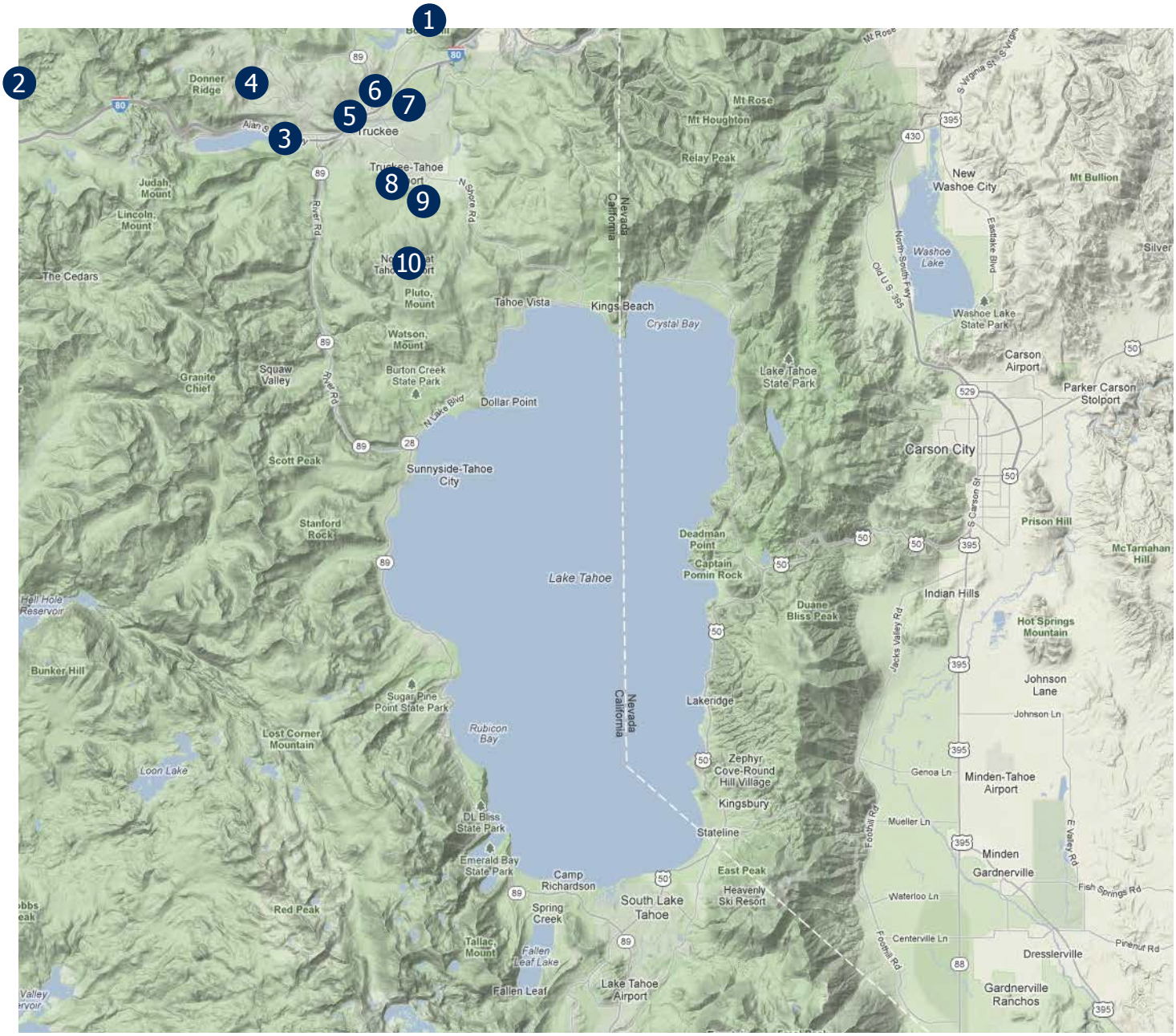
# **MICRO**MARKET REPORT | TRUCKEE

Sierra | Sotheby's INTERNATIONAL REALTY

MID-YEAR 2013 | WWW.TAHOEMICROREPORTS.COM

# TRUCKEE NEIGHBORHOODS




1. Sierra County
2. Donner Summit
3. Donner Lake
4. Tahoe Donner
5. Truckee
6. Gray's Crossing
7. Old Greenwood
8. Lahontan
9. Martis Valley
10. Northstar




Based on Information from Tahoe Sierra Board of Realtors and Tahoe Sierra Multiple Listing Service. for the period 01/01/13 through 06/30/13. This representation is based in whole or in part on data supplied by Tahoe Sierra Board of Realtors and Tahoe Sierra Multiple Listing Service. Tahoe Sierra Board of Realtors and Tahoe Sierra Multiple Listing Service does not guarantee nor is in any way responsible for its accuracy and the data maintained may not reflect all real estate activity in the market.

# TRUCKEE MARKET | MARKETS BY AREA

## TAHOE DONNER SINGLE FAMILY

| January through June | 2012 | 2013 | % Change |
|---|---|---|---|
| Median Price | $476,000 | $519,500 | 9.14% |
| Average Price | $523,469 | $570,524 | 8.99% |
| Median Days on Market | 7 | 5 | -28.57% |
| Highest Price | $1,200,000 | $1,325,000 | 10.42% |
| Lowest Price | $164,000 | $185,000 | 12.80% |
| Properties Sold | 121 | 124 | 2.48% |
| % Sold Price to List Price | 96.42% | 97.85% | 1.48% |

## TAHOE DONNER CONDOMINIUMS

| January through June | 2012 | 2013 | % Change |
|---|---|---|---|
| Median Price | $195,000 | $246,200 | 26.26% |
| Average Price | $213,573 | $250,865 | 17.46% |
| Median Days on Market | 24 | 11 | -54.17% |
| Highest Price | $337,000 | $501,000 | 48.66% |
| Lowest Price | $40,000 | $80,000 | 100.00% |
| Properties Sold | 19 | 16 | -15.79% |
| % Sold Price to List Price | 96.96% | 97.66% | 0.72% |

## DONNER LAKE SINGLE FAMILY LAKEFRONT

| January through June | 2012 | 2013 | % Change |
|---|---|---|---|
| Median Price | $900,000 | $0 | -100.00% |
| Average Price | $868,333 | $0 | -100.00% |
| Median Days on Market | 95 | 0 | -100.00% |
| Highest Price | $925,000 | $0 | -100.00% |
| Lowest Price | $780,000 | $0 | -100.00% |
| Properties Sold | 3 | 0 | -100.00% |
| % Sold Price to List Price | 77.92% | 0.00% | -100.00% |

## DONNER LAKE SINGLE FAMILY NON-LAKEFRONT

| January through June | 2012 | 2013 | % Change |
|---|---|---|---|
| Median Price | $340,000 | $490,000 | 44.12% |
| Average Price | $397,666 | $504,625 | 26.90% |
| Median Days on Market | 43 | 28 | -34.88% |
| Highest Price | $980,000 | $799,000 | -18.47% |
| Lowest Price | $136,000 | $247,000 | 81.62% |
| Properties Sold | 15 | 12 | -20.00% |
| % Sold Price to List Price | 89.22% | 95.39% | 6.91% |



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# TRUCKEE MARKET | MARKETS BY AREA

## TRUCKEE SINGLE FAMILY/OTHER

| January through June | 2012 | 2013 | % Change |
|---|---|---|---|
| Median Price | $317,000 | $402,917 | 27.10% |
| Average Price | $369,101 | $494,620 | 34.01% |
| Median Days on Market | 7 | 12 | 71.43% |
| Highest Price | $950,000 | $2,150,000 | 126.32% |
| Lowest Price | $80,000 | $145,000 | 81.25% |
| Properties Sold | 105 | 132 | 25.71% |
| % Sold Price to List Price | 96.04% | 97.21% | 1.21% |

## GRAY'S CROSSING

| January through June | 2012 | 2013 | % Change |
|---|---|---|---|
| Median Price | $900,000 | $799,000 | -11.22% |
| Average Price | $744,800 | $865,000 | 16.14% |
| Median Days on Market | 212 | 47 | -77.83% |
| Highest Price | $950,000 | $1,075,000 | 13.16% |
| Lowest Price | $140,000 | $665,000 | 375.00% |
| Properties Sold | 5 | 5 | 0.00% |
| % Sold Price to List Price | 89.35% | 96.45% | 7.95% |

## OLD GREENWOOD

| January through June | 2012 | 2013 | % Change |
|---|---|---|---|
| Median Price | $700,000 | $1,485,000 | 112.14% |
| Average Price | $700,000 | $1,485,000 | 112.14% |
| Median Days on Market | 131 | 98 | -25.19% |
| Highest Price | $825,000 | $2,150,000 | 160.61% |
| Lowest Price | $575,000 | $820,000 | 42.61% |
| Properties Sold | 3 | 2 | -33.33% |
| % Sold Price to List Price | 92.75% | 89.48% | -3.52% |

## LAHONTAN

| January through June | 2012 | 2013 | % Change |
|---|---|---|---|
| Median Price | $1,575,000 | $1,530,000 | -2.86% |
| Average Price | $1,587,857 | $1,643,636 | 3.51% |
| Median Days on Market | 100 | 63 | -37.00% |
| Highest Price | $1,970,000 | $2,600,000 | 31.98% |
| Lowest Price | $720,000 | $1,050,000 | 45.83% |
| Properties Sold | 7 | 11 | 57.14% |
| % Sold Price to List Price | 89.61% | 93.81% | 4.69% |



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## MARTIS CAMP SINGLE FAMILY

| January through June | 2012 | 2013 | % Change |
|---|---|---|---|
| Median Price | $3,075,000 | $3,747,500 | 21.87% |
| Average Price | $3,075,000 | $3,816,395 | 24.11% |
| Median Days on Market | 55 | 53 | -3.64% |
| Highest Price | $3,300,000 | $5,795,875 | 75.63% |
| Lowest Price | $2,850,000 | $2,400,000 | -15.79% |
| Properties Sold | 2 | 6 | 200.00% |
| % Sold Price to List Price | 97.08% | 94.97% | -2.17% |

## NORTHSTAR SINGLE FAMILY

| January through June | 2012 | 2013 | % Change |
|---|---|---|---|
| Median Price | $625,000 | $903,750 | 44.60% |
| Average Price | $658,466 | $1,170,850 | 77.81% |
| Median Days on Market | 60 | 77 | 28.33% |
| Highest Price | $1,300,000 | $2,400,000 | 84.62% |
| Lowest Price | $405,000 | $650,000 | 60.49% |
| Properties Sold | 15 | 12 | -20.00% |
| % Sold Price to List Price | 90.48% | 91.97% | 1.65% |

## NORTHSTAR CONDOMINIUMS

| January through June | 2012 | 2013 | % Change |
|---|---|---|---|
| Median Price | $400,000 | $340,500 | -14.88% |
| Average Price | $516,751 | $737,810 | 42.78% |
| Median Days on Market | 38 | 23 | -39.47% |
| Highest Price | $1,200,000 | $2,200,000 | 83.33% |
| Lowest Price | $155,000 | $155,000 | 0.00% |
| Properties Sold | 23 | 40 | 73.91% |
| % Sold Price to List Price | 94.84% | 96.71% | 1.97% |



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**SQUAW VALLEY**
1750 Village East Road #63B
Olympic Valley, CA 96146
(530) 581-1800
info@sierrasothebysrealty.com

**INCLINE VILLAGE**
570 Lakeshore Blvd.
Incline Village, NV 89451
(775) 832-4900
info@sierrasothebysrealty.com

**TAHOE CITY**
2095 West Lake Blvd.
Tahoe City, CA 96145
(530) 581-1800
info@sierrasothebysrealty.com

**ZEPHYR COVE**
210 Elks Point Road, Suite 102
P.O. Box #1370
Zephyr Cove, NV 89448
(775) 588-7710
info@sierrasothebysrealty.com


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