

# MICROMARKET REPORT

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*Truckee* | Quarter 1 2016

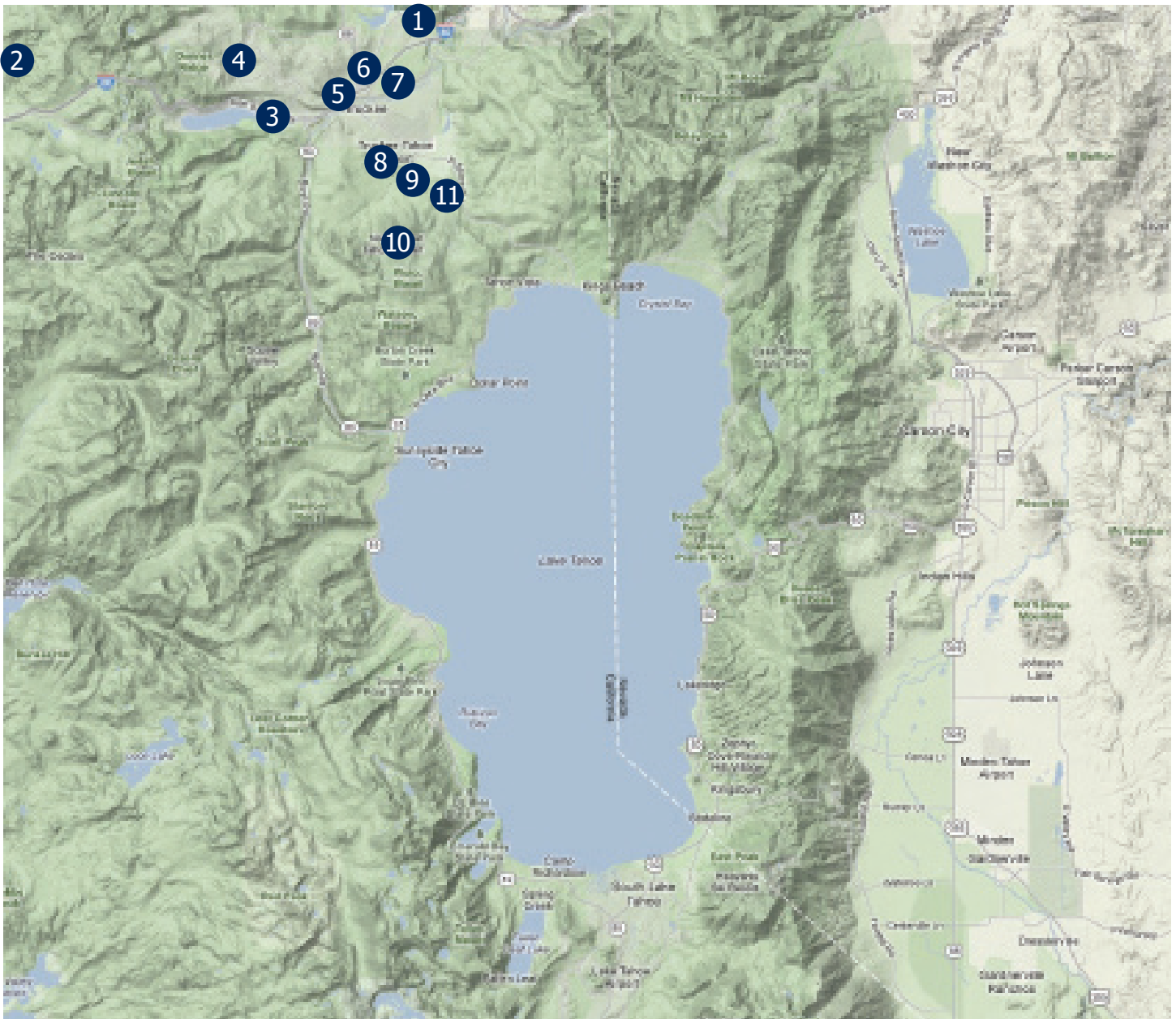


Sierra

**Sotheby's**  
INTERNATIONAL REALTY

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# TRUCKEE NEIGHBORHOODS



1. Sierra County
2. Donner Summit
3. Donner Lake
4. Tahoe Donner
5. Truckee
6. Gray's Crossing
7. Old Greenwood
8. Lahontan
9. Martis Valley
10. Northstar
11. Schaffer's Mill

## DONNER SUMMIT

Single Family

January through March		2015	2016	% Change
Single Family	Median Sales Price	\$330,000	\$450,000	36%
	Average List Price	\$322,400	\$505,524	57%
	Average Sold Price	\$321,500	\$487,857	52%
	Average Days on Market	69	159	130%
	Highest Sold Price	\$496,500	\$880,000	77%
	Lowest Sold Price	\$120,000	\$219,000	83%
	Properties Sold	5	14	180%
	% Sold Price to Average List Price	100%	97%	-3%

## DONNER LAKE (LAKEFRONT)

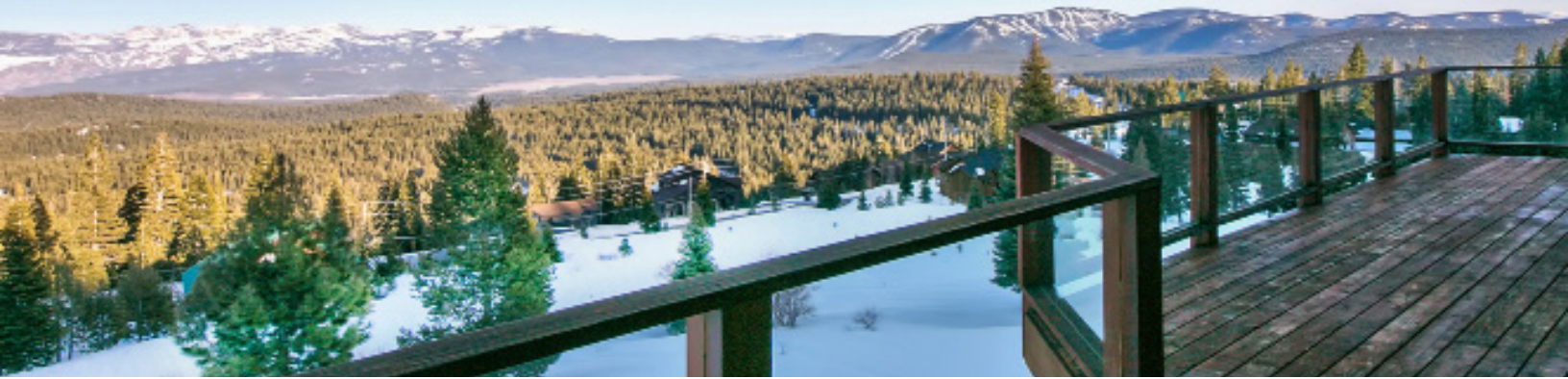
Single Family

January through March		2015	2016	% Change
Single Family	Median Sales Price	\$0	\$0	0%
	Average List Price	\$0	\$0	0%
	Average Sold Price	\$0	\$0	0%
	Average Days on Market	0	0	0%
	Highest Sold Price	\$0	\$0	0%
	Lowest Sold Price	\$0	\$0	0%
	Properties Sold	0	0	0%
	% Sold Price to Average List Price	0%	0%	0%

## DONNER LAKE (NON-LAKEFRONT)

Single Family

January through March		2015	2016	% Change
Single Family	Median Sales Price	\$435,000	\$540,000	24%
	Average List Price	\$480,200	\$739,500	54%
	Average Sold Price	\$450,800	\$710,000	57%
	Average Days on Market	577	123	-79%
	Highest Sold Price	\$580,000	\$1,500,000	159%
	Lowest Sold Price	\$370,000	\$260,000	-30%
	Properties Sold	5	4	-20%
	% Sold Price to Average List Price	94%	96%	2%



## TAHOE DONNER

Single Family

	January through March	2015	2016	% Change
Single Family	Median Sales Price	\$580,000	\$634,950	9%
	Average List Price	\$685,810	\$702,991	3%
	Average Sold Price	\$665,778	\$693,963	4%
	Average Days on Market	84	103	23%
	Highest Sold Price	\$1,600,000	\$1,300,000	-19%
	Lowest Sold Price	\$339,000	\$342,000	1%
	Properties Sold	41	60	46%
	% Sold Price to Average List Price	97%	99%	2%

## TAHOE DONNER

Condos

	January through March	2015	2016	% Change
Condos	Median Sales Price	\$424,750	\$333,000	-22%
	Average List Price	\$370,983	\$321,385	-13%
	Average Sold Price	\$366,083	\$311,500	-15%
	Average Days on Market	37	59	59%
	Highest Sold Price	\$485,000	\$510,000	5%
	Lowest Sold Price	\$119,000	\$71,000	-40%
	Properties Sold	6	14	133%
	% Sold Price to Average List Price	99%	97%	-2%

## TRUCKEE

Single Family

	January through March	2015	2016	% Change
Single Family	Median Sales Price	\$513,360	\$594,500	16%
	Average List Price	\$632,079	\$674,281	7%
	Average Sold Price	\$613,060	\$654,764	7%
	Average Days on Market	82	112	37%
	Highest Sold Price	\$1,640,000	\$1,450,000	-12%
	Lowest Sold Price	\$295,000	\$340,000	15%
	Properties Sold	34	38	12%
	% Sold Price to Average List Price	97%	97%	0%

## TRUCKEE

Condos

	January through March	2015	2016	% Change
Condos	Median Sales Price	\$339,000	\$460,000	36%
	Average List Price	\$323,380	\$468,145	45%
	Average Sold Price	\$317,700	\$458,800	44%
	Average Days on Market	45	90	100%
	Highest Sold Price	\$372,000	\$730,000	96%
	Lowest Sold Price	\$210,000	\$245,000	17%
	Properties Sold	5	10	100%
	% Sold Price to Average List Price	98%	98%	0%

## GRAY'S CROSSING

All Properties

	January through March	2015	2016	% Change
All Properties	Median Sales Price	\$0	\$1,204,000	-
	Average List Price	\$0	\$1,254,500	-
	Average Sold Price	\$0	\$1,191,500	-
	Average Days on Market	0	260	-
	Highest Sold Price	\$0	\$1,450,000	-
	Lowest Sold Price	\$0	\$908,000	-
	Properties Sold	0	4	-
	% Sold Price to Average List Price	0%	95%	-

## OLD GREENWOOD

All Properties

	January through March	2015	2016	% Change
All Properties	Median Sales Price	\$1,482,500	\$0	-
	Average List Price	\$1,637,000	\$0	-
	Average Sold Price	\$1,482,500	\$0	-
	Average Days on Market	322	0	-
	Highest Sold Price	\$1,640,000	\$0	-
	Lowest Sold Price	\$1,325,000	\$0	-
	Properties Sold	2	0	-
	% Sold Price to Average List Price	91%	0%	-



## LAHONTAN

All Properties

	January through March	2015	2016	% Change
All Properties	Median Sales Price	\$2,295,000	\$1,600,000	-30%
	Average List Price	\$2,224,166	\$2,036,142	-8%
	Average Sold Price	\$2,158,833	\$1,961,428	-9%
	Average Days on Market	115	236	105%
	Highest Sold Price	\$2,410,000	\$3,250,000	35%
	Lowest Sold Price	\$1,650,000	\$1,230,000	-25%
	Properties Sold	6	7	17%
	% Sold Price to Average List Price	97%	96%	-1%

## MARTIS CAMP

All Properties

	January through March	2015	2016	% Change
All Properties	Median Sales Price	\$4,850,000	\$4,951,000	2%
	Average List Price	\$5,074,285	\$5,060,000	0%
	Average Sold Price	\$4,892,857	\$4,835,777	-1%
	Average Days on Market	311	171	-45%
	Highest Sold Price	\$6,800,000	\$7,181,000	6%
	Lowest Sold Price	\$3,315,000	\$3,000,000	-10%
	Properties Sold	7	9	29%
	% Sold Price to Average List Price	96%	96%	-1%

## NORTHSTAR

Single Family

	January through March	2015	2016	% Change
Single Family	Median Sales Price	\$600,000	\$1,740,000	190%
	Average List Price	\$629,000	\$1,888,964	200%
	Average Sold Price	\$600,000	\$1,835,285	206%
	Average Days on Market	290	287	-1%
	Highest Sold Price	\$600,000	\$3,650,000	508%
	Lowest Sold Price	\$600,000	\$630,000	5%
	Properties Sold	1	7	600%
	% Sold Price to Average List Price	95%	97%	2%

## NORTHSTAR

Condos

	January through March	2015	2016	% Change
Condos	Median Sales Price	\$392,500	\$413,500	5%
	Average List Price	\$643,714	\$656,481	2%
	Average Sold Price	\$611,214	\$616,406	1%
	Average Days on Market	125	149	19%
	Highest Sold Price	\$2,025,000	\$1,900,000	-6%
	Lowest Sold Price	\$193,000	\$200,000	4%
	Properties Sold	14	16	14%
	% Sold Price to Average List Price	95%	94%	-1%

## SIERRA COUNTY

Single Family

	January through March	2015	2016	% Change
Single Family	Median Sales Price	\$285,000	\$193,440	-32%
	Average List Price	\$275,600	\$224,500	-19%
	Average Sold Price	\$268,500	\$193,440	-28%
	Average Days on Market	138	206	49%
	Highest Sold Price	\$429,000	\$266,880	-38%
	Lowest Sold Price	\$75,000	\$120,000	60%
	Properties Sold	4	2	-50%
	% Sold Price to Average List Price	97%	86%	-12%

## GLENSHIRE

All Properties

	January through March	2015	2016	% Change
All Properties	Median Sales Price	\$459,750	\$520,000	13%
	Average List Price	\$490,250	\$540,271	10%
	Average Sold Price	\$482,766	\$543,285	13%
	Average Days on Market	33	69	109%
	Highest Sold Price	\$595,000	\$730,000	23%
	Lowest Sold Price	\$415,000	\$415,000	0%
	Properties Sold	6	7	17%
	% Sold Price to Average List Price	98%	101%	2%

## SIERRA MEADOWS

All Properties

	January through March	2015	2016	% Change
All Properties	Median Sales Price	\$500,000	\$375,000	-25%
	Average List Price	\$500,000	\$398,300	-20%
	Average Sold Price	\$500,000	\$391,633	-22%
	Average Days on Market	7	89	1171%
	Highest Sold Price	\$515,000	\$450,000	-13%
	Lowest Sold Price	\$485,000	\$349,900	-28%
	Properties Sold	2	3	50%
	% Sold Price to Average List Price	100%	98%	-2%

## PROSSER

All Properties

	January through March	2015	2016	% Change
All Properties	Median Sales Price	\$573,500	\$565,000	-1%
	Average List Price	\$574,666	\$638,987	11%
	Average Sold Price	\$572,833	\$609,062	6%
	Average Days on Market	43	81	88%
	Highest Sold Price	\$850,000	\$850,000	0%
	Lowest Sold Price	\$295,000	\$470,000	59%
	Properties Sold	3	8	167%
	% Sold Price to Average List Price	100%	95%	-4%

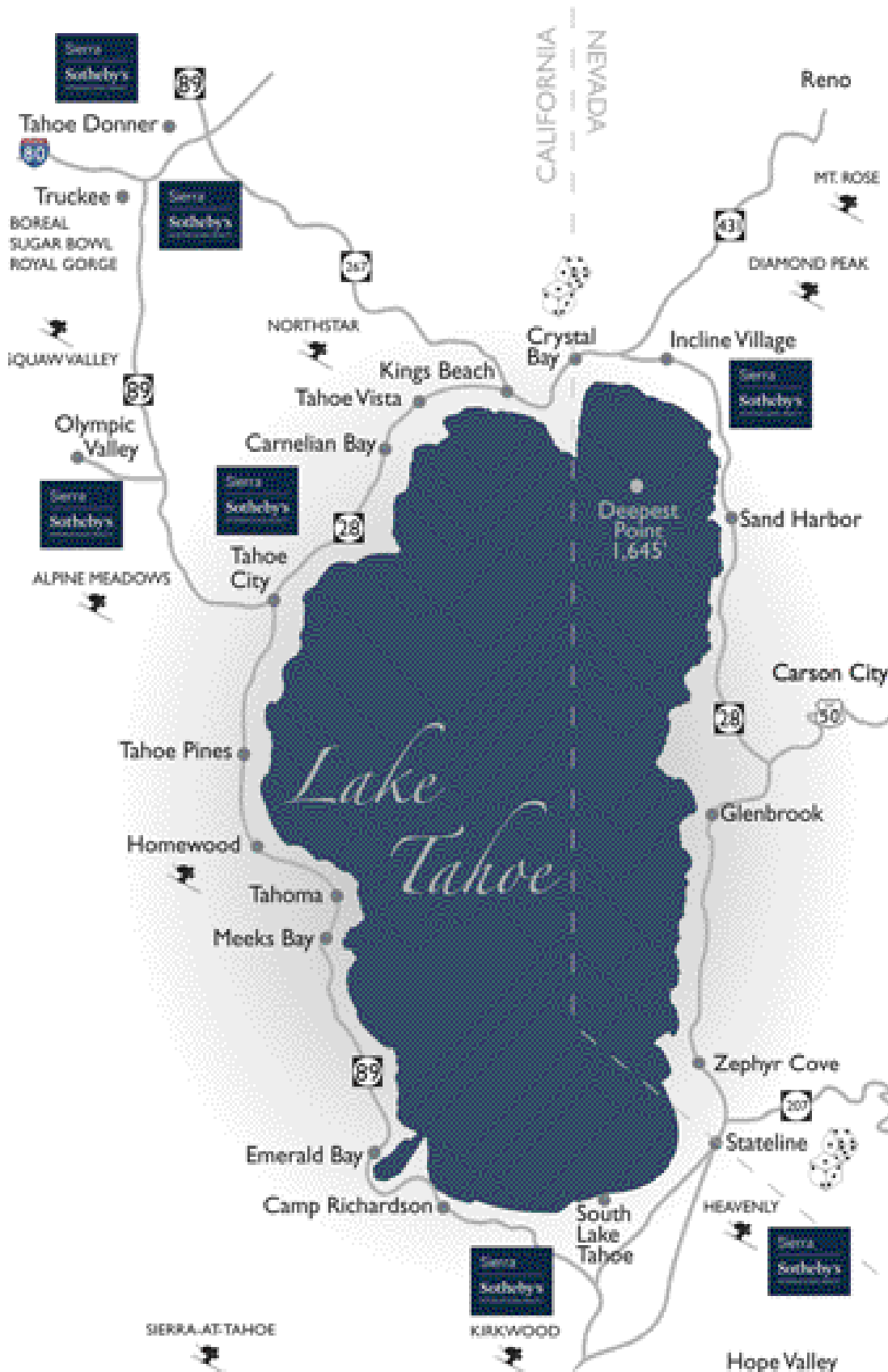
## SCHAFFER'S MILL

All Properties

	January through March	2015	2016	% Change
All Properties	Median Sales Price	\$1,180,000	\$1,272,500	8%
	Average List Price	\$1,208,000	\$1,352,500	12%
	Average Sold Price	\$1,180,000	\$1,272,500	8%
	Average Days on Market	154	212	38%
	Highest Sold Price	\$1,250,000	\$1,295,000	4%
	Lowest Sold Price	\$1,110,000	\$1,250,000	13%
	Properties Sold	2	2	0%
	% Sold Price to Average List Price	98%	94%	-4%



# LUXURY REAL ESTATE EXPERTS



## TAHOE DONNER

11382 Northwoods Boulevard  
Truckee, CA 96161  
530.587.3505

## DOWNTOWN TRUCKEE

10044 Donner Pass Road  
Truckee, CA 96161  
530.587.3500

## INCLINE VILLAGE

570 Lakeshore Boulevard  
Incline Village, CA 89451  
775.832.4900

## SQUAW VALLEY

1750 Village East Road #63B  
Olympic Valley, CA 96146  
530.581.1800

## TAHOE CITY LAKESIDE

950 North Lake Boulevard  
Tahoe City, CA 96145  
530.583.4004

## TAHOE CITY GALLERY

695 North Lake Boulevard  
Tahoe City, CA 96145  
530.282.1436

## SOUTH LAKE TAHOE

2247 Lake Tahoe Boulevard  
South Lake Tahoe, 96150  
530.494.7600

## HEAVENLY VILLAGE

1001 Heavenly Village Way, Suite #36A  
South Lake Tahoe, CA 96150  
530.541.4002

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