

# 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 December

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	\$890,000	22.76%
\$991,797	\$1,166,437	17.61%
320	211	-34.06%
\$5,875,000	\$3,775,000	-35.74%
\$200,000	\$210,000	5.00%
146	191	30.82%
91.04%	94.39%	3.68%

## CONDO NON-LAKEFRONT

January through December

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

2012	2013	% Change
\$317,500	\$405,000	27.56%
\$372,890	\$471,554	26.46%
276	186	-32.61%
\$1,550,000	\$1,770,000	14.19%
\$74,500	\$110,000	47.65%
190	186	-2.11%
94.82%	95.98%	1.22%

## SINGLE FAMILY LAKEFRONT

January through December

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

2012	2013	% Change
\$8,550,000	\$6,825,000	-20.18%
\$10,398,000	\$8,046,429	-22.62%
694	514	-25.94%
\$25,500,000	\$19,750,000	-22.55%
\$3,490,000	\$1,700,000	-51.29%
5	14	180.00%
90.75%	90.29%	-0.51%

## CONDO LAKEFRONT

January through December

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	\$1,299,500	13.99%
\$1,157,000	\$1,526,370	31.92%
623	403	-35.31%
\$1,485,000	\$2,800,000	88.55%
\$750,000	\$880,000	17.33%
5	14	180.00%
92.22%	93.46%	1.35%

# INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

## CRYSTAL BAY ALL PROPERTIES

January through December

	2012	2013	% Change
Median Price .....	\$795,000	\$950,000	19.50%
Average Price .....	\$959,833	\$1,943,618	102.50%
Average Days on Market .....	222	136	-38.74%
Highest Price .....	\$2,024,000	\$7,500,000	270.55%
Lowest Price .....	\$295,000	\$278,538	-5.58%
Properties Sold .....	6	21	250.00%
% Sold Price to Average List Price .....	40.10%	94.63%	136.02%

## LAKEVIEW SUBDIVISION ALL PROPERTIES

January through December

	2012	2013	% Change
Median Price .....	\$1,050,000	\$1,225,000	16.67%
Average Price .....	\$1,145,435	\$1,381,214	20.58%
Average Days on Market .....	290	174	-40.00%
Highest Price .....	\$2,725,000	\$2,850,000	4.59%
Lowest Price .....	\$300,000	\$625,000	108.33%
Properties Sold .....	23	21	-8.70%
% Sold Price to Average List Price .....	90.46%	94.78%	4.77%

## MILLCREEK ALL PROPERTIES

January through December

	2012	2013	% Change
Median Price .....	\$720,000	\$747,500	3.82%
Average Price .....	\$685,600	\$957,409	39.65%
Average Days on Market .....	318	156	-50.94%
Highest Price .....	\$1,345,000	\$3,775,000	180.67%
Lowest Price .....	\$275,000	\$350,000	27.27%
Properties Sold .....	15	22	46.67%
% Sold Price to Average List Price .....	92.11%	94.29%	2.36%

## PONDEROSA ALL PROPERTIES

January through December

	2012	2013	% Change
Median Price .....	\$687,000	\$822,500	19.72%
Average Price .....	\$1,337,522	\$1,231,600	-7.92%
Average Days on Market .....	427	169	-60.42%
Highest Price .....	\$5,875,000	\$3,350,000	-42.98%
Lowest Price .....	\$361,309	\$210,000	-41.88%
Properties Sold .....	14	20	42.86%
% Sold Price to Average List Price .....	95.92%	95.91%	-0.01%

# INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

## LOWER TYNER ALL PROPERTIES

January through December

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

2012	2013	% Change
\$765,000	\$875,000	14.38%
\$944,225	\$1,160,613	22.92%
313	198	-36.74%
\$2,886,000	\$2,550,000	-11.64%
\$485,000	\$350,000	-27.84%
20	23	15.00%
92.50%	93.09%	0.63%

## UPPER TYNER ALL PROPERTIES

January through December

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

2012	2013	% Change
\$590,000	\$910,000	54.24%
\$733,120	\$1,052,225	43.53%
407	129	-68.30%
\$2,600,000	\$2,200,000	-15.38%
\$305,000	\$440,000	44.26%
15	16	6.67%
93.21%	94.74%	1.64%

## JENNIFER ALL PROPERTIES

January through December

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

2012	2013	% Change
\$524,250	\$525,000	0.14%
\$570,500	\$542,794	-4.86%
141	148	4.96%
\$784,500	\$879,000	12.05%
\$460,000	\$345,000	-25.00%
6	17	183.33%
93.94%	95.93%	2.12%

## APOLLO ALL PROPERTIES

January through December

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

2012	2013	% Change
\$1,240,000	\$844,475	-31.90%
\$1,139,250	\$929,639	-18.40%
380	231	-39.21%
\$1,327,000	\$1,625,000	22.46%
\$750,000	\$399,000	-46.80%
4	7	75.00%
91.80%	95.82%	4.38%



# INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

## CENTRAL ALL PROPERTIES

January through December

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

2012	2013	% Change
\$255,000	\$403,000	58.04%
\$295,887	\$435,289	47.11%
206	135	-34.47%
\$1,205,000	\$1,770,000	46.89%
\$74,500	\$110,000	47.65%
93	107	15.05%
94.97%	96.28%	1.38%

## THE WOODS ALL PROPERTIES

January through December

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

2012	2013	% Change
\$470,000	\$603,500	28.40%
\$537,900	\$651,738	21.16%
205	122	-40.49%
\$1,750,000	\$1,950,000	11.43%
\$120,000	\$230,000	91.67%
32	21	-34.38%
94.11%	97.14%	3.23%

## CHAMPIONSHIP GOLF COURSE ALL PROPERTIES

January through December

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	\$670,500	24.86%
\$713,161	\$824,020	15.54%
354	165	-53.39%
\$1,720,000	\$2,950,000	71.51%
\$125,000	\$136,500	9.20%
32	52	62.50%
92.94%	95.31%	2.55%

## EXECUTIVE GOLF COURSE ALL PROPERTIES

January through December

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

2012	2013	% Change
\$411,000	\$759,000	84.67%
\$559,304	\$710,909	27.11%
348	211	-39.37%
\$2,100,000	\$1,465,000	-30.24%
\$190,000	\$242,800	27.79%
24	31	29.17%
78.16%	94.81%	21.30%

# INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

## SKI WAY ALL PROPERTIES

January through December

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

	2012	2013	% Change
Median Price .....	\$320,000	\$381,000	19.06%
Average Price .....	\$386,828	\$403,165	4.22%
Average Days on Market .....	360	174	-51.67%
Highest Price .....	\$1,170,000	\$850,000	-27.35%
Lowest Price .....	\$160,000	\$200,000	25.00%
Properties Sold .....	33	39	18.18%
% Sold Price to Average List Price .....	94.28%	95.50%	1.30%

## EASTERN SLOPE ALL PROPERTIES

January through December

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

	2012	2013	% Change
Median Price .....	\$750,000	\$1,300,000	73.33%
Average Price .....	\$1,207,192	\$1,533,796	27.05%
Average Days on Market .....	440	217	-50.68%
Highest Price .....	\$4,305,000	\$3,450,000	-19.86%
Lowest Price .....	\$374,000	\$338,900	-9.39%
Properties Sold .....	19	28	47.37%
% Sold Price to Average List Price .....	97.17%	92.33%	-4.98%

## MICROMARKET REPORT | INCLINE VILLAGE

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