

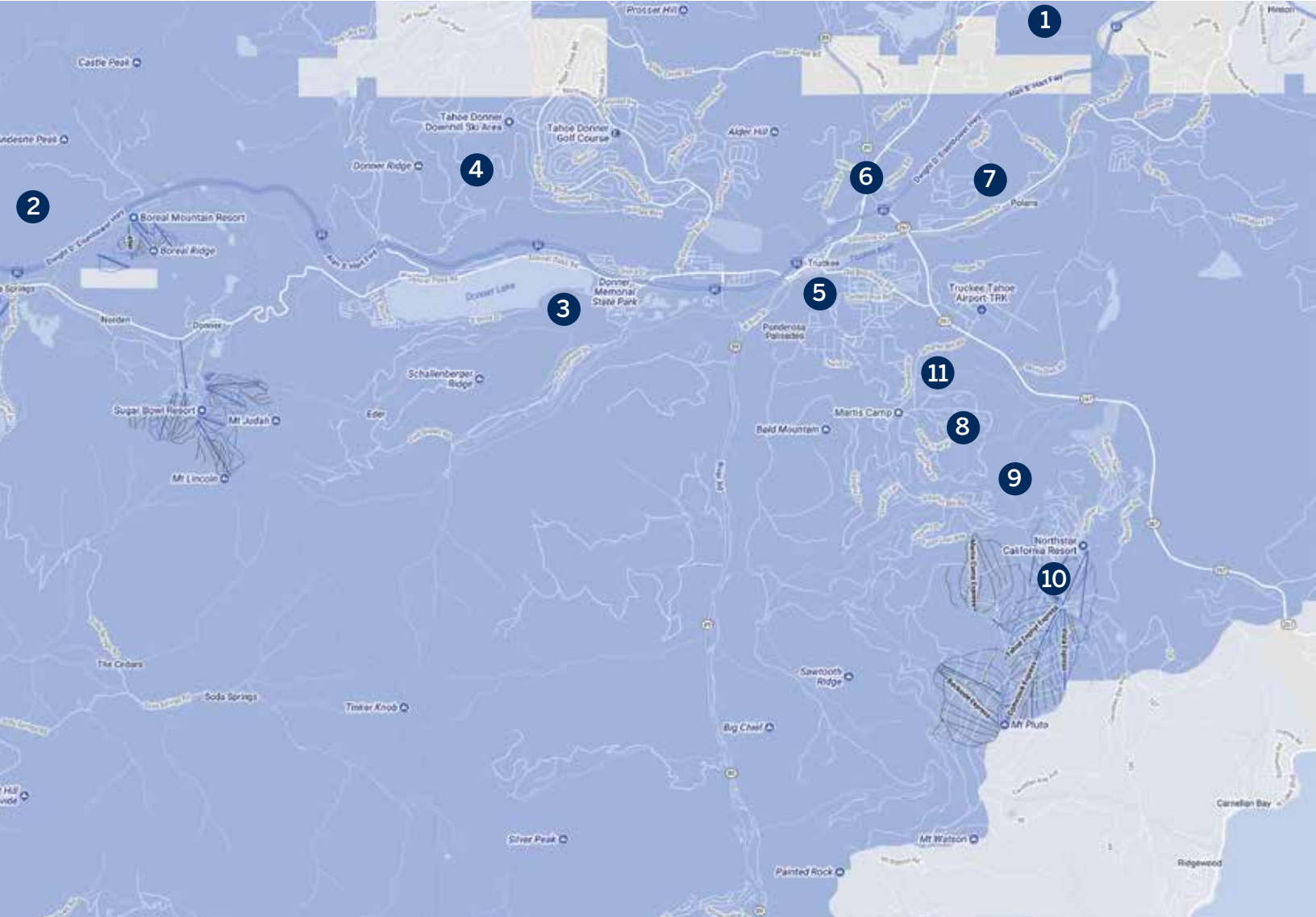
# MICRO MARKET REPORT

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TRUCKEE  
YEAR END 2017



# 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



## SIERRA COUNTY

single family

January through December	2016	2017	Change
Median Price	\$137,000	\$272,000	99%
Average Sold Price	\$243,349	\$272,568	12%
Average Days on Market	128	159	24%
Highest Sold Price	\$1,350,000	\$660,000	-51%
Lowest Sold Price	\$45,000	\$90,000	100%
Properties Sold	20	22	10%
% Sold Price to Average List Price	90%	95%	5%
Total Dollar Volume Sold	\$4,866,980	\$5,996,500	23%

## DONNER SUMMIT

single family

January through December	2016	2017	Change
Median Price	\$415,000	\$490,000	18%
Average Sold Price	\$507,443	\$590,098	16%
Average Days on Market	83	85	2%
Highest Sold Price	\$2,275,000	\$4,400,000	93%
Lowest Sold Price	\$202,000	\$140,000	-31%
Properties Sold	62	74	19%
% Sold Price to Average List Price	97%	94%	-3%
Total Dollar Volume Sold	\$31,461,500	\$43,667,300	39%



## DONNER LAKE (LAKEFRONT)

single family

January through December	2016	2017	Change
Median Price	\$1,200,000	\$2,345,000	95%
Average Sold Price	\$1,247,500	\$2,435,833	95%
Average Days on Market	303	32	-89%
Highest Sold Price	\$1,740,000	\$4,500,000	159%
Lowest Sold Price	\$850,000	\$1,026,000	21%
Properties Sold	4	6	50%
% Sold Price to Average List Price	86%	95%	10%
Total Dollar Volume Sold	\$4,990,000	\$14,615,000	193%

## DONNER LAKE (NON-LAKEFRONT)

single family

January through December	2016	2017	Change
Median Price	\$498,250	\$520,000	4%
Average Sold Price	\$537,636	\$527,421	-2%
Average Days on Market	38	55	45%
Highest Sold Price	\$1,500,000	\$925,000	-38%
Lowest Sold Price	\$260,000	\$301,000	16%
Properties Sold	32	35	9%
% Sold Price to Average List Price	97%	97%	-1%
Total Dollar Volume Sold	\$17,204,360	\$18,459,750	7%



## TAHOE DONNER

single family

January through December	2016	2017	Change
Median Price	\$605,000	\$675,750	12%
Average Sold Price	\$670,779	\$729,965	9%
Average Days on Market	60	45	-25%
Highest Sold Price	\$1,525,000	\$1,835,645	20%
Lowest Sold Price	\$290,000	\$335,000	16%
Properties Sold	263	278	6%
% Sold Price to Average List Price	98%	98%	0%
Total Dollar Volume Sold	\$176,414,924	\$202,930,440	15%

## TAHOE DONNER

condo

January through December	2016	2017	Change
Median Price	\$310,000	\$345,000	11%
Average Sold Price	\$295,619	\$330,343	12%
Average Days on Market	60	52	-13%
Highest Sold Price	\$510,000	\$535,000	5%
Lowest Sold Price	\$71,000	\$75,000	6%
Properties Sold	67	81	21%
% Sold Price to Average List Price	98%	99%	1%
Total Dollar Volume Sold	\$19,806,508	\$26,757,822	35%

# TRUCKEE | MICRO MARKET STATS



## TRUCKEE

single family

January through December	2016	2017	Change
Median Price	\$565,000	\$604,500	7%
Average Sold Price	\$659,297	\$742,069	13%
Average Days on Market	63	54	-14%
Highest Sold Price	\$1,735,000	\$2,350,000	35%
Lowest Sold Price	\$277,500	\$270,000	-3%
Properties Sold	235	260	11%
% Sold Price to Average List Price	98%	97%	-1%
Total Dollar Volume Sold	\$152,957,058	\$192,938,161	26%

## TRUCKEE

condo

January through December	2016	2017	Change
Median Price	\$460,000	\$507,000	10%
Average Sold Price	\$476,656	\$565,062	19%
Average Days on Market	71	38	-46%
Highest Sold Price	\$880,000	\$1,090,000	24%
Lowest Sold Price	\$227,487	\$315,000	38%
Properties Sold	48	37	-23%
% Sold Price to Average List Price	99%	99%	0%
Total Dollar Volume Sold	\$22,879,505	\$20,907,300	-9%



## GRAY'S CROSSING

all properties

January through December	2016	2017	Change
Median Price	\$1,355,000	\$1,460,000	8%
Average Sold Price	\$1,319,333	\$1,385,081	5%
Average Days on Market	137	67	-51%
Highest Sold Price	\$1,735,000	\$1,699,000	-2%
Lowest Sold Price	\$908,000	\$849,000	-6%
Properties Sold	18	25	39%
% Sold Price to Average List Price	96%	98%	1%
Total Dollar Volume Sold	\$23,748,000	\$34,627,031	46%

## OLD GREENWOOD

all properties

January through December	2016	2017	Change
Median Price	\$1,422,500	\$1,547,500	9%
Average Sold Price	\$1,422,500	\$1,538,900	8%
Average Days on Market	45	135	200%
Highest Sold Price	\$1,445,000	\$1,950,000	35%
Lowest Sold Price	\$1,400,000	\$840,000	-40%
Properties Sold	2	10	400%
% Sold Price to Average List Price	95%	95%	0%
Total Dollar Volume Sold	\$2,845,000	\$15,389,000	441%



## LAHONTAN

all properties

January through December	2016	2017	Change
Median Price	\$1,970,000	\$2,387,500	21%
Average Sold Price	\$2,026,854	\$2,310,781	14%
Average Days on Market	172	145	-16%
Highest Sold Price	\$3,250,000	\$3,150,000	-3%
Lowest Sold Price	\$1,230,000	\$1,325,000	8%
Properties Sold	24	16	-33%
% Sold Price to Average List Price	97%	95%	-2%
Total Dollar Volume Sold	\$48,644,500	\$36,972,500	-24%

## MARTIS CAMP

all properties

January through December	2016	2017	Change
Median Price	\$3,995,000	\$3,962,500	-1%
Average Sold Price	\$4,325,301	\$4,466,071	3%
Average Days on Market	159	143	-10%
Highest Sold Price	\$8,900,000	\$8,350,000	-6%
Lowest Sold Price	\$1,795,000	\$1,950,000	9%
Properties Sold	49	42	-14%
% Sold Price to Average List Price	95%	96%	0%
Total Dollar Volume Sold	\$211,939,750	\$187,575,000	-11%





**NORTHSTAR**  
 single family

January through December	2016	2017	Change
Median Price	\$855,000	\$1,107,500	30%
Average Sold Price	\$1,353,174	\$1,439,905	6%
Average Days on Market	122	135	11%
Highest Sold Price	\$3,750,000	\$6,350,000	69%
Lowest Sold Price	\$489,000	\$517,500	6%
Properties Sold	43	38	-12%
% Sold Price to Average List Price	98%	95%	-3%
Total Dollar Volume Sold	\$58,186,500	\$54,716,400	-6%

**NORTHSTAR**  
 condo

January through December	2016	2017	Change
Median Price	\$441,000	\$460,000	4%
Average Sold Price	\$746,651	\$594,567	-20%
Average Days on Market	121	121	0%
Highest Sold Price	\$2,650,000	\$2,050,000	-23%
Lowest Sold Price	\$190,000	\$209,000	10%
Properties Sold	60	63	5%
% Sold Price to Average List Price	95%	96%	0%
Total Dollar Volume Sold	\$44,799,073	\$37,457,764	-16%



## GLENSHIRE

all properties

January through December	2016	2017	Change
Median Price	\$487,000	\$565,500	16%
Average Sold Price	\$515,788	\$617,211	20%
Average Days on Market	37	39	5%
Highest Sold Price	\$745,000	\$1,540,000	107%
Lowest Sold Price	\$365,000	\$395,000	8%
Properties Sold	38	40	5%
% Sold Price to Average List Price	99%	98%	-1%
Total Dollar Volume Sold	\$19,599,950	\$24,688,450	26%

## SIERRA MEADOWS

all properties

January through December	2016	2017	Change
Median Price	\$507,750	\$517,000	2%
Average Sold Price	\$500,288	\$567,925	14%
Average Days on Market	34	28	-18%
Highest Sold Price	\$685,000	\$873,000	27%
Lowest Sold Price	\$349,900	\$400,000	14%
Properties Sold	18	20	11%
% Sold Price to Average List Price	99%	99%	-1%
Total Dollar Volume Sold	\$9,005,200	\$11,358,500	26%

# TRUCKEE | MICRO MARKET STATS



## PROSSER

all properties

January through December	2016	2017	Change
Median Price	\$499,500	\$508,000	2%
Average Sold Price	\$533,735	\$602,661	13%
Average Days on Market	58	64	10%
Highest Sold Price	\$989,000	\$2,350,000	138%
Lowest Sold Price	\$277,500	\$395,000	42%
Properties Sold	34	38	12%
% Sold Price to Average List Price	98%	96%	-2%
Total Dollar Volume Sold	\$18,147,000	\$22,901,150	26%

## SCHAFFER'S MILL

all properties

January through December	2016	2017	Change
Median Price	\$1,442,000	\$1,435,000	0%
Average Sold Price	\$1,651,583	\$1,588,800	-4%
Average Days on Market	169	166	-2%
Highest Sold Price	\$2,315,000	\$1,950,000	-16%
Lowest Sold Price	\$1,250,000	\$1,334,000	7%
Properties Sold	6	5	-17%
% Sold Price to Average List Price	93%	92%	0%
Total Dollar Volume Sold	\$9,909,500	\$7,944,000	-20%

WE  
ARE.

THE VOICE  
OF TAHOE  
REAL ESTATE

Sierra | Sotheby's  
INTERNATIONAL REALTY

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INCLINE VILLAGE | SOUTH LAKE TAHOE | SQUAW VALLEY | TAHOE CITY | TAHOE DONNER | DOWNTOWN TRUCKEE  
HEAVENLY VILLAGE/STATELINE | NORTHSTAR | THE SUMMIT, RENO | CA BRE# 02018110