

North Lake Tahoe-Truckee Real Estate Market Statistics 2013 vs. 2012

6-MONTH REVIEW (JAN-JUN)

SINGLE FAMILY HOMES

TOTAL MARKET SUMMARY

NORTH LAKE TAHOE AND TRUCKEE (Areas 1-9)

	2013	2012	% Change
Sales Volume	\$305,282,000	\$249,367,000	22.4%
Units Sold	464	439	5.7%
Median Price	\$482,500	\$415,000	16.3%
Average Price	\$660,089	\$568,032	16.2%
Units < \$500,000	247	275	-10.2%
Units - \$500,000-\$999,999	161	131	22.9%
Units > \$1.0 Million	56	33	69.7%
Days on Market (Median)	37	67	-44.8%
Days on Market (Average)	92	114	-19.3%

LUXURY MARKET SUMMARY > \$1,000,000

NORTH LAKE TAHOE AND TRUCKEE (Areas 1-9)

	2013	2012	% Change
Sales Volume	\$111,289,000	\$75,892,000	46.6%
Units Sold	56	33	69.7%
Median Price	\$1,608,000	\$1,400,000	14.9%
Average Price	\$1,987,000	\$2,299,000	-13.6%
Units \$1.0-\$2,499,999 Mil	45	24	87.5%
Units \$2.5-\$4,999,999 Mil	10	6	66.7%
Units > \$5.0 Million	1	3	-66.7%
Days on Market (Median)	145	64	126.6%
Days on Market (Average)	221	185	19.5%

CONDOMINIUMS

TOTAL MARKET SUMMARY

NORTH LAKE TAHOE AND TRUCKEE (Areas 1-9)

	2013	2012	% Change
Sales Volume	\$74,718,000	\$48,234,000	54.9%
Units Sold	132	119	10.9%
Median Price	\$324,500	\$286,500	13.3%
Average Price	\$566,045	\$405,328	39.7%
Units < \$500,000	90	90	0.0%
Units > \$500,000	42	29	44.8%
Days on Market (Median)	76	75	1.3%
Days on Market (Average)	154	162	-4.9%

LUXURY MARKET SUMMARY > \$1,000,000

NORTH LAKE TAHOE AND TRUCKEE (Areas 1-9)

	2013	2012	% Change
Sales Volume	\$31,653,000	\$13,684,000	131.3%
Units Sold	16	10	60.0%
Median Price	\$1,745,000	\$1,187,500	46.9%
Average Price	\$1,978,000	\$1,368,000	44.6%
Units \$1.0-\$1,499,999 Mil	2	7	-71.4%
Units > \$1.5 Million	14	3	366.7%
Days on Market (Median)	102	38	168.4%
Days on Market (Average)	182	125	45.6%



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NORTH LAKE TAHOE (Areas 1-5)

Kings Beach To Tahoe City To Emerald Bay

	2013	2012	% Change
Sales Volume	\$91,587,000	\$98,612,000	-7.1%
Units Sold	134	145	-7.6%
Median Price	\$448,250	\$380,000	18.0%
Average Price	\$683,488	\$680,080	0.5%
Units < \$500,000	77	96	-19.8%
Units - \$500,000-\$999,999	43	36	19.4%
Units > \$1.0 Million	14	13	7.7%
Days on Market (Median)	47	91	-48.4%
Days on Market (Average)	103	122	-15.6%

SQUAW VALLEY - ALPINE MEADOWS (Area 6)

Squaw Valley - Alpine Meadows - Truckee River

	2013	2012	% Change
Sales Volume	\$16,340,000	\$11,179,000	46.2%
Units Sold	16	17	-5.9%
Median Price	\$765,000	\$560,000	36.6%
Average Price	\$1,021,227	\$657,558	55.3%
Units < \$500,000	3	7	-57.1%
Units - \$500,000-\$999,999	7	7	0.0%
Units > \$1.0 Million	6	3	100.0%
Days on Market (Median)	94	134	-29.9%
Days on Market (Average)	125	200	-37.5%

CONDOMINIUMS

NORTH LAKE TAHOE (Areas 1-5)

Kings Beach To Tahoe City To Emerald Bay

	2013	2012	% Change
Sales Volume	\$22,623,000	\$19,229,000	17.7%
Units Sold	36	40	-10.0%
Median Price	\$296,000	\$265,800	11.4%
Average Price	\$628,412	\$480,729	30.7%
Units < \$500,000	25	29	-13.8%
Units > \$500,000	11	11	0.0%
Days on Market (Median)	76	74	2.7%
Days on Market (Average)	152	157	-3.2%

SQUAW VALLEY - ALPINE MEADOWS (Area 6)

Squaw Valley - Alpine Meadows - Truckee River

	2013	2012	% Change
Sales Volume	\$11,589,000	\$6,682,000	73.4%
Units Sold	22	20	10.0%
Median Price	\$423,750	\$260,000	63.0%
Average Price	\$526,781	\$334,080	57.7%
Units < \$500,000	13	16	-18.8%
Units > \$500,000	9	4	125.0%
Days on Market (Median)	111	85	30.6%
Days on Market (Average)	192	184	4.3%

Note: Data on this page is based on information from the Tahoe Sierra Board of Realtors, MLS. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data's accuracy. Data maintained by the MLS may not reflect all real estate activity in the market. BRE License # 1908304



RESIDENTIAL BROKERAGE

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SINGLE FAMILY HOMES

TRUCKEE MARKET (Areas 7-9)

Truckee - Glenshire - Martis Valley - Tahoe Donner - Soda Springs

	2013	2012	% Change
Sales Volume	\$198,355,000	\$139,576,000	42.1%
Units Sold	314	277	13.4%
Median Price	\$485,000	\$420,000	15.5%
Average Price	\$631,702	\$503,884	25.4%
Units < \$500,000	167	172	-2.9%
Units - \$500,000-\$999,999	111	88	26.1%
Units > \$1.0 Million	36	17	111.8%
Days on Market (Median)	31	63	-50.8%
Days on Market (Average)	86	104	-17.3%

TAHOE DONNER SUMMARY

Area (9TD)

	2013	2012	% Change
Sales Volume	\$71,520,000	\$63,340,000	12.9%
Units Sold	125	121	3.3%
Median Price	\$520,000	\$476,000	9.2%
Average Price	\$572,160	\$523,469	9.3%
Units < \$500,000	55	65	-15.4%
Units - \$500,000-\$999,999	63	49	28.6%
Units > \$1.0 Million	7	7	0.0%
Days on Market (Median)	25	56	-55.4%
Days on Market (Average)	73	100	-27.0%

CONDOMINIUMS

TRUCKEE MARKET (Areas 7-9)

Truckee - Glenshire - Martis Valley - Tahoe Donner - Soda Springs

	2013	2012	% Change
Sales Volume	\$40,506,000	\$22,323,000	81.5%
Units Sold	74	59	25.4%
Median Price	\$311,950	\$307,000	1.6%
Average Price	\$547,377	\$378,361	44.7%
Units < \$500,000	52	45	15.6%
Units > \$500,000	22	14	57.1%
Days on Market (Median)	64	79	-19.0%
Days on Market (Average)	144	158	-8.9%

TAHOE DONNER SUMMARY

Area (9TD)

	2013	2012	% Change
Sales Volume	\$4,014,000	\$4,056,000	-1.0%
Units Sold	16	19	-15.8%
Median Price	\$246,200	\$195,000	26.3%
Average Price	\$250,865	\$213,573	17.5%
Units < \$500,000	15	19	-21.1%
Units > \$500,000	1	0	100.0%
Days on Market (Median)	8	96	-91.7%
Days on Market (Average)	23	114	-79.8%

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