

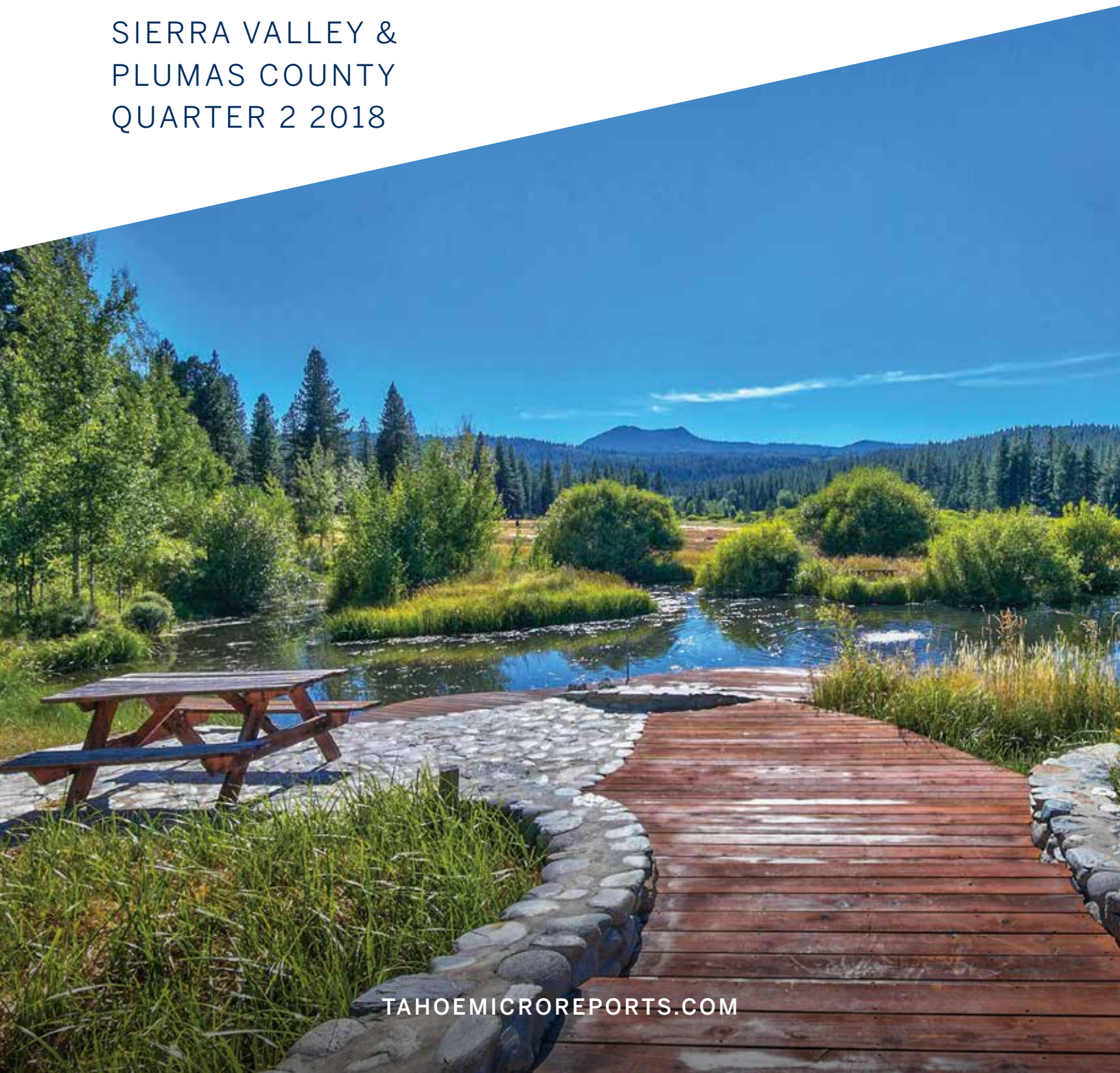
Sierra

Sotheby's  
INTERNATIONAL REALTY

# MICRO MARKET REPORT

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SIERRA VALLEY &  
PLUMAS COUNTY  
QUARTER 2 2018



[TAHOEMICROREPORTS.COM](http://TAHOEMICROREPORTS.COM)

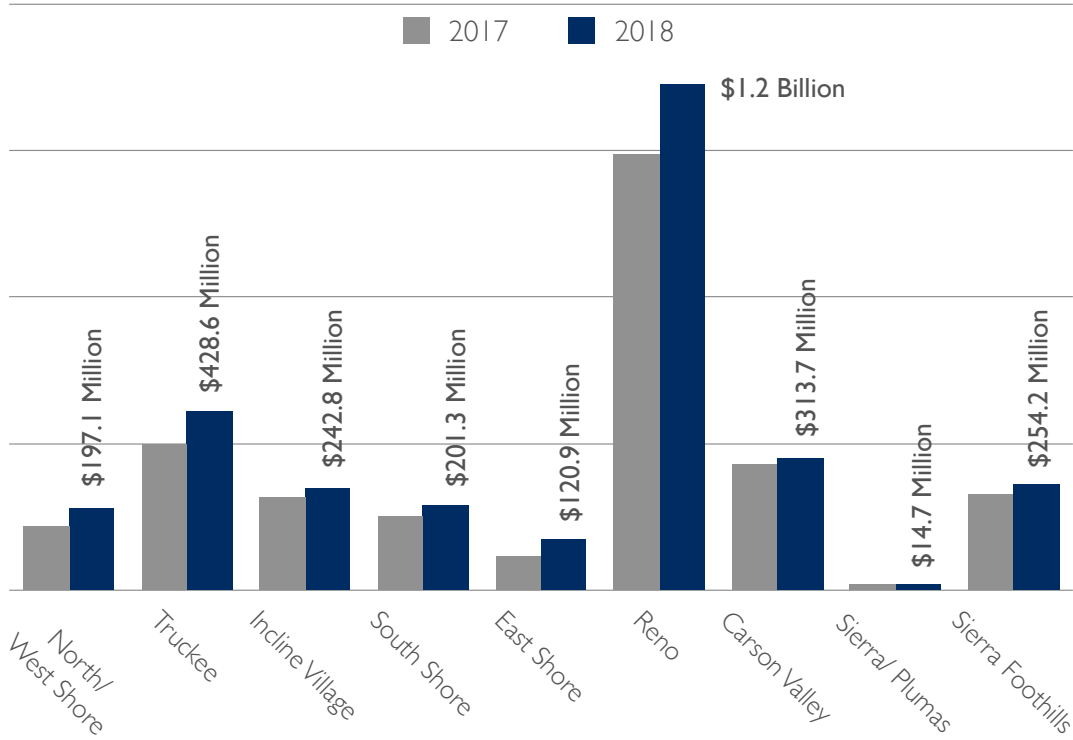
# SIERRA VALLEY & PLUMAS COUNTY NEIGHBORHOODS



- 1 Sierra Valley
- 2 Portola
- 3 Graeagle
- 4 Whitehawk Ranch Golf Course
- 5 Nakoma Golf Course
- 6 Grizzly Ranch Golf Course
- 7 Plumas Pines Golf Course

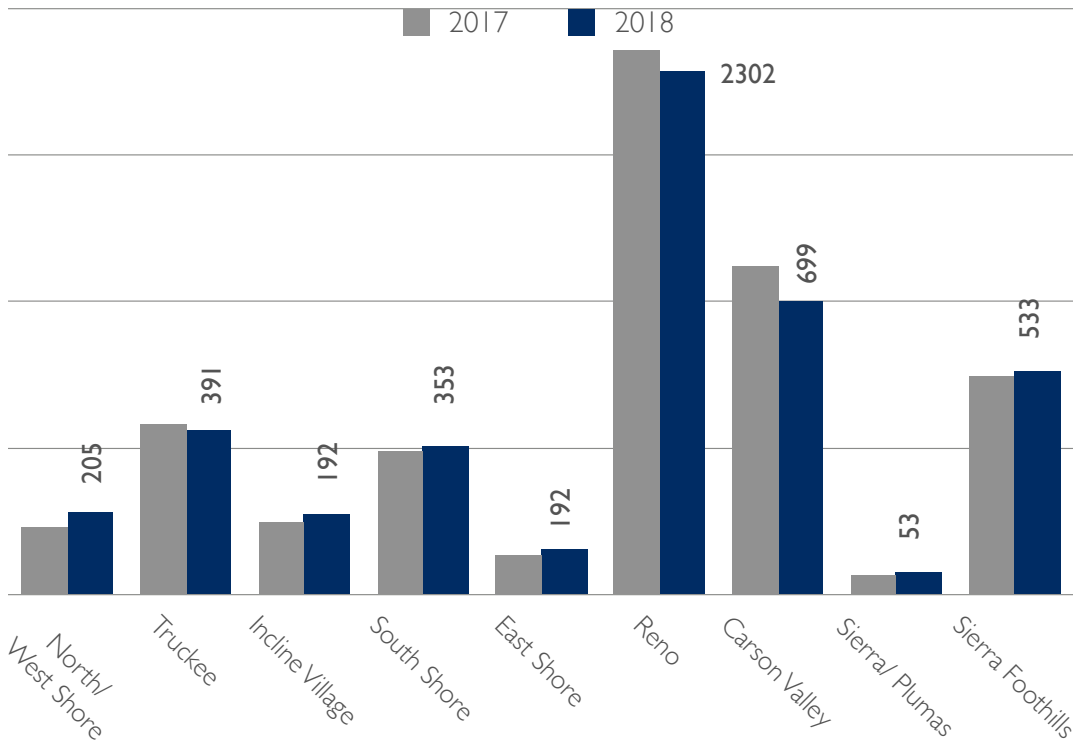
## Q2 Overall Market Comparison

Total Dollar Volume Sold



## Q2 Overall Market Comparison

Total Units Sold



The information provided herein is based on data received from the seller, public sources or third parties, but has not been independently verified by Broker. Each office is independently owned and operated. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.



## SIERRA COUNTY

all properties

January through June	2017	2018	Change
Median Price	\$240,000	\$305,000	27%
Average Sold Price	\$280,214	\$351,307	25%
Average Days on Market	142	115	-19%
Highest Sold Price	\$455,000	\$750,000	65%
Lowest Sold Price	\$139,000	\$110,000	-21%
Properties Sold	7	13	86%
% Sold Price to Average List Price	95%	97%	3%
Total Dollar Volume Sold	\$1,961,500	\$4,567,000	133%

## PORTOLA

all properties

January through June	2017	2018	Change
Median Price	\$128,500	\$125,000	-3%
Average Sold Price	\$117,990	\$146,807	24%
Average Days on Market	262	204	-22%
Highest Sold Price	\$210,000	\$258,000	23%
Lowest Sold Price	\$26,000	\$81,500	213%
Properties Sold	11	13	18%
% Sold Price to Average List Price	99%	95%	-4%
Total Dollar Volume Sold	\$1,297,900	\$1,908,500	47%

## GRAEAGLE

all properties

January through June	2017	2018	Change
Median Price	\$313,250	\$265,500	-15%
Average Sold Price	\$408,300	\$300,666	-26%
Average Days on Market	203	116	-43%
Highest Sold Price	\$950,000	\$444,000	-53%
Lowest Sold Price	\$174,500	\$178,500	2%
Properties Sold	10	9	-10%
% Sold Price to Average List Price	97%	97%	0%
Total Dollar Volume Sold	\$4,083,000	\$2,706,000	-34%



## WHITEHAWK RANCH GOLF COURSE

all properties

January through June	2017	2018	Change
Median Price	\$440,000	\$475,000	8%
Average Sold Price	\$564,666	\$455,666	-19%
Average Days on Market	242	128	-47%
Highest Sold Price	\$825,000	\$525,000	-36%
Lowest Sold Price	\$429,000	\$367,000	-14%
Properties Sold	3	3	0%
% Sold Price to Average List Price	96%	98%	2%
Total Dollar Volume Sold	\$1,694,000	\$1,367,000	-19%

## NAKOMA GOLF COURSE

all properties

January through June	2017	2018	Change
Median Price	\$1,100,000	\$1,133,000	3%
Average Sold Price	\$1,100,000	\$1,133,000	3%
Average Days on Market	56	173	209%
Highest Sold Price	\$1,100,000	\$1,133,000	3%
Lowest Sold Price	\$1,100,000	\$1,133,000	3%
Properties Sold	1	1	0%
% Sold Price to Average List Price	92%	85%	-7%
Total Dollar Volume Sold	\$1,100,000	\$1,133,000	3%



## GRIZZLY RANCH GOLF COURSE

all properties

January through June	2017	2018	Change
Median Price	\$600,000	\$500,000	-17%
Average Sold Price	\$494,000	\$415,240	-16%
Average Days on Market	300	295	-2%
Highest Sold Price	\$1,050,000	\$601,772	-43%
Lowest Sold Price	\$85,000	\$144,000	69%
Properties Sold	5	3	-40%
% Sold Price to Average List Price	92%	94%	2%
Total Dollar Volume Sold	\$2,470,000	\$1,245,722	-50%

## PLUMAS PINES GOLF COURSE

all properties

January through June	2017	2018	Change
Median Price	\$299,000	\$260,000	-13%
Average Sold Price	\$305,714	\$292,318	-4%
Average Days on Market	217	167	-23%
Highest Sold Price	\$535,000	\$425,000	-21%
Lowest Sold Price	\$166,000	\$240,000	45%
Properties Sold	7	11	57%
% Sold Price to Average List Price	97%	96%	-1%
Total Dollar Volume Sold	\$2,140,000	\$3,215,500	50%

W E A R E

# LOCAL EXPERTS

Over 120 local real estate experts at 10 Sierra Sotheby's International Realty locations throughout the Lake Tahoe area.



**VILLAGE AT NORTHSTAR**  
4001 Northstar Drive #4105  
Truckee, CA 96161

**SQUAW VALLEY**  
1750 Village East Road #63B  
Olympic Valley, CA 96146

**HEAVENLY / STATELINE**  
1001 Heavenly Village Way #36A  
South Lake Tahoe, CA 96150

**INCLINE VILLAGE**  
570 Lakeshore Boulevard  
Incline Village, NV 89451

**TAHOE DONNER**  
11382 Northwoods Boulevard  
Truckee, CA 96161

**DOWNTOWN TRUCKEE**  
10044 Donner Pass Road  
Truckee, CA 96161

**TAHOE CITY - GALLERY**  
695 North Lake Boulevard  
Tahoe City, CA 96145

**TAHOE CITY - LAKESIDE**  
950 North Lake Boulevard  
Tahoe City, CA 96145

**SOUTH LAKE TAHOE**  
2247 Lake Tahoe Boulevard  
South Lake Tahoe, CA 96150

**THE SUMMIT AT RENO**  
13945 S. Virginia Street #606  
Reno, NV 89511

# LIVE INSPIRED

The location, the style, the feeling you get when you walk through the door –every aspect of your home should be a reflection of who you are, where you've been, and the life you aspire to live.

Your best life begins with a home that inspires you.

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INTERNATIONAL REALTY

[tahoemicroreports.com](http://tahoemicroreports.com) | [sierrasothebysrealty.com](http://sierrasothebysrealty.com) | [#tahoegoodlife](https://twitter.com/tahoegoodlife)