# MICROMARKET REPORT | EAST SHORE LAKE

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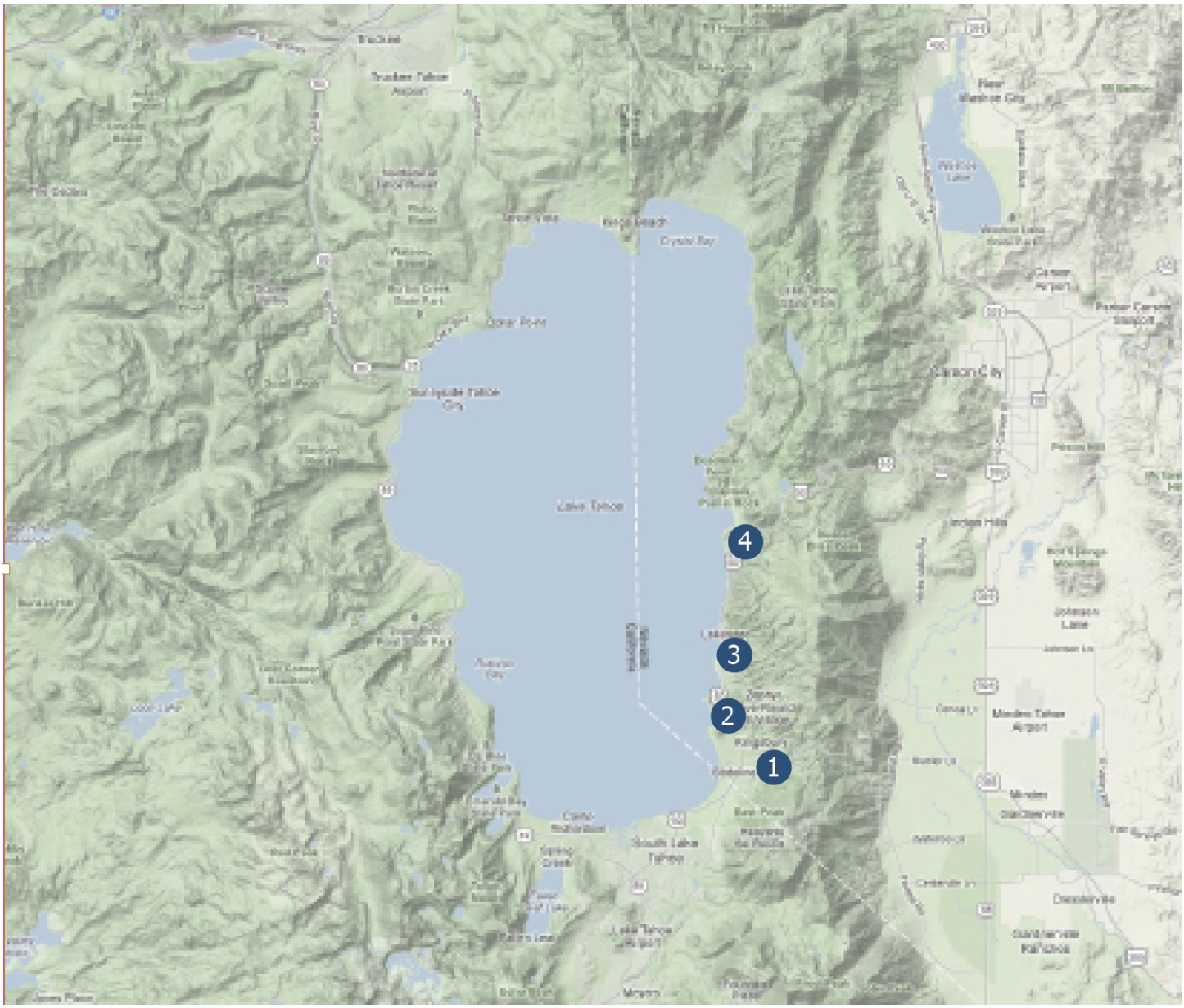
YEAR END 2015 | WWW.TAHOEMICROREPORTS.COM

# EAST SHORE LAKE TAHOE NEIGHBORHOODS




1. Kingsbury Grade
2. Zephyr Cove
3. Cave Rock
4. Glenbrook

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# EAST SHORE LAKE TAHOE MARKET | MARKETS BY AREA

## SINGLE FAMILY LAKEFRONT

| January through December | 2014 | 2015 | % Change |
|---|---|---|---|
| Median Price | $4,895,000 | $3,400,000 | -31% |
| Average Price | $5,392,936 | $3,760,000 | -30% |
| Average Days on Market | 382 | 493 | 29% |
| Highest Price | $9,500,000 | $5,800,000 | -39% |
| Lowest Price | $3,950,000 | $2,400,000 | -39% |
| Properties Sold | 11 | 5 | -55% |
| % Sold Price to List Price | 96% | 90% | -6% |

## SINGLE FAMILY NON-LAKEFRONT

| January through December | 2014 | 2015 | % Change |
|---|---|---|---|
| Median Price | $625,000 | $707,500 | 13% |
| Average Price | $849,514 | $921,633 | 8% |
| Average Days on Market | 160 | 194 | 21% |
| Highest Price | $5,000,000 | $3,800,000 | -24% |
| Lowest Price | $228,375 | $238,000 | 4% |
| Properties Sold | 115 | 92 | -20% |
| % Sold Price to List Price | 95% | 95% | 0% |

## CONDO LAKEFRONT

| January through December | 2014 | 2015 | % Change |
|---|---|---|---|
| Median Price | $1,132,500 | $1,090,000 | -4% |
| Average Price | $1,132,500 | $1,090,000 | -4% |
| Average Days on Market | 239 | 300 | 26% |
| Highest Price | $1,255,000 | $1,185,000 | -6% |
| Lowest Price | $1,010,000 | $995,000 | -1% |
| Properties Sold | 2 | 2 | 0% |
| % Sold Price to List Price | 95% | 100% | 5% |

## CONDO NON-LAKEFRONT

| January through December | 2014 | 2015 | % Change |
|---|---|---|---|
| Median Price | $331,000 | $315,000 | -5% |
| Average Price | $399,279 | $360,122 | -10% |
| Average Days on Market | 154 | 180 | 17% |
| Highest Price | $2,465,000 | $1,345,000 | -45% |
| Lowest Price | $126,500 | $90,000 | -29% |
| Properties Sold | 81 | 67 | -17% |
| % Sold Price to List Price | 95% | 95% | 0% |

## GLENBROOK ALL PROPERTIES

(Does Not Include Lakefront Properties in Glenbrook)

| January through December | 2014 | 2015 | % Change |
|---|---|---|---|
| Median Price | $1,322,500 | $1,900,000 | 44% |
| Average Price | $1,834,125 | $2,111,500 | 15% |
| Average Days on Market | 334 | 283 | -15% |
| Highest Price | $5,000,000 | $3,800,000 | -24% |
| Lowest Price | $779,500 | $972,000 | 25% |
| Properties Sold | 12 | 8 | -33% |
| % Sold Price to List Price | 97% | 95% | -2% |

Data from NNRMLS, deemed reliable but not guaranteed. NNRMLS 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.

### SQUAW VALLEY
1750 Village East Road #63B
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### INCLINE VILLAGE
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Incline Village, NV 89451
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### SOUTH LAKE TAHOE
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South Lake Tahoe, CA 96150
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### TAHOE CITY GALLERY
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### TAHOE DONNER
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### DOWNTOWN TRUCKEE
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### TAHOE CITY LAKESIDE
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### STATELINE/HEAVENLY VILLAGE
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