

# North Lake Tahoe-Truckee Real Estate Market Statistics 2012 vs. 2011 **FIRST QUARTER REVIEW**

## SINGLE FAMILY HOMES

### TOTAL MARKET SUMMARY

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

	2012	2011	% Change
Sales Volume	\$115,592,639	\$98,613,728	17.2%
Units Sold	203	175	16.0%
Median Price	\$388,000	\$439,000	-11.6%
Average Price	\$569,421	\$563,507	1.0%
Units < \$500,000	129	104	24.0%
Units - \$500,000-\$999,999	56	61	-8.2%
Units > \$1.0 Million	18	10	80.0%
Days on Market (Median)	94	74	27.0%
Days on Market (Average)	128	117	9.4%

### LUXURY MARKET SUMMARY > \$1,000,000

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

	2012	2011	% Change
Sales Volume	\$40,205,000	\$23,915,000	68.1%
Units Sold	18	10	80.0%
Median Price	\$1,422,500	\$1,900,000	-25.1%
Average Price	\$2,233,611	\$2,391,500	-6.6%
Units \$1.0-\$2,499,999 Mil	13	8	62.5%
Units \$2.5-\$4,999,999 Mil	3	1	200.0%
Units > \$5.0 Million	2	1	100.0%
Days on Market (Median)	160	171	-6.4%
Days on Market (Average)	302	187	61.5%

## CONDOMINIUMS

### TOTAL MARKET SUMMARY

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

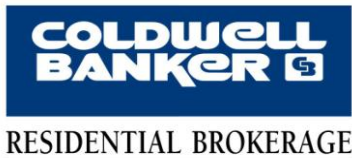
	2012	2011	% Change
Sales Volume	\$16,268,350	\$22,155,150	-26.6%
Units Sold	45	47	-4.3%
Median Price	\$262,500	\$288,000	-8.9%
Average Price	\$361,518	\$471,386	-23.3%
Units < \$500,000	34	35	-2.9%
Units > \$500,000	11	12	-8.3%
Days on Market (Median)	80	97	-17.5%
Days on Market (Average)	158	191	-17.3%

### LUXURY MARKET SUMMARY > \$1,000,000

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

	2012	2011	% Change
Sales Volume	\$3,550,000	\$8,070,000	-56.0%
Units Sold	3	4	-25.0%
Median Price	\$1,175,000	\$1,572,500	-25.3%
Average Price	\$1,188,333	\$2,017,500	-41.1%
Units \$1.0-\$1,499,999 Mil	3	2	50.0%
Units > \$1.5 Million	0	2	-100.0%
Days on Market (Median)	60	63	-4.8%
Days on Market (Average)	94	287	-67.2%

*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. DRE License # 1908304*



# North Lake Tahoe-Truckee Real Estate Market Statistics 2012 vs. 2011 **FIRST QUARTER REVIEW**

## SINGLE FAMILY HOMES

**NORTH LAKE TAHOE (Areas 1-5)**  
Kings Beach To Tahoe City To Emerald Bay

	2012	2011	% Change
Sales Volume	\$46,361,438	\$35,445,928	30.8%
Units Sold	68	49	38.8%
Median Price	\$355,000	\$463,000	-23.3%
Average Price	\$681,785	\$723,386	-5.8%
Units < \$500,000	46	28	64.3%
Units - \$500,000-\$999,999	15	15	0.0%
Units > \$1.0 Million	7	6	16.7%
Days on Market (Median)	134	64	109.4%
Days on Market (Average)	148	104	42.3%

**SQUAW VALLEY - ALPINE MEADOWS (Area 6)**  
Squaw Valley - Alpine Meadows - Truckee River

	2012	2011	% Change
Sales Volume	\$5,233,000	\$4,697,500	11.4%
Units Sold	6	8	-25.0%
Median Price	\$850,000	\$432,500	96.5%
Average Price	\$872,166	\$587,187	48.5%
Units < \$500,000	2	6	-66.7%
Units - \$500,000-\$999,999	1	1	0.0%
Units > \$1.0 Million	3	1	200.0%
Days on Market (Median)	387	171	126.3%
Days on Market (Average)	351	144	143.8%

## CONDOMINIUMS

**NORTH LAKE TAHOE (Areas 1-5)**  
Kings Beach To Tahoe City To Emerald Bay

	2012	2011	% Change
Sales Volume	\$3,387,350	\$5,962,150	-43.2%
Units Sold	14	17	-17.6%
Median Price	\$204,000	\$262,500	-22.3%
Average Price	\$241,953	\$350,714	-31.0%
Units < \$500,000	12	14	-14.3%
Units > \$500,000	2	3	-33.3%
Days on Market (Median)	78	135	-42.2%
Days on Market (Average)	131	167	-21.6%

**SQUAW VALLEY - ALPINE MEADOWS (Area 6)**  
Squaw Valley - Alpine Meadows - Truckee River

	2012	2011	% Change
Sales Volume	\$1,630,000	\$7,606,000	-78.6%
Units Sold	5	11	-54.5%
Median Price	\$245,000	\$425,000	-42.4%
Average Price	\$326,000	\$691,454	-52.9%
Units < \$500,000	4	8	-50.0%
Units > \$500,000	1	3	-66.7%
Days on Market (Median)	19	86	-77.9%
Days on Market (Average)	122	103	18.4%

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RESIDENTIAL BROKERAGE

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## FIRST QUARTER REVIEW

### SINGLE FAMILY HOMES

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

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

	2012	2011	% Change
Sales Volume	\$63,998,201	\$58,470,300	9.5%
Units Sold	129	118	9.3%
Median Price	\$400,000	\$437,000	-8.5%
Average Price	\$496,110	\$449,511	10.4%
Units < \$500,000	81	70	15.7%
Units - \$500,000-\$999,999	40	45	-11.1%
Units > \$1.0 Million	8	3	166.7%
Days on Market (Median)	69	80	-13.8%
Days on Market (Average)	107	120	-10.8%

### CONDOMINIUMS

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

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

	2012	2011	% Change
Sales Volume	\$11,251,000	\$8,587,000	31.0%
Units Sold	26	19	36.8%
Median Price	\$310,000	\$265,000	17.0%
Average Price	\$432,730	\$451,947	-4.3%
Units < \$500,000	18	13	38.5%
Units > \$500,000	8	6	33.3%
Days on Market (Median)	87	170	-48.8%
Days on Market (Average)	180	263	-31.6%

### TAHOE DONNER SUMMARY

Area (9TD)

	2012	2011	% Change
Sales Volume	\$31,202,411	\$24,551,600	27.1%
Units Sold	63	45	40.0%
Median Price	\$442,000	\$512,000	-13.7%
Average Price	\$495,276	\$545,591	-9.2%
Units < \$500,000	36	20	80.0%
Units - \$500,000-\$999,999	25	24	4.2%
Units > \$1.0 Million	2	1	100.0%
Days on Market (Median)	93	107	-13.1%
Days on Market (Average)	115	115	0.0%

### TAHOE DONNER SUMMARY

Area (9TD)

	2012	2011	% Change
Sales Volume	\$1,852,000	\$961,000	92.7%
Units Sold	8	6	33.3%
Median Price	\$265,500	\$149,500	77.6%
Average Price	\$231,500	\$160,166	44.5%
Units < \$500,000	8	6	33.3%
Units > \$500,000	0	0	#DIV/0!
Days on Market (Median)	103	110	-6.4%
Days on Market (Average)	117	217	-46.1%

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