



RESIDENTIAL BROKERAGE

## North Lake Tahoe - Truckee Region

### Real Estate Market Report

2022 vs 2021 vs. 2019

**Q3 only TOTAL SALES (July - September)**

#### SINGLE FAMILY HOMES

#### TOTAL MARKET SUMMARY

North Lake Tahoe and Truckee (Areas 1-9)

Statistics	2022	2021	% Change	2019	% Change 3yr
Units Sold	292	406	-28.1%	349	-16.3%
Sales Volume	\$455,650,228	\$724,263,754	-37.1%	\$385,915,081	18.1%
Median Sales Price	\$1,125,000	\$1,174,750	-4.2%	\$740,000	52.0%
Average Sales Price	\$1,560,445	\$1,783,900	-12.5%	\$1,112,147	40.3%
Units Sold Under \$1,000,000	115	167	-31.1%	251	-54.2%
Units Sold - \$1,000,000-\$1,999,999	127	161	-21.1%	72	76.4%
Units Sold \$2,000,000 - \$4,999,999	38	53	-28.3%	18	111.1%
Units Sold Over \$5,000,000	12	25	-52.0%	8	50.0%
Days on Market (Median)	16	10	60.0%	23	-30.4%
Days on Market (Average)	27	20	35.0%	50	-46.0%

#### CONDOMINIUMS -TOWNHOMES

#### TOTAL MARKET SUMMARY

North Lake Tahoe and Truckee (Areas 1-9)

Statistics	2022	2021	% Change	2019	%Change 3yr
Units Sold	61	110	-44.5%	109	-44.0%
Sales Volume	\$56,855,678	\$89,967,759	-36.8%	\$62,290,790	-8.7%
Median Sales Price	\$715,000	\$663,500	7.8%	\$447,000	60.0%
Average Sales Price	\$932,060	\$817,888	14.0%	\$571,475	63.1%
Units Sold Under \$500,000	15	28	-46.4%	68	-77.9%
Units Sold - \$500,000-\$1,000,000	33	64	-48.4%	30	10.0%
Units Sold Over \$1,000,000	13	18	-27.8%	11	18.2%
Days on Market (Median)	30	10	200.0%	43	-30.2%
Days on Market (Average)	49	38	28.9%	95	-48.4%



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#### SINGLE FAMILY HOMES

#### NORTH LAKE TAHOE SUMMARY (Areas 1-5)

Kings Beach to Tahoe City to Emerald Bay

Statistics	2022	2021	% Change	2019	% Change 3yr
Units Sold	83	105	-21.0%	109	-23.9%
Sales Volume	\$110,742,775	\$197,003,500	-43.8%	\$115,355,520	-4.0%
Median Sales Price	\$1,061,000	\$1,150,000	-7.7%	\$723,500	46.6%
Average Sales Price	\$1,334,250	\$1,876,223	-28.9%	\$1,058,307	26.1%
Units Sold Under \$1,000,000	38	45	-15.6%	86	-55.8%
Units Sold - \$1,000,000-\$1,999,999	34	38	-10.5%	18	88.9%
Units Sold \$2,000,000 - \$4,999,999	9	14	-35.7%	3	200.0%
Units Sold Over \$5,000,000	2	3	-33.3%	2	0.0%
Days on Market (Median)	18	12	50.0%	25	-28.0%
Days on Market (Average)	34	26	30.8%	56	-39.3%

#### CONDOMINIUMS -TOWNHOMES

#### NORTH LAKE TAHOE SUMMARY (Areas 1-5)

Kings Beach to Tahoe City to Emerald Bay

Statistics	2022	2021	% Change	2019	%Change 3yr
Units Sold	11	20	-45.0%	33	-66.7%
Sales Volume	\$11,380,100	\$17,197,100	-33.8%	\$20,752,890	-45.2%
Median Sales Price	\$690,000	\$651,500	5.9%	\$416,000	65.9%
Average Sales Price	\$1,034,554	\$859,855	20.3%	\$628,875	64.5%
Units Sold Under \$500,000	3	3	0.0%	22	-86.4%
Units Sold - \$500,000-\$1,000,000	5	14	-64.3%	5	0.0%
Units Sold Over \$1,000,000	3	3	0.0%	6	-50.0%
Days on Market (Median)	51	8	537.5%	29	75.9%
Days on Market (Average)	54	20	170.0%	68	-20.6%

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#### SINGLE FAMILY HOMES

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

Squaw/Olympic Valley - Alpine Meadows - Truckee River

Statistics	2022	2021	% Change	2019	% Change 3yr
Units Sold	10	23	-56.5%	16	-37.5%
Sales Volume	\$19,976,000	\$39,697,510	-49.7%	\$18,441,500	8.3%
Median Sales Price	\$1,757,500	\$1,650,000	6.5%	\$845,000	108.0%
Average Sales Price	\$1,997,600	\$1,725,978	15.7%	\$1,152,593	73.3%
Units Sold Under \$1,000,000	1	3	-66.7%	9	-88.9%
Units Sold - \$1,000,000-\$1,999,999	5	14	-64.3%	6	-16.7%
Units Sold \$2,000,000 - \$4,999,999	4	6	-33.3%	1	300.0%
Units Sold Over \$5,000,000	0	0	undef	0	undef
Days on Market (Median)	22	12	83.3%	19	15.8%
Days on Market (Average)	25	29	-13.8%	63	-60.3%

#### CONDOMINIUMS -TOWNHOMES

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

Squaw/Olympic Valley - Alpine Meadows - Truckee River

Statistics	2022	2021	% Change	2019	%Change 3yr
Units Sold	15	28	-46.4%	21	-28.6%
Sales Volume	\$11,146,500	\$16,763,000	-33.5%	\$11,040,000	1.0%
Median Sales Price	\$715,000	\$538,000	32.9%	\$510,000	40.2%
Average Sales Price	\$743,100	\$598,678	24.1%	\$525,714	41.4%
Units Sold Under \$500,000	3	12	-75.0%	10	-70.0%
Units Sold - \$500,000-\$1,000,000	10	14	-28.6%	10	0.0%
Units Sold Over \$1,000,000	2	2	0.0%	1	100.0%
Days on Market (Median)	51	45	13.3%	88	-42.0%
Days on Market (Average)	95	83	14.5%	156	-39.1%

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#### TRUCKEE MARKET SUMMARY (Areas 7-9)

Truckee - Glenshire - Martis Valley - Tahoe Donner - Donner Summit

Statistics	2022	2021	% Change	2019	% Change 3yr
Units Sold	199	278	-28.4%	224	-11.2%
Sales Volume	\$324,931,453	\$487,562,744	-33.4%	\$252,118,061	28.9%
Median Sales Price	\$1,150,000	\$1,150,000	0.0%	\$742,500	54.9%
Average Sales Price	\$1,632,821	\$1,753,822	-6.9%	\$1,135,666	43.8%
Units Sold Under \$1,000,000	76	119	-36.1%	156	-51.3%
Units Sold - \$1,000,000-\$1,999,999	88	109	-19.3%	48	83.3%
Units Sold \$2,000,000 - \$4,999,999	25	33	-24.2%	14	78.6%
Units Sold Over \$5,000,000	10	17	-41.2%	6	66.7%
Days on Market (Median)	14	10	40.0%	22	-36.4%
Days on Market (Average)	24	17	41.2%	46	-47.8%

#### CONDOMINIUMS -TOWNHOMES

#### TRUCKEE MARKET SUMMARY (Areas 7-9)

Truckee - Glenshire - Martis Valley - Tahoe Donner - Donner Summit

Statistics	2022	2021	% Change	2019	%Change 3yr
Units Sold	35	62	-43.5%	55	-36.4%
Sales Volume	\$34,329,078	\$56,007,659	-38.7%	\$30,497,300	12.6%
Median Sales Price	\$730,000	\$737,500	-1.0%	\$449,000	62.6%
Average Sales Price	\$980,830	\$903,349	8.6%	\$554,507	76.9%
Units Sold Under \$500,000	9	13	-30.8%	36	-75.0%
Units Sold - \$500,000-\$1,000,000	18	36	-50.0%	15	20.0%
Units Sold Over \$1,000,000	8	13	-38.5%	4	100.0%
Days on Market (Median)	16	7	128.6%	39	-59.0%
Days on Market (Average)	28	24	16.7%	87	-67.8%

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#### TAHOE DONNER SUMMARY (Area 9TD)

Tahoe Donner (Units 1-11)

Statistics	2022	2021	% Change	2019	% Change 3yr
Units Sold	85	112	-24.1%	73	16.4%
Sales Volume	\$106,769,242	\$137,514,300	-22.4%	\$55,707,745	91.7%
Median Sales Price	\$1,155,000	\$1,151,500	0.3%	\$699,000	65.2%
Average Sales Price	\$1,256,108	\$1,227,806	2.3%	\$763,119	64.6%
Units Sold Under \$1,000,000	29	44	-34.1%	63	-54.0%
Units Sold - \$1,000,000-\$1,999,999	49	62	-21.0%	10	390.0%
Units Sold \$2,000,000 - \$4,999,999	7	6	16.7%	0	undef
Units Sold Over \$5,000,000	0	0	undef	0	undef
Days on Market (Median)	18	8	125.0%	21	-14.3%
Days on Market (Average)	25	14	78.6%	34	-26.5%

#### CONDOMINIUMS -TOWNHOMES

#### TAHOE DONNER SUMMARY (Area 9TD)

Tahoe Donner (Units 1-11)

Statistics	2022	2021	% Change	2019	%Change 3yr
Units Sold	9	16	-43.8%	16	-43.8%
Sales Volume	\$4,225,000	\$8,793,000	-52.0%	\$6,290,900	-32.8%
Median Sales Price	\$484,000	\$585,000	-17.3%	\$424,950	13.9%
Average Sales Price	\$469,444	\$549,562	-14.6%	\$393,181	19.4%
Units Sold Under \$500,000	5	7	-28.6%	15	-66.7%
Units Sold - \$500,000-\$1,000,000	4	11	-63.6%	1	300.0%
Units Sold Over \$1,000,000	0	0	undef	0	undef
Days on Market (Median)	35	5	600.0%	30	16.7%
Days on Market (Average)	40	10	300.0%	37	8.1%

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#### SERENE LAKES SUMMARY (Area 875)

Serene Lakes Area

Statistics	2022	2021	% Change	2019	% Change 3yr
Units Sold	14	9	55.6%	17	-17.6%
Sales Volume	\$18,164,000	\$12,430,000	46.1%	\$13,271,000	36.9%
Median Sales Price	\$1,197,500	\$1,185,000	1.1%	\$660,000	81.4%
Average Sales Price	\$1,297,428	\$1,381,111	-6.1%	\$780,647	66.2%
Units Sold Under \$1,000,000	4	1	300.0%	15	-73.3%
Units Sold - \$1,000,000-\$1,999,999	9	7	28.6%	2	350.0%
Units Sold \$2,000,000 - \$4,999,999	1	1	0.0%	0	undef
Units Sold Over \$5,000,000	0	0	undef	0	undef
Days on Market (Median)	10	8	25.0%	8	25.0%
Days on Market (Average)	18	9	100.0%	28	-35.7%

#### SINGLE FAMILY HOMES

#### SODA SPRINGS-PLAVADA-KINGVALE SUMMARY

Soda Springs-Plavada-Kingvale (Areas 872-873-874-876)

Statistics	2022	2021	% Change	2019	% Change 3yr
Units Sold	6	11	-45.5%	7	-14.3%
Sales Volume	\$4,059,000	\$7,307,000	-44.5%	\$2,569,000	58.0%
Median Sales Price	\$614,500	\$610,000	0.7%	\$340,000	80.7%
Average Sales Price	\$676,500	\$664,272	1.8%	\$367,000	84.3%
Units Sold Under \$1,000,000	5	10	-50.0%	7	-28.6%
Units Sold - \$1,000,000-\$1,999,999	1	1	0.0%	0	undef
Units Sold \$2,000,000 - \$4,999,999	0	0	undef	0	undef
Units Sold Over \$5,000,000	0	0	undef	0	undef
Days on Market (Median)	17	7	142.9%	31	-45.2%
Days on Market (Average)	25	8	212.5%	26	-3.8%

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