

MICROMARKET REPORT

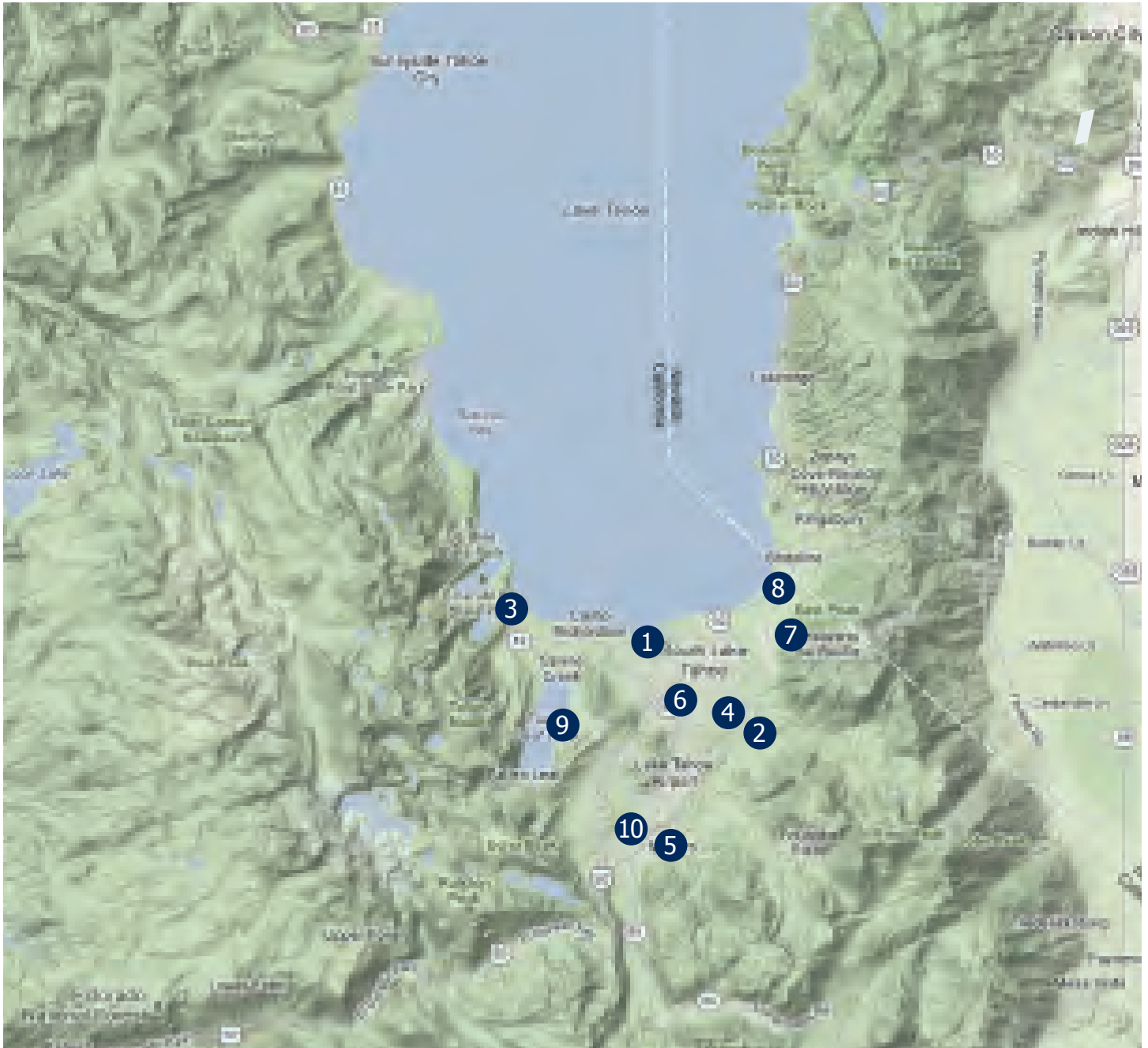
South Lake Tahoe | 1st Quarter 2017



Sierra | **Sotheby's**
INTERNATIONAL REALTY

TAHOEMICROREPORTS.COM

SOUTH LAKE TAHOE NEIGHBORHOODS



- | | | |
|-----------------------|--------------------|--------------------------|
| 1. Tahoe Keys | 5. Meyers | 9. Fallen Leaf Lake |
| 2. Montgomery Estates | 6. Y Area | 10. Country Club Estates |
| 3. Cascade Properties | 7. Heavenly Valley | |
| 4. Pioneer Trail | 8. Stateline | |



ALL LAKEFRONT

Single Family

January through March		2016	2017	% Change
Single Family	Median Price	\$509,000	\$0	0%
	Average Sold Price	\$509,000	\$0	0%
	Average Days on Market	206	0	0%
	Highest Sold Price	\$509,000	\$0	0%
	Lowest Sold Price	\$509,000	\$0	0%
	Properties Sold	1	0	0%
	% Sold Price to Average List Price	85%	0%	0%
	Total Dollar Volume Sold	\$509,000	\$0	0%

ALL NON-LAKEFRONT

Single Family

January through March		2016	2017	% Change
Single Family	Median Price	\$395,000	\$411,000	4%
	Average Sold Price	\$486,482	\$496,022	5%
	Average Days on Market	153	141	-8%
	Highest Sold Price	\$1,695,000	\$1,560,000	-8%
	Lowest Sold Price	\$120,000	\$224,900	87%
	Properties Sold	142	136	-4%
	% Sold Price to Average List Price	97%	98%	0%
	Total Dollar Volume Sold	\$67,318,601	\$67,459,025	0%

LAKEFRONT

Condos

January through March		2016	2017	% Change
Condos	Median Price	\$453,500	\$300,000	-34%
	Average Sold Price	\$453,500	\$335,200	-26%
	Average Days on Market	247	131	-47%
	Highest Sold Price	\$453,500	\$559,000	23%
	Lowest Sold Price	\$453,500	\$230,000	-49%
	Properties Sold	1	5	400%
	% Sold Price to Average List Price	98%	96%	-1%
	Total Dollar Volume Sold	\$453,500	\$1,676,000	270%



NON-LAKEFRONT

Condos

January through March		2016	2017	% Change
Condos	Median Price	\$320,000	\$360,000	13%
	Average Sold Price	\$357,255	\$342,568	-4%
	Average Days on Market	168	262	56%
	Highest Sold Price	\$710,000	\$840,000	18%
	Lowest Sold Price	\$85,000	\$100,000	18%
	Properties Sold	23	22	-4%
	% Sold Price to Average List Price	97%	96%	-1%
	Total Dollar Volume Sold	\$8,216,871	\$7,536,500	-8%

TAHOE KEYS

Single Family

January through March		2016	2017	% Change
Single Family	Median Price	\$835,000	\$691,000	-17%
	Average Sold Price	\$835,700	\$774,222	-7%
	Average Days on Market	255	146	-43%
	Highest Sold Price	\$1,180,000	\$1,500,000	27%
	Lowest Sold Price	\$509,000	\$400,000	-21%
	Properties Sold	10	9	-10%
	% Sold Price to Average List Price	93%	98%	4%
	Total Dollar Volume Sold	\$8,357,000	\$6,968,000	-17%

TAHOE KEYS

Condos

January through March		2016	2017	% Change
Condos	Median Price	\$321,000	\$363,500	13%
	Average Sold Price	\$321,000	\$371,500	16%
	Average Days on Market	184	248	35%
	Highest Sold Price	\$322,000	\$499,000	55%
	Lowest Sold Price	\$320,000	\$260,000	-19%
	Properties Sold	2	4	100%
	% Sold Price to Average List Price	95%	98%	2%
	Total Dollar Volume Sold	\$642,000	\$1,486,000	131%



SOUTH LAKE TAHOE CITY

Single Family

January through March		2016	2017	% Change
Single Family	Median Price	\$392,500	\$389,000	-1%
	Average Sold Price	\$476,798	\$448,890	-6%
	Average Days on Market	157	139	-11%
	Highest Sold Price	\$1,695,000	\$1,560,000	-8%
	Lowest Sold Price	\$175,000	\$224,900	29%
	Properties Sold	66	71	8%
	% Sold Price to Average List Price	97%	98%	1%
	Total Dollar Volume Sold	\$31,488,669	\$31,871,225	1%

SOUTH LAKE TAHOE COUNTY

Single Family

January through March		2016	2017	% Change
Single Family	Median Price	\$395,000	\$474,500	20%
	Average Sold Price	\$438,287	\$549,803	25%
	Average Days on Market	141	144	2%
	Highest Sold Price	\$805,000	\$1,349,000	68%
	Lowest Sold Price	\$120,000	\$315,000	163%
	Properties Sold	66	61	-8%
	% Sold Price to Average List Price	98%	98%	0%
	Total Dollar Volume Sold	\$28,926,932	\$34,087,800	18%

SOUTH LAKE TAHOE CITY & COUNTY

Condo

January through March		2016	2017	% Change
Condo	Median Price	\$315,000	\$327,000	4%
	Average Sold Price	\$338,069	\$345,118	2%
	Average Days on Market	148	179	21%
	Highest Sold Price	\$644,000	\$559,000	-13%
	Lowest Sold Price	\$104,000	\$212,000	104%
	Properties Sold	20	17	-15%
	% Sold Price to Average List Price	97%	98%	1%
	Total Dollar Volume Sold	\$6,761,371	\$5,867,000	-13%

Lake. Ski. Golf. Farm & Ranch.

Sierra | **Sotheby's**
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