



COLDWELL BANKER
REALTY

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

1ST 3 quarters TOTAL SALES (January - September)

SINGLE FAMILY HOMES

TOTAL MARKET SUMMARY

North Lake Tahoe and Truckee (Areas 1-9)

Statistics	2023	2022	% Change	2019	% Change 3yr
Units Sold	542	720	-24.7%	732	-26.0%
Sales Volume	\$977,432,777	\$1,361,444,214	-28.2%	\$858,108,655	13.9%
Median Sales Price	\$1,200,000	\$1,250,000	-4.0%	\$746,500	60.8%
Average Sales Price	\$1,803,381	\$1,890,894	-4.6%	\$1,175,491	53.4%
Units Sold Under \$1,000,000	187	237	-21.1%	522	-64.2%
Units Sold - \$1,000,000-\$1,999,999	241	312	-22.8%	145	66.2%
Units Sold \$2,000,000 - \$4,999,999	78	133	-41.4%	46	69.6%
Units Sold Over \$5,000,000	36	38	-5.3%	19	89.5%
Days on Market (Median)	17	11	54.5%	28	-39.3%
Days on Market (Average)	45	28	60.7%	66	-31.8%

CONDOMINIUMS -TOWNHOMES

TOTAL MARKET SUMMARY

North Lake Tahoe and Truckee (Areas 1-9)

Statistics	2023	2022	% Change	2019	%Change 3yr
Units Sold	207	207	0.0%	257	-19.5%
Sales Volume	\$204,054,884	\$192,469,125	6.0%	\$144,004,349	41.7%
Median Sales Price	\$725,000	\$755,000	-4.0%	\$435,000	66.7%
Average Sales Price	\$985,772	\$929,802	6.0%	\$560,328	75.9%
Units Sold Under \$500,000	45	46	-2.2%	168	-73.2%
Units Sold - \$500,000-\$1,000,000	105	104	1.0%	63	66.7%
Units Sold Over \$1,000,000	22	57	-61.4%	26	-15.4%
Days on Market (Median)	17	11	54.5%	39	-56.4%
Days on Market (Average)	44	34	29.4%	89	-50.6%

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NORTH LAKE TAHOE SUMMARY (Areas 1-5)

Kings Beach to Tahoe City to Emerald Bay

Statistics	2023	2022	% Change	2019	% Change 3yr
Units Sold	164	186	-11.8%	220	-25.5%
Sales Volume	\$260,377,400	\$336,231,675	-22.6%	\$278,826,380	-6.6%
Median Sales Price	\$1,208,500	\$1,112,500	8.6%	\$725,000	66.7%
Average Sales Price	\$1,587,667	\$1,807,697	-12.2%	\$1,267,392	25.3%
Units Sold Under \$1,000,000	60	75	-20.0%	167	-64.1%
Units Sold - \$1,000,000-\$1,999,999	79	79	0.0%	36	119.4%
Units Sold \$2,000,000 - \$4,999,999	19	25	-24.0%	10	90.0%
Units Sold Over \$5,000,000	6	7	-14.3%	7	-14.3%
Days on Market (Median)	16	14	14.3%	29	-44.8%
Days on Market (Average)	39	34	14.7%	75	-48.0%

CONDOMINIUMS -TOWNHOMES

NORTH LAKE TAHOE SUMMARY (Areas 1-5)

Kings Beach to Tahoe City to Emerald Bay

Statistics	2023	2022	% Change	2019	%Change 3yr
Units Sold	66	43	53.5%	72	-8.3%
Sales Volume	\$60,839,600	\$41,087,850	48.1%	\$36,125,890	68.4%
Median Sales Price	\$662,500	\$760,000	-12.8%	\$397,000	66.9%
Average Sales Price	\$921,812	\$955,531	-3.5%	\$501,748	83.7%
Units Sold Under \$500,000	16	13	23.1%	57	-71.9%
Units Sold - \$500,000-\$1,000,000	36	17	111.8%	8	350.0%
Units Sold Over \$1,000,000	14	13	7.7%	7	100.0%
Days on Market (Median)	20	13	53.8%	39	-48.7%
Days on Market (Average)	54	33	63.6%	67	-19.4%

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SQUAW VALLEY - ALPINE MEADOWS SUMMARY (Area 6)

Squaw/Olympic Valley - Alpine Meadows - Truckee River

Statistics	2023	2022	% Change	2019	% Change 3yr
Units Sold	21	32	-34.4%	34	-38.2%
Sales Volume	\$43,839,500	\$69,676,000	-37.1%	\$40,633,500	7.9%
Median Sales Price	\$1,627,000	\$2,329,750	-30.2%	\$905,000	79.8%
Average Sales Price	\$2,087,595	\$2,177,375	-4.1%	\$1,195,102	74.7%
Units Sold Under \$1,000,000	5	5	0.0%	19	-73.7%
Units Sold - \$1,000,000-\$1,999,999	8	9	-11.1%	12	-33.3%
Units Sold \$2,000,000 - \$4,999,999	6	17	-64.7%	3	100.0%
Units Sold Over \$5,000,000	2	1	100.0%	0	undef
Days on Market (Median)	48	23	108.7%	59	-18.6%
Days on Market (Average)	89	63	41.3%	85	4.7%

CONDOMINIUMS -TOWNHOMES

SQUAW VALLEY - ALPINE MEADOWS SUMMARY (Area 6)

Squaw/Olympic Valley - Alpine Meadows - Truckee River

Statistics	2023	2022	% Change	2019	%Change 3yr
Units Sold	34	52	-34.6%	50	-32.0%
Sales Volume	\$28,505,655	\$41,838,503	-31.9%	\$27,076,000	5.3%
Median Sales Price	\$750,000	\$715,000	4.9%	\$482,500	55.4%
Average Sales Price	\$838,401	\$804,586	4.2%	\$541,250	54.9%
Units Sold Under \$500,000	9	11	-18.2%	25	-64.0%
Units Sold - \$500,000-\$1,000,000	17	30	-43.3%	22	-22.7%
Units Sold Over \$1,000,000	8	11	-27.3%	3	166.7%
Days on Market (Median)	17	14	21.4%	54	-68.5%
Days on Market (Average)	43	60	-28.3%	158	-72.8%

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TRUCKEE MARKET SUMMARY (Areas 7-9)

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

Statistics	2023	2022	% Change	2019	% Change 3yr
Units Sold	357	502	-28.9%	478	-25.3%
Sales Volume	\$673,215,877	\$955,536,539	-29.5%	\$538,648,775	25.0%
Median Sales Price	\$1,175,000	\$1,250,000	-6.0%	\$748,500	57.0%
Average Sales Price	\$1,885,758	\$1,903,459	-0.9%	\$1,131,615	66.6%
Units Sold Under \$1,000,000	122	157	-22.3%	336	-63.7%
Units Sold - \$1,000,000-\$1,999,999	154	224	-31.3%	97	58.8%
Units Sold \$2,000,000 - \$4,999,999	53	91	-41.8%	33	60.6%
Units Sold Over \$5,000,000	28	30	-6.7%	12	133.3%
Days on Market (Median)	17	10	70.0%	26	-34.6%
Days on Market (Average)	45	24	87.5%	61	-26.2%

CONDOMINIUMS -TOWNHOMES

TRUCKEE MARKET SUMMARY (Areas 7-9)

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

Statistics	2023	2022	% Change	2019	%Change 3yr
Units Sold	107	112	-4.5%	135	-20.7%
Sales Volume	\$114,709,629	\$109,542,772	4.7%	\$80,802,459	42.0%
Median Sales Price	\$735,000	\$770,000	-4.5%	\$449,000	63.7%
Average Sales Price	\$1,072,052	\$978,060	9.6%	\$598,536	79.1%
Units Sold Under \$500,000	20	22	-9.1%	86	-76.7%
Units Sold - \$500,000-\$1,000,000	52	57	-8.8%	33	57.6%
Units Sold Over \$1,000,000	35	21	66.7%	16	118.8%
Days on Market (Median)	16	9	77.8%	36	-55.6%
Days on Market (Average)	38	22	72.7%	75	-49.3%

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TAHOE DONNER SUMMARY (Area 9TD)

Tahoe Donner (Units 1-11)

Statistics	2023	2022	% Change	2019	% Change 3yr
Units Sold	121	200	-39.5%	178	-32.0%
Sales Volume	\$146,152,249	\$269,025,041	-45.7%	\$140,183,680	4.3%
Median Sales Price	\$1,115,000	\$1,250,000	-10.8%	\$718,790	55.1%
Average Sales Price	\$1,207,869	\$1,345,125	-10.2%	\$787,548	53.4%
Units Sold Under \$1,000,000	41	52	-21.2%	151	-72.8%
Units Sold - \$1,000,000-\$1,999,999	74	127	-41.7%	27	174.1%
Units Sold \$2,000,000 - \$4,999,999	6	21	-71.4%	0	undef
Units Sold Over \$5,000,000	0	0	undef	0	undef
Days on Market (Median)	13	8	62.5%	22	-40.9%
Days on Market (Average)	25	19	31.6%	41	-39.0%

CONDOMINIUMS -TOWNHOMES

TAHOE DONNER SUMMARY (Area 9TD)

Tahoe Donner (Units 1-11)

Statistics	2023	2022	% Change	2019	%Change 3yr
Units Sold	32	35	-8.6%	43	-25.6%
Sales Volume	\$17,289,500	\$18,609,200	-7.1%	\$15,622,259	10.7%
Median Sales Price	\$559,500	\$550,000	1.7%	\$393,000	42.4%
Average Sales Price	\$540,296	\$531,691	1.6%	\$363,308	48.7%
Units Sold Under \$500,000	13	15	-13.3%	42	-69.0%
Units Sold - \$500,000-\$1,000,000	19	20	-5.0%	1	1800.0%
Units Sold Over \$1,000,000	0	0	undef	0	undef
Days on Market (Median)	19	9	111.1%	18	5.6%
Days on Market (Average)	31	18	72.2%	34	-8.8%

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SERENE LAKES SUMMARY (Area 875)

Serene Lakes Area

Statistics	2023	2022	% Change	2019	% Change 3yr
Units Sold	12	25	-52.0%	27	-55.6%
Sales Volume	\$13,559,500	\$30,668,500	-55.8%	\$23,603,500	-42.6%
Median Sales Price	\$1,145,000	\$1,160,000	-1.3%	\$670,000	70.9%
Average Sales Price	\$1,129,958	\$1,226,740	-7.9%	\$874,203	29.3%
Units Sold Under \$1,000,000	5	10	-50.0%	22	-77.3%
Units Sold - \$1,000,000-\$1,999,999	7	14	-50.0%	4	75.0%
Units Sold \$2,000,000 - \$4,999,999	0	1	-100.0%	1	-100.0%
Units Sold Over \$5,000,000	0	0	undef	0	undef
Days on Market (Median)	5	6	-16.7%	12	-58.3%
Days on Market (Average)	12	13	-7.7%	56	-78.6%

SINGLE FAMILY HOMES

SODA SPRINGS-PLAVADA-KINGVALE SUMMARY

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

Statistics	2023	2022	% Change	2019	% Change 3yr
Units Sold	10	14	-28.6%	13	-23.1%
Sales Volume	\$7,086,000	\$10,212,950	-30.6%	\$4,800,000	47.6%
Median Sales Price	\$682,500	\$614,500	11.1%	\$340,000	100.7%
Average Sales Price	\$708,600	\$729,496	-2.9%	\$369,230	91.9%
Units Sold Under \$1,000,000	9	11	-18.2%	13	-30.8%
Units Sold - \$1,000,000-\$1,999,999	1	3	-66.7%	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)	37	16	131.3%	45	-17.8%
Days on Market (Average)	54	34	58.8%	70	-22.9%

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