



**COLDWELL
BANKER
REALTY**

**North Lake Tahoe - Truckee Region
Real Estate Market Report
2023 vs 2022 vs. 2019**

1ST Quarter TOTAL SALES (January - March)

SINGLE FAMILY HOMES

TOTAL MARKET SUMMARY

North Lake Tahoe and Truckee (Areas 1-9)

Statistics	2023	2022	% Change	2019	% Change 4yr
Units Sold	100	184	-45.7%	155	-35.5%
Sales Volume	\$189,027,150	\$434,829,903	-56.5%	\$222,713,227	-15.1%
Median Sales Price	\$1,144,500	\$1,375,000	-16.8%	\$715,000	60.1%
Average Sales Price	\$1,890,271	\$2,363,205	-20.0%	\$1,436,859	31.6%
Units Sold Under \$1,000,000	40	55	-27.3%	112	-64.3%
Units Sold - \$1,000,000-\$1,999,999	37	73	-49.3%	22	68.2%
Units Sold \$2,000,000 - \$4,999,999	14	39	-64.1%	16	-12.5%
Units Sold Over \$5,000,000	9	17	-47.1%	5	80.0%
Days on Market (Median)	52	12	333.3%	49	6.1%
Days on Market (Average)	73	42	73.8%	82	-11.0%

CONDOMINIUMS -TOWNHOMES

TOTAL MARKET SUMMARY

North Lake Tahoe and Truckee (Areas 1-9)

Statistics	2023	2022	% Change	2019	%Change 4yr
Units Sold	52	76	-31.6%	70	-25.7%
Sales Volume	\$58,913,853	\$67,148,940	-12.3%	\$40,038,000	47.1%
Median Sales Price	\$767,500	\$775,000	-1.0%	\$437,000	75.6%
Average Sales Price	\$1,132,958	\$883,538	28.2%	\$571,971	98.1%
Units Sold Under \$500,000	13	17	-23.5%	46	-71.7%
Units Sold - \$500,000-\$1,000,000	17	39	-56.4%	15	13.3%
Units Sold Over \$1,000,000	22	20	10.0%	9	144.4%
Days on Market (Median)	37	9	311.1%	54	-31.5%
Days on Market (Average)	53	27	96.3%	90	-41.1%

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. CalBRE License # 1908304



**COLDWELL
BANKER
REALTY**

**North Lake Tahoe - Truckee Region
Real Estate Market Report
2023 vs 2022 vs. 2019**

1ST Quarter TOTAL SALES (January - March)

SINGLE FAMILY HOMES

NORTH LAKE TAHOE SUMMARY (Areas 1-5)

Kings Beach to Tahoe City to Emerald Bay

Statistics	2023	2022	% Change	2019	% Change 4yr
Units Sold	23	48	-52.1%	40	-42.5%
Sales Volume	\$29,934,000	\$90,577,500	-67.0%	\$72,028,962	-58.4%
Median Sales Price	\$1,300,000	\$1,127,500	15.3%	\$645,000	101.6%
Average Sales Price	\$1,301,478	\$1,887,031	-31.0%	\$1,800,724	-27.7%
Units Sold Under \$1,000,000	9	20	-55.0%	32	-71.9%
Units Sold - \$1,000,000-\$1,999,999	12	22	-45.5%	4	200.0%
Units Sold \$2,000,000 - \$4,999,999	2	5	-60.0%	3	-33.3%
Units Sold Over \$5,000,000	0	1	-100.0%	1	-100.0%
Days on Market (Median)	31	10	210.0%	50	-38.0%
Days on Market (Average)	69	45	53.3%	90	-23.3%

CONDOMINIUMS -TOWNHOMES

NORTH LAKE TAHOE SUMMARY (Areas 1-5)

Kings Beach to Tahoe City to Emerald Bay

Statistics	2023	2022	% Change	2019	%Change 4yr
Units Sold	17	16	6.3%	17	0.0%
Sales Volume	\$15,941,300	\$13,444,500	18.6%	\$6,488,000	145.7%
Median Sales Price	\$649,000	\$717,500	-9.5%	\$340,000	90.9%
Average Sales Price	\$937,723	\$840,281	11.6%	\$381,647	145.7%
Units Sold Under \$500,000	5	7	-28.6%	15	-66.7%
Units Sold - \$500,000-\$1,000,000	7	5	40.0%	2	250.0%
Units Sold Over \$1,000,000	5	3	66.7%	0	undef
Days on Market (Median)	61	15	306.7%	88	-30.7%
Days on Market (Average)	59	32	84.4%	107	-44.9%

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. CalBRE License # 1908304



**COLDWELL
BANKER
REALTY**

**North Lake Tahoe - Truckee Region
Real Estate Market Report
2023 vs 2022 vs. 2019**

1ST Quarter TOTAL SALES (January - March)

SINGLE FAMILY HOMES

SQUAW VALLEY - ALPINE MEADOWS SUMMARY (Area 6)

Squaw/Olympic Valley - Alpine Meadows - Truckee River

Statistics	2023	2022	% Change	2019	% Change 4yr
Units Sold	6	9	-33.3%	9	-33.3%
Sales Volume	\$14,577,000	\$23,612,000	-38.3%	\$11,452,500	27.3%
Median Sales Price	\$1,405,000	\$2,309,500	-39.2%	\$862,500	62.9%
Average Sales Price	\$2,429,500	\$2,623,555	-7.4%	\$1,272,500	90.9%
Units Sold Under \$1,000,000	2	1	100.0%	5	-60.0%
Units Sold - \$1,000,000-\$1,999,999	2	2	0.0%	3	-33.3%
Units Sold \$2,000,000 - \$4,999,999	1	4	-75.0%	1	0.0%
Units Sold Over \$5,000,000	1	1	0.0%	0	undef
Days on Market (Median)	59	73	-19.2%	71	-16.9%
Days on Market (Average)	97	130	-25.4%	91	6.6%

CONDOMINIUMS -TOWNHOMES

SQUAW VALLEY - ALPINE MEADOWS SUMMARY (Area 6)

Squaw/Olympic Valley - Alpine Meadows - Truckee River

Statistics	2023	2022	% Change	2019	%Change 4yr
Units Sold	11	21	-47.6%	14	-21.4%
Sales Volume	\$9,153,000	\$18,289,878	-50.0%	\$6,299,000	45.3%
Median Sales Price	\$735,000	\$800,000	-8.1%	\$447,500	64.2%
Average Sales Price	\$832,090	\$870,946	-4.5%	\$449,928	84.9%
Units Sold Under \$500,000	5	4	25.0%	8	-37.5%
Units Sold - \$500,000-\$1,000,000	3	12	-75.0%	6	-50.0%
Units Sold Over \$1,000,000	3	5	-40.0%	0	undef
Days on Market (Median)	12	11	9.1%	33	-63.6%
Days on Market (Average)	63	30	110.0%	112	-43.8%

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. CalBRE License # 1908304



**COLDWELL
BANKER
REALTY**

**North Lake Tahoe - Truckee Region
Real Estate Market Report
2023 vs 2022 vs. 2019**

1ST Quarter TOTAL SALES (January - March)

SINGLE FAMILY HOMES

TRUCKEE MARKET SUMMARY (Areas 7-9)

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

Statistics	2023	2022	% Change	2019	% Change 4yr
Units Sold	71	127	-44.1%	106	-33.0%
Sales Volume	\$144,516,150	\$320,640,403	-54.9%	\$139,231,765	3.8%
Median Sales Price	\$1,137,500	\$1,425,000	-20.2%	\$742,290	53.2%
Average Sales Price	\$2,035,438	\$2,524,727	-19.4%	\$1,313,507	55.0%
Units Sold Under \$1,000,000	29	34	-14.7%	75	-61.3%
Units Sold - \$1,000,000-\$1,999,999	23	49	-53.1%	15	53.3%
Units Sold \$2,000,000 - \$4,999,999	11	29	-62.1%	12	-8.3%
Units Sold Over \$5,000,000	8	15	-46.7%	4	100.0%
Days on Market (Median)	56	11	409.1%	46	21.7%
Days on Market (Average)	72	35	105.7%	79	-8.9%

CONDOMINIUMS -TOWNHOMES

TRUCKEE MARKET SUMMARY (Areas 7-9)

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

Statistics	2023	2022	% Change	2019	%Change 4yr
Units Sold	24	39	-38.5%	39	-38.5%
Sales Volume	\$33,819,553	\$35,414,562	-4.5%	\$27,251,000	24.1%
Median Sales Price	\$1,262,500	\$780,000	61.9%	\$452,500	179.0%
Average Sales Price	\$1,409,148	\$908,065	55.2%	\$698,743	101.7%
Units Sold Under \$500,000	3	6	-50.0%	23	-87.0%
Units Sold - \$500,000-\$1,000,000	7	22	-68.2%	7	0.0%
Units Sold Over \$1,000,000	14	11	27.3%	9	55.6%
Days on Market (Median)	35	7	400.0%	30	16.7%
Days on Market (Average)	45	23	95.7%	75	-40.0%

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. CalBRE License # 1908304



**COLDWELL
BANKER
REALTY**

**North Lake Tahoe - Truckee Region
Real Estate Market Report
2023 vs 2022 vs. 2019**

1ST Quarter TOTAL SALES (January - March)

SINGLE FAMILY HOMES

TAHOE DONNER SUMMARY (Area 9TD)

Tahoe Donner (Units 1-11)

Statistics	2023	2022	% Change	2019	% Change 4yr
Units Sold	23	40	-42.5%	40	-42.5%
Sales Volume	\$25,568,000	\$56,477,725	-54.7%	\$31,496,080	-18.8%
Median Sales Price	\$1,100,000	\$1,300,000	-15.4%	\$742,290	48.2%
Average Sales Price	\$1,111,652	\$1,411,943	-21.3%	\$787,402	41.2%
Units Sold Under \$1,000,000	9	9	0.0%	34	-73.5%
Units Sold - \$1,000,000-\$1,999,999	14	26	-46.2%	6	133.3%
Units Sold \$2,000,000 - \$4,999,999	0	5	-100.0%	0	undef
Units Sold Over \$5,000,000	0	0	undef	0	undef
Days on Market (Median)	20	7	185.7%	35	-42.9%
Days on Market (Average)	36	21	71.4%	49	-26.5%

CONDOMINIUMS -TOWNHOMES

TAHOE DONNER SUMMARY (Area 9TD)

Tahoe Donner (Units 1-11)

Statistics	2023	2022	% Change	2019	%Change 4yr
Units Sold	4	13	-69.2%	12	-66.7%
Sales Volume	\$1,928,000	\$6,978,700	-72.4%	\$4,562,000	-57.7%
Median Sales Price	\$471,500	\$607,000	-22.3%	\$394,500	19.5%
Average Sales Price	\$482,000	\$536,823	-10.2%	\$380,166	26.8%
Units Sold Under \$500,000	2	4	-50.0%	12	-83.3%
Units Sold - \$500,000-\$1,000,000	2	9	-77.8%	0	undef
Units Sold Over \$1,000,000	0	0	undef	0	undef
Days on Market (Median)	22	6	266.7%	20	10.0%
Days on Market (Average)	39	11	254.5%	36	8.3%

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. CalBRE License # 1908304



**COLDWELL
BANKER
REALTY**

**North Lake Tahoe - Truckee Region
Real Estate Market Report
2023 vs 2022 vs. 2019**

1ST Quarter TOTAL SALES (January - March)

SINGLE FAMILY HOMES

SERENE LAKES SUMMARY (Area 875)

Serene Lakes Area

Statistics	2023	2022	% Change	2019	% Change 4yr
Units Sold	1	1	0.0%	6	-83.3%
Sales Volume	\$1,250,000	\$920,000	35.9%	\$7,231,500	-82.7%
Median Sales Price	\$1,250,000	\$920,000	35.9%	\$790,000	58.2%
Average Sales Price	\$1,250,000	\$920,000	35.9%	\$1,205,250	3.7%
Units Sold Under \$1,000,000	0	1	-100.0%	4	-100.0%
Units Sold - \$1,000,000-\$1,999,999	1	0	undef	1	0.0%
Units Sold \$2,000,000 - \$4,999,999	0	0	undef	1	-100.0%
Units Sold Over \$5,000,000	0	0	undef	0	undef
Days on Market (Median)	17	5	240.0%	136	-87.5%
Days on Market (Average)	17	5	240.0%	141	-87.9%

SINGLE FAMILY HOMES

SODA SPRINGS-PLAVADA-KINGVALE SUMMARY

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

Statistics	2023	2022	% Change	2019	% Change 4yr
Units Sold	5	5	0.0%	5	0.0%
Sales Volume	\$3,720,000	\$4,533,950	-18.0%	\$1,928,000	92.9%
Median Sales Price	\$650,000	\$815,000	-20.2%	\$348,000	86.8%
Average Sales Price	\$744,000	\$906,790	-18.0%	\$385,600	92.9%
Units Sold Under \$1,000,000	4	3	33.3%	5	-20.0%
Units Sold - \$1,000,000-\$1,999,999	1	2	-50.0%	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)	73	59	23.7%	97	-24.7%
Days on Market (Average)	90	61	47.5%	98	-8.2%

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. CalBRE License # 1908304