



RESIDENTIAL BROKERAGE

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%

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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	-22.6%

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%

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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

	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%

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