.98%	97.24%	4.58%

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# SOUTH LAKE TAHOE MARKET | MARKETS BY AREA

## STATELINE SF & CONDO

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

2012.....	2013 .....	% Change
\$149,500 .....	\$231,500 .....	54.85%
\$165,200 .....	\$702,450 .....	325.21%
82 .....	217 .....	164.63%
\$236,000 .....	\$4,500,000 .....	1,806.78%
\$121,500 .....	\$52,000 .....	-57.20%
10 .....	10 .....	0.00%
96.63% .....	94.11% .....	-2.61%

## FALLEN LEAF LAKE SF & CONDO

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

2012.....	2013 .....	% Change
\$1,475,000 .....	\$354,500 .....	-75.97%
\$1,475,000 .....	\$492,875 .....	-66.58%
469 .....	211 .....	-55.01%
\$1,650,000 .....	\$937,500 .....	-43.18%
\$1,300,000 .....	\$325,000 .....	-75.00%
2 .....	4 .....	100.00%
93.83% .....	87.66% .....	-6.57%

## COUNTRY CLUB ESTATES SF & CONDO

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

2012.....	2013 .....	% Change
\$290,000 .....	\$420,000 .....	44.83%
\$302,469 .....	\$484,994 .....	60.35%
147 .....	226 .....	53.74%
\$525,000 .....	\$1,075,000 .....	104.76%
\$115,000 .....	\$199,900 .....	73.83%
21 .....	25 .....	19.05%
96.87% .....	95.20% .....	-1.73%

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# MICROMARKET REPORT | SOUTH LAKE TAHOE

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