

Sierra

Sotheby's  
INTERNATIONAL REALTY

# MICRO MARKET REPORT

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INCLINE VILLAGE  
YEAR END 2017



TAHOEMICROREPORTS.COM

# INCLINE VILLAGE LAKE TAHOE NEIGHBORHOODS



- |                        |               |                             |
|------------------------|---------------|-----------------------------|
| 1 Lakeview Subdivision | 6 Upper Tyner | 11 Championship Golf Course |
| 2 Millcreek            | 7 Jennifer    | 12 Executive Golf Course    |
| 3 Ponderosa            | 8 Apollo      | 13 Ski Way                  |
| 4 Crystal Bay          | 9 Central     | 14 Eastern Slope            |
| 5 Lower Tyner          | 10 The Woods  |                             |



**LAKEFRONT**  
 single family

January through December	2016	2017	Change
Median Price	\$9,500,000	\$9,300,000	-2%
Average Sold Price	\$12,350,000	\$12,715,833	3%
Average Days on Market	1284	766	-40%
Average Sold Price/Square Feet	\$1,387	\$1,801	30%
Highest Sold Price	\$25,250,000	\$31,100,000	23%
Lowest Sold Price	\$2,300,000	\$3,150,000	37%
Properties Sold	3	6	100%
% Sold Price to Average List Price	107%	87%	-19%
Total Dollar Volume Sold	\$37,050,000	\$76,295,000	106%

**LAKEFRONT**  
 condo

January through December	2016	2017	Change
Median Price	\$2,050,000	\$1,712,500	-16%
Average Sold Price	\$2,064,195	\$1,996,571	-3%
Average Days on Market	221	187	-15%
Average Sold Price/Square Feet	\$1,073	\$1,039	-3%
Highest Sold Price	\$3,900,000	\$3,900,000	0%
Lowest Sold Price	\$875,000	\$900,000	3%
Properties Sold	11	14	27%
% Sold Price to Average List Price	94%	95%	1%
Total Dollar Volume Sold	\$22,706,150	\$27,952,000	23%



## NON-LAKEFRONT

single family

January through December	2016	2017	Change
Median Price	\$1,000,000	\$1,050,000	5%
Average Sold Price	\$1,187,470	\$1,333,944	12%
Average Days on Market	270	229	-15%
Average Sold Price/Square Feet	\$420	\$443	5%
Highest Sold Price	\$5,600,000	\$6,250,000	12%
Lowest Sold Price	\$290,000	\$316,000	9%
Properties Sold	214	219	2%
% Sold Price to Average List Price	96%	96%	0%
Total Dollar Volume Sold	\$254,118,521	\$292,133,674	15%

## NON-LAKEFRONT

condo

January through December	2016	2017	Change
Median Price	\$405,000	\$435,000	7%
Average Sold Price	\$429,764	\$464,946	8%
Average Days on Market	171	149	-13%
Average Sold Price/Square Feet	\$316	\$339	7%
Highest Sold Price	\$1,300,000	\$1,300,000	0%
Lowest Sold Price	\$145,000	\$150,000	3%
Properties Sold	184	196	7%
% Sold Price to Average List Price	97%	97%	1%
Total Dollar Volume Sold	\$79,076,525	\$91,129,406	15%



## LAKEVIEW SUBDIVISION

single family

January through December	2016	2017	Change
Median Price	\$1,405,000	\$2,350,000	67%
Average Sold Price	\$1,751,533	\$2,504,733	43%
Average Days on Market	162	312	93%
Average Sold Price/Square Feet	\$585	\$641	10%
Highest Sold Price	\$3,500,000	\$4,250,000	21%
Lowest Sold Price	\$618,000	\$848,000	37%
Properties Sold	15	15	0%
% Sold Price to Average List Price	93%	95%	3%
Total Dollar Volume Sold	\$26,273,000	\$37,571,000	43%

## MILL CREEK

single family

January through December	2016	2017	Change
Median Price	\$974,000	\$1,090,000	12%
Average Sold Price	\$1,307,700	\$1,694,531	30%
Average Days on Market	256	163	-36%
Average Sold Price/Square Feet	\$521	\$571	10%
Highest Sold Price	\$3,350,000	\$5,750,000	72%
Lowest Sold Price	\$655,000	\$663,000	1%
Properties Sold	20	24	20%
% Sold Price to Average List Price	96%	95%	-1%
Total Dollar Volume Sold	\$26,154,000	\$40,668,750	55%



## PONDEROSA

single family

January through December	2016	2017	Change
Median Price	\$1,100,000	\$1,225,000	11%
Average Sold Price	\$1,393,559	\$1,426,000	2%
Average Days on Market	233	306	31%
Average Sold Price/Square Feet	\$423	\$411	-3%
Highest Sold Price	\$3,950,000	\$3,430,000	-13%
Lowest Sold Price	\$548,000	\$675,000	23%
Properties Sold	17	23	35%
% Sold Price to Average List Price	95%	95%	0%
Total Dollar Volume Sold	\$23,690,500	\$32,798,000	38%

## CRYSTAL BAY

single family

January through December	2016	2017	Change
Median Price	\$1,195,000	\$1,153,750	-3%
Average Sold Price	\$1,264,857	\$1,640,156	30%
Average Days on Market	285	281	-1%
Average Sold Price/Square Feet	\$674	\$549	-19%
Highest Sold Price	\$2,300,000	\$7,000,000	204%
Lowest Sold Price	\$489,000	\$573,500	17%
Properties Sold	7	12	71%
% Sold Price to Average List Price	91%	97%	7%
Total Dollar Volume Sold	\$8,854,000	\$19,321,872	118%



## LOWER TYNER

single family

January through December	2016	2017	Change
Median Price	\$1,195,000	\$982,500	-18%
Average Sold Price	\$1,322,652	\$1,099,933	-17%
Average Days on Market	322	315	-2%
Average Sold Price/Square Feet	\$391	\$412	5%
Highest Sold Price	\$3,950,000	\$2,010,000	-49%
Lowest Sold Price	\$744,000	\$549,000	-26%
Properties Sold	23	22	-4%
% Sold Price to Average List Price	93%	95%	3%
Total Dollar Volume Sold	\$30,421,000	\$24,198,525	-20%

## UPPER TYNER

single family

January through December	2016	2017	Change
Median Price	\$942,500	\$999,800	6%
Average Sold Price	\$1,466,794	\$1,443,891	-2%
Average Days on Market	346	192	-45%
Average Sold Price/Square Feet	\$410	\$415	1%
Highest Sold Price	\$5,450,000	\$3,550,000	-35%
Lowest Sold Price	\$540,000	\$510,000	-6%
Properties Sold	17	11	-35%
% Sold Price to Average List Price	97%	97%	0%
Total Dollar Volume Sold	\$24,935,500	\$15,882,800	-36%



## JENNIFER

single family

January through December	2016	2017	Change
Median Price	\$771,000	\$772,500	0%
Average Sold Price	\$855,278	\$783,564	-8%
Average Days on Market	210	177	-16%
Average Sold Price/Square Feet	\$365	\$324	-11%
Highest Sold Price	\$2,280,000	\$1,165,000	-49%
Lowest Sold Price	\$485,000	\$455,000	-6%
Properties Sold	18	16	-11%
% Sold Price to Average List Price	97%	96%	0%
Total Dollar Volume Sold	\$15,395,000	\$12,537,027	-19%

## APOLLO

single family

January through December	2016	2017	Change
Median Price	\$1,250,000	\$1,126,500	-10%
Average Sold Price	\$1,133,000	\$1,132,750	0%
Average Days on Market	300	441	47%
Average Sold Price/Square Feet	\$312	\$340	9%
Highest Sold Price	\$1,580,000	\$1,700,000	8%
Lowest Sold Price	\$569,000	\$578,000	2%
Properties Sold	3	4	33%
% Sold Price to Average List Price	94%	96%	2%
Total Dollar Volume Sold	\$3,399,000	\$4,531,000	33%





## CENTRAL NORTH & SOUTH

single family

January through December	2016	2017	Change
Median Price	\$1,032,250	\$1,095,000	6%
Average Sold Price	\$995,750	\$967,615	-3%
Average Days on Market	90	162	80%
Average Sold Price/Square Feet	\$413	\$415	0%
Highest Sold Price	\$1,275,000	\$1,400,000	10%
Lowest Sold Price	\$640,000	\$365,000	-43%
Properties Sold	7	13	86%
% Sold Price to Average List Price	97%	97%	0%
Total Dollar Volume Sold	\$6,970,250	\$12,579,000	80%

## THE WOODS

single family

January through December	2016	2017	Change
Median Price	\$687,500	\$700,000	2%
Average Sold Price	\$793,611	\$802,857	1%
Average Days on Market	172	177	3%
Average Sold Price/Square Feet	\$375	\$373	-1%
Highest Sold Price	\$1,545,000	\$2,730,000	77%
Lowest Sold Price	\$290,000	\$353,000	22%
Properties Sold	18	21	17%
% Sold Price to Average List Price	97%	96%	0%
Total Dollar Volume Sold	\$14,285,000	\$16,860,000	18%



## CHAMPIONSHIP GOLF COURSE

single family

January through December	2016	2017	Change
Median Price	\$566,250	\$930,000	64%
Average Sold Price	\$919,083	\$1,245,971	36%
Average Days on Market	318	204	-36%
Average Sold Price/Square Feet	\$345	\$415	20%
Highest Sold Price	\$2,600,000	\$4,150,000	60%
Lowest Sold Price	\$350,000	\$385,000	10%
Properties Sold	24	21	-13%
% Sold Price to Average List Price	96%	96%	0%
Total Dollar Volume Sold	\$22,058,000	\$26,165,400	19%

## EXECUTIVE GOLF COURSE

single family

January through December	2016	2017	Change
Median Price	\$1,215,000	\$1,300,000	7%
Average Sold Price	\$1,122,518	\$1,259,346	12%
Average Days on Market	217	194	-11%
Average Sold Price/Square Feet	\$411	\$449	9%
Highest Sold Price	\$1,440,000	\$1,847,500	28%
Lowest Sold Price	\$402,000	\$316,000	-21%
Properties Sold	21	13	-38%
% Sold Price to Average List Price	98%	97%	-1%
Total Dollar Volume Sold	\$23,572,871	\$16,371,500	-31%



## SKI WAY

single family

January through December	2016	2017	Change
Median Price	\$700,000	\$522,500	-25%
Average Sold Price	\$787,991	\$675,375	-14%
Average Days on Market	159	221	39%
Average Sold Price/Square Feet	\$342	\$343	0%
Highest Sold Price	\$1,560,000	\$1,300,000	-17%
Lowest Sold Price	\$414,900	\$430,000	4%
Properties Sold	11	8	-27%
% Sold Price to Average List Price	97%	96%	-1%
Total Dollar Volume Sold	\$8,667,900	\$5,403,000	-38%

## EASTERN SLOPE

single family

January through December	2016	2017	Change
Median Price	\$1,142,500	\$1,430,000	25%
Average Sold Price	\$1,553,036	\$2,014,459	30%
Average Days on Market	622	282	-55%
Average Sold Price/Square Feet	\$421	\$491	17%
Highest Sold Price	\$5,600,000	\$5,940,000	6%
Lowest Sold Price	\$585,000	\$680,000	16%
Properties Sold	14	17	21%
% Sold Price to Average List Price	98%	96%	-2%
Total Dollar Volume Sold	\$21,742,500	\$34,245,800	58%

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OF TAHOE  
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INCLINE VILLAGE | SOUTH LAKE TAHOE | SQUAW VALLEY | TAHOE CITY | TAHOE DONNER | DOWNTOWN TRUCKEE  
HEAVENLY VILLAGE/STATELINE | NORTHSTAR | THE SUMMIT, RENO | CA BRE# 02018110