

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

# 9-MONTH REVIEW (JAN-SEP)

### **SINGLE FAMILY HOMES**

**TOTAL MARKET SUMMARY** 

NORTH LAKE TAHOE AND TRUCKEE (Areas 1-9)

	2013	2012	% Change
Sales Volume	\$559,401,257	\$436,171,416	28.3%
Units Sold	786	731	7.5%
Median Price	\$499,950	\$440,000	13.6%
Average Price	\$712,613	\$596,077	19.6%
Units < \$500,000	394	440	-10.5%
Units - \$500,000-\$999,999	294	224	31.3%
Units > \$1.0 Million	98	67	46.3%
Days on Market (Median)	38	58	-34.5%
Days on Market (Average)	88	108	-18.5%

### LUXURY MARKET SUMMARY > \$1,000,000 NORTH LAKE TAHOE AND TRUCKEE (Areas 1-9)

	2013	2012	% Change
Sales Volume	\$223,414,032	\$144,848,456	54.2%
Units Sold	98	67	46.3%
Median Price	\$1,799,375	\$1,500,000	20.0%
Average Price	\$2,279,735	\$2,161,917	5.4%
Units \$1.0-\$2,499,999 Mil	74	47	57.4%
Units \$2.5-\$4,999,999 Mil	17	17	0.0%
Units > \$5.0 Million	7	3	133.3%
Days on Market (Median)	110	109	0.9%
Days on Market (Average)	198	201	-1.5%

#### **CONDOMINIUMS**

TOTAL MARKET SUMMARY

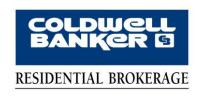
**NORTH LAKE TAHOE AND TRUCKEE (Areas 1-9)** 

	2013	2012	% Change
Sales Volume	\$117,999,351	\$81,853,638	44.2%
Units Sold	219	200	9.5%
Median Price	\$337,500	\$284,000	18.8%
Average Price	\$538,809	\$409,268	31.7%
Units < \$500,000	150	154	-2.6%
Units > \$500,000	69	46	50.0%
Days on Market (Median)	72	63	14.3%
Days on Market (Average)	162	151	7.3%

# LUXURY MARKET SUMMARY > \$1,000,000 NORTH LAKE TAHOE AND TRUCKEE (Areas 1-9)

	2013	2012	% Change
Sales Volume	\$45,849,000	\$25,788,225	77.8%
Units Sold	25	17	47.1%
Median Price	\$1,700,000	\$1,479,000	14.9%
Average Price	\$1,833,960	\$1,516,954	20.9%
Units \$1.0-\$1,499,999 Mil	7	9	-22.2%
Units > \$1.5 Million	18	8	125.0%
Days on Market (Median)	124	60	106.7%
Days on Market (Average)	185	121	52.9%

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



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

# 9-MONTH REVIEW (JAN-SEP)

### **SINGLE FAMILY HOMES**

**NORTH LAKE TAHOE (Areas 1-5)** 

Kings Beach To Tahoe City To Emerald Bay

	2013	2012	% Change
Sales Volume	\$200,578,783	\$182,034,339	10.2%
Units Sold	258	255	1.2%
Median Price	\$502,000	\$422,000	19.0%
Average Price	\$777,437	\$713,860	8.9%
Units < \$500,000	128	156	-17.9%
Units - \$500,000-\$999,999	99	70	41.4%
Units > \$1.0 Million	31	29	6.9%
Days on Market (Median)	43	62	-30.6%
Days on Market (Average)	89	115	<b>-22</b> .6%

#### **CONDOMINIUMS**

**NORTH LAKE TAHOE (Areas 1-5)** 

Kings Beach To Tahoe City To Emerald Bay

	2013	2012	% Change
Sales Volume	\$34,986,850	\$27,075,675	29.2%
Units Sold	64	67	-4.5%
Median Price	\$301,000	\$240,000	25.4%
Average Price	\$546,669	\$404,114	35.3%
Units < \$500,000	45	50	-10.0%
Units > \$500,000	19	17	11.8%
Days on Market (Median)	81	55	47.3%
Days on Market (Average)	158	141	12.1%

#### **SQUAW VALLEY - ALPINE MEADOWS (Area 6)**

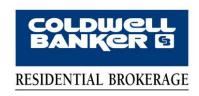
**Squaw Valley - Alpine Meadows - Truckee River** 

	2013	2012	% Change
Sales Volume	\$29,992,632	\$20,802,000	44.2%
Units Sold	25	30	-16.7%
Median Price	\$725,000	\$590,000	22.9%
Average Price	\$1,249,693	\$693,400	80.2%
Units < \$500,000	7	9	-22.2%
Units - \$500,000-\$999,999	10	16	-37.5%
Units > \$1.0 Million	8	5	60.0%
Days on Market (Median)	99	78	26.9%
Days on Market (Average)	157	159	-1.3%

#### SQUAW VALLEY - ALPINE MEADOWS (Area 6)

Squaw Valley - Alpine Meadows - Truckee River

	2013	2012	% Change
Sales Volume	\$17,035,237	\$10,041,500	69.6%
Units Sold	36	31	16.1%
Median Price	\$422,500	\$285,000	48.2%
Average Price	\$473,201	\$323,919	46.1%
Units < \$500,000	25	27	-7.4%
Units > \$500,000	11	4	175.0%
Days on Market (Median)	111	62	79.0%
Days on Market (Average)	249	137	81.8%



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

# 9-MONTH REVIEW (JAN-SEP)

### **SINGLE FAMILY HOMES**

**TRUCKEE MARKET (Areas 7-9)** 

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

	2013	2012	% Change
Sales Volume	\$328,829,842	\$233,335,077	40.9%
Units Sold	503	446	12.8%
Median Price	\$495,000	\$434,000	14.1%
Average Price	\$653,737	\$523,172	25.0%
Units < \$500,000	259	275	-5.8%
Units - \$500,000-\$999,999	185	138	34.1%
Units > \$1.0 Million	59	33	78.8%
Days on Market (Median)	35	54	-35.2%
Days on Market (Average)	83	101	-17.8%

### **CONDOMINIUMS**

**TRUCKEE MARKET (Areas 7-9)** 

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

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	2013	2012	% Change
Sales Volume	\$65,977,264	\$44,736,463	47.5%
Units Sold	119	102	16.7%
Median Price	\$325,000	\$296,500	9.6%
Average Price	\$554,430	\$438,592	26.4%
Units < \$500,000	80	77	3.9%
Units > \$500,000	39	25	56.0%
Days on Market (Median)	44	66	-33.3%
Days on Market (Average)	137	162	-15.4%

#### **TAHOE DONNER SUMMARY**

Area (9TD)

	2013	2012	% Change
Sales Volume	\$112,963,281	\$103,099,785	9.6%
Units Sold	193	196	-1.5%
Median Price	\$535,000	\$483,500	10.7%
Average Price	\$585,301	\$526,019	11.3%
Units < \$500,000	80	103	-22.3%
Units - \$500,000-\$999,999	102	82	24.4%
Units > \$1.0 Million	11	11	0.0%
Days on Market (Median)	31	48	-35.4%
Days on Market (Average)	68	89	-23.6%

#### **TAHOE DONNER SUMMARY**

Area (9TD)

	2013	2012	% Change
Sales Volume	\$6,717,350	\$7,611,900	-11.8%
Units Sold	26	34	-23.5%
Median Price	\$239,450	\$213,500	12.2%
Average Price	\$258,359	\$223,879	15.4%
Units < \$500,000	24	34	-29.4%
Units > \$500,000	2	0	200.0%
Days on Market (Median)	8	48	-83.3%
Days on Market (Average)	23	92	-75.0%