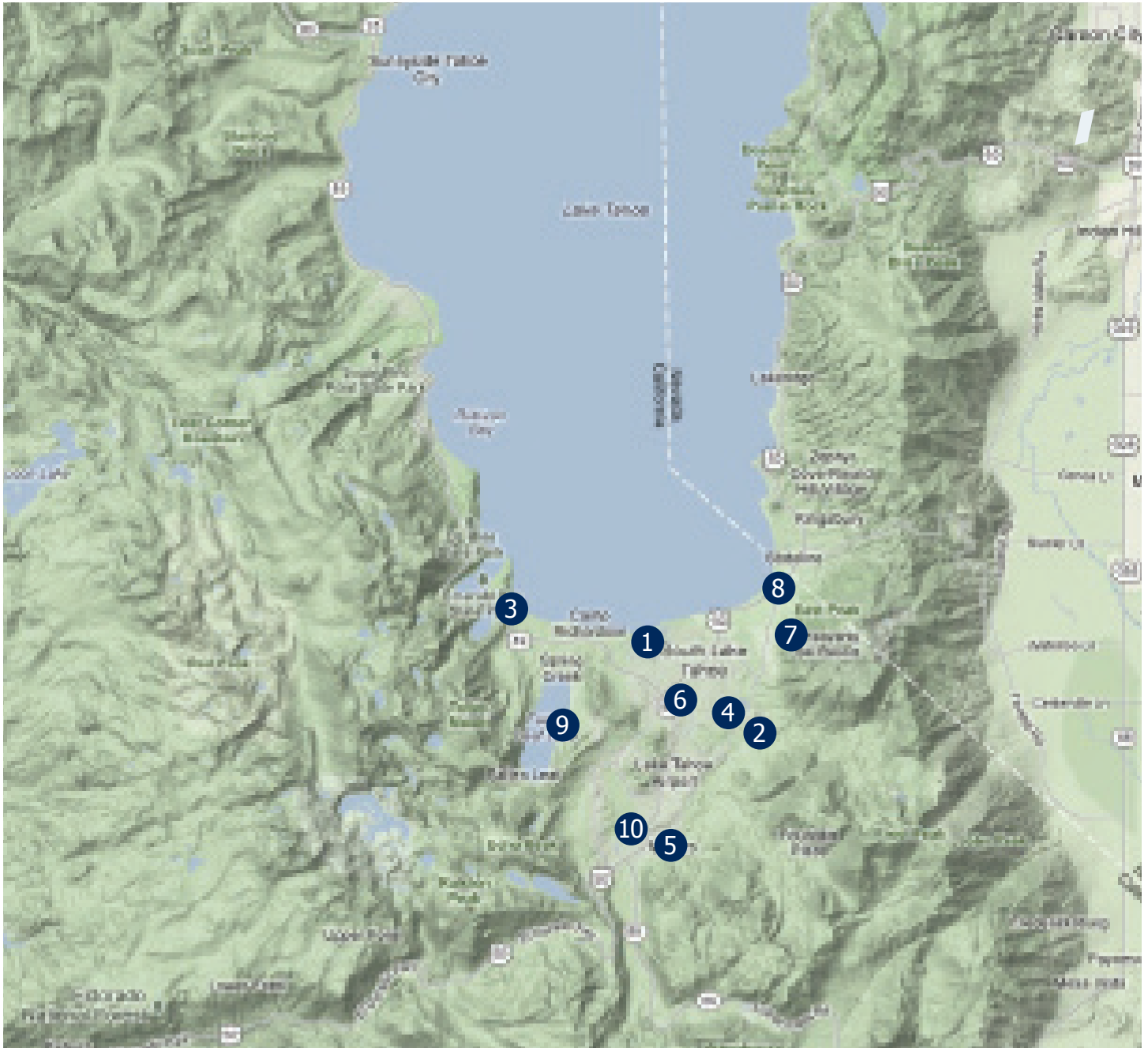


# MICROMARKET REPORT | SOUTH LAKE TAHOE



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 March

	2014	2015	% Change
Median Price .....	\$3,025,000	\$0	-100%
Average Price .....	\$2,715,000	\$0	-100%
Average Days on Market .....	253	0	-100%
Highest Price .....	\$4,095,000	\$0	-100%
Lowest Price .....	\$715,000	\$0	-100%
Properties Sold .....	4	0	-100%
% Sold to Average List Price.....	97%	0%	-100%

## SINGLE FAMILY NON-LAKEFRONT

January through March

	2014	2015	% Change
Median Price .....	\$339,500	\$376,500	11%
Average Price .....	\$409,904	\$456,847	16%
Average Days on Market .....	139	138	-1%
Highest Price .....	\$1,438,000	\$2,557,000	78%
Lowest Price .....	\$110,000	\$118,000	7%
Properties Sold .....	134	124	-7%
% Sold to Average List Price.....	96%	96%	0%

## CONDOS LAKEFRONT

January through March

	2014	2015	% Change
Median Price .....	\$280,000	\$1,300,000	364%
Average Price .....	\$314,000	\$1,300,000	314%
Average Days on Market .....	103	80	-22%
Highest Price .....	\$510,000	\$1,300,000	155%
Lowest Price .....	\$152,000	\$1300,000	755%
Properties Sold .....	3	1	-67%
% Sold to Average List Price.....	97%	87%	-10%

## CONDOS NON-LAKEFRONT

January through March

	2014	2015	% Change
Median Price .....	\$247,500	\$292,500	18%
Average Price .....	\$252,564	\$307,917	22%
Average Days on Market .....	170	196	15%
Highest Price .....	\$468,650	\$537,000	15%
Lowest Price .....	\$100,000	\$147,500	48%
Properties Sold .....	21	12	-43%
% Sold to Average List Price.....	97%	97%	0%

Data from NNRMLS, deemed reliable but not guaranteed. NNRMLS does not guarantee nor is in any way responsible for its accuracy and the data maintained may not reflect all real estate activity in the market.



## TAHOE KEYS SINGLE FAMILY

	2014	2015	% Change
January Through March			
Median Price	\$720,000	\$575,000	-20%
Average Price	\$1,387,000	\$600,833	-57%
Average Days on Market	91	144	58%
Highest Price	\$4,095,000	\$1,275,000	-69%
Lowest Price	\$400,000	\$337,500	-16%
Properties Sold	5	9	80%
% Sold to Average List Price	97%	97%	0%

## TAHOE KEYS CONDO

	2014	2015	% Change
January Through March			
Median Price	\$292,500	\$366,500	25%
Average Price	\$292,500	\$366,500	25%
Average Days on Market	125	106	-15%
Highest Price	\$305,000	\$395,000	30%
Lowest Price	\$280,000	\$338,000	21%
Properties Sold	2	2	0%
% Sold to Average List Price	99%	98%	-1%

## SOUTH LAKE TAHOE CITY SINGLE FAMILY (Y AREA - STATELINE AND HEAVENLY)

	2014	2015	% Change
January Through March			
Median Price	\$502,500	\$296,000	-41%
Average Price	\$606,278	\$615,886	2%
Average Days on Market	115	217	89%
Highest Price	\$1,120,000	\$2,557,000	128%
Lowest Price	\$259,000	\$215,000	-17%
Properties Sold	9	7	-22%
% Sold to Average List Price	97%	96%	-1%

## SOUTH LAKE TAHOE CITY CONDO (Y AREA - STATELINE AND HEAVENLY)

	2014	2015	% Change
January Through March			
Median Price	\$168,250	\$262,500	56%
Average Price	\$169,750	\$236,875	40%
Average Days on Market	193	147	-24%
Highest Price	\$242,500	\$275,000	13%
Lowest Price	\$100,000	\$147,500	48%
Properties Sold	4	4	0%
% Sold to Average List Price	94%	94%	0%



**SOUTH LAKE TAHOE MARKET | MARKETS BY AREA**

**SOUTH LAKE TAHOE COUNTY SINGLE FAMILY**  
**(MEYERS, PIONEER TRAIL, CC ESTATES, AND MONTGOMERY ESTATES)**

January Through March.....	2014.....	2015.....	% Change
Median Price .....	\$391,375 .....	\$445,000 .....	14%
Average Price .....	\$404,361 .....	\$475,433 .....	18%
Average Days on Market .....	176 .....	99 .....	-44%
Highest Price .....	\$648,000 .....	\$787,500 .....	22%
Lowest Price .....	\$160,000 .....	\$215,000 .....	34%
Properties Sold .....	28 .....	18 .....	-36%
% Sold to Average List Price.....	96% .....	98% .....	3%

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# MICROMARKET REPORT | SOUTH LAKE TAHOE

## **SQUAW VALLEY**

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info@sierrasothebysrealty.com

## **INCLINE VILLAGE**

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

## **SOUTH LAKE TAHOE**

2247 Lake Tahoe Blvd.  
South Lake Tahoe, CA 96150  
(530) 494-7600  
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## **ZEPHYR COVE**

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

## **TAHOE DONNER**

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(530) 587-3505  
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## **TAHOE CITY GALLERY**

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(530) 282-1436  
info@sierrasothebysrealty.com

## **TAHOE CITY LAKESIDE**

950 North Lake Blvd.  
Tahoe City, CA 96145  
(530) 583-4004  
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## **DOWNTOWN TRUCKEE**

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