

LAKE TAHOE & TRUCKEE

SECOND QUARTER MARKET REPORT 2024

North & West Shores Lake Tahoe – Single Family

(Excluding lakefront)

	2024 Jan-Jun	2023 Jan-Jun	Yearly % Difference
Total Units Sold	75	66	14%
Med. Sold \$	\$1,150,000	\$1,225,000	-6%
Avg. Sold \$	\$1,289,493	\$1,323,790	-3%
Total Volume	\$96,712,000	\$87,370,150	11%
Average DOM*	64	56	14%

North & West Shores Lake Tahoe – Condo/Townhome

(Excluding lakefront & lakefront condo project)

	2024 Jan-Jun	2023 Jan-Jun	Yearly % Difference
Total Units Sold	30	35	-14%
Med. Sold \$	\$627,500	\$641,000	-2%
Avg. Sold \$	\$620,833	\$612,551	1%
Total Volume	\$18,625,000	\$21,439,300	-13%
Average DOM*	40	54	-26%

North & West Shores – Single Family Lakefront

(Lakefront & Split Lakefront)

	2024 Jan-Jun	2023 Jan-Jun	Yearly % Difference
Total Units Sold	4	3	33%
Med. Sold \$	\$6,450,000	\$4,100,000	57%
Avg. Sold \$	\$6,665,250	\$4,166,666	60%
Total Volume	\$26,661,000	\$12,500,000	113%
Average DOM*	174	55	216%

North & West Shores – Condo/Townhome Lakefront

(Lakefront & Lakefront Condo Project)

	2024 Jan-Jun	2023 Jan-Jun	Yearly % Difference
Total Units Sold	7	12	-42%
Med. Sold \$	\$1,500,000	\$1,205,000	24%
Avg. Sold \$	\$1,804,571	\$1,466,666	23%
Total Volume	\$12,632,000	\$17,600,000	-28%
Average DOM*	96	40	140%

Ski Areas – Single Family

(Alpine Meadows, Squaw Valley, Northstar)

	2024 Jan-Jun	2023 Jan-Jun	Yearly % Difference
Total Units Sold	19	16	19%
Med. Sold \$	\$1,750,000	\$1,825,000	-4%
Avg. Sold \$	\$2,126,684	\$2,596,531	-18%
Total Volume	\$40,407,000	\$41,544,500	-3%
Average DOM*	84	106	-21%

Ski Areas – Condo/Townhome

(Alpine Meadows, Squaw Valley, Northstar)

	2024 Jan-Jun	2023 Jan-Jun	Yearly % Difference
Total Units Sold	33	43	-23%
Med. Sold \$	\$765,000	\$787,500	-3%
Avg. Sold \$	\$1,118,681	\$1,192,552	-6%
Total Volume	\$36,916,499	\$51,279,775	-28%
Average DOM*	64	39	64%



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Information obtained from Tahoe Sierra MLS, Incline Village MLS and South Lake Tahoe MLS

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Truckee Area – Single Family

(Excluding Northstar)

	2024 Jan-Jun	2023 Jan-Jun	Yearly % Difference
Total Units Sold	179	153	17%
Med. Sold \$	\$1,250,000	\$1,137,500	10%
Avg. Sold \$	\$1,733,844	\$1,933,389	-10%
Total Volume	\$310,358,139	\$295,808,526	5%
Average DOM*	51	51	0%

Truckee Area – Condo/Townhome

(Excluding Northstar)

	2024 Jan-Jun	2023 Jan-Jun	Yearly % Difference
Total Units Sold	32	26	23%
Med. Sold \$	\$639,500	\$747,500	-14%
Avg. Sold \$	\$955,203	\$990,502	-4%
Total Volume	\$30,566,500	\$25,753,053	19%
Average DOM*	46	30	53%

Incline Village – Single Family/Townhome

	2024 Jan-Jun	2023 Jan-Jun	Yearly % Difference
Total Units Sold	54	39	38%
Med. Sold \$	\$2,775,000	\$2,375,000	17%
Avg. Sold \$	\$3,237,829	\$3,647,897	-11%
Total Volume	\$174,842,750	\$142,268,000	23%
Average DOM*	133	135	-1%

Incline Village – Condominium

	2024 Jan-Jun	2023 Jan-Jun	Yearly % Difference
Total Units Sold	48	40	20%
Med. Sold \$	\$872,500	\$870,000	0%
Avg. Sold \$	\$1,154,945	\$1,081,658	7%
Total Volume	\$55,437,362	\$43,266,323	28%
Average DOM*	97	108	-10%

South Lake Tahoe – Single Family

(Including Meyers)

	2024 Jan-Jun	2023 Jan-Jun	Yearly % Difference
Total Units Sold	186	138	35%
Med. Sold \$	\$699,500	\$692,500	1%
Avg. Sold \$	\$851,937	\$846,814	1%
Total Volume	\$158,460,353	\$116,860,330	36%
Average DOM*	90	85	6%

South Lake Tahoe – Condo/Townhome

(Including Meyers)

	2024 Jan-Jun	2023 Jan-Jun	Yearly % Difference
Total Units Sold	29	23	26%
Med. Sold \$	\$540,000	\$500,000	8%
Avg. Sold \$	\$686,983	\$658,217	4%
Total Volume	\$19,922,500	\$15,139,000	32%
Average DOM*	104	86	21%



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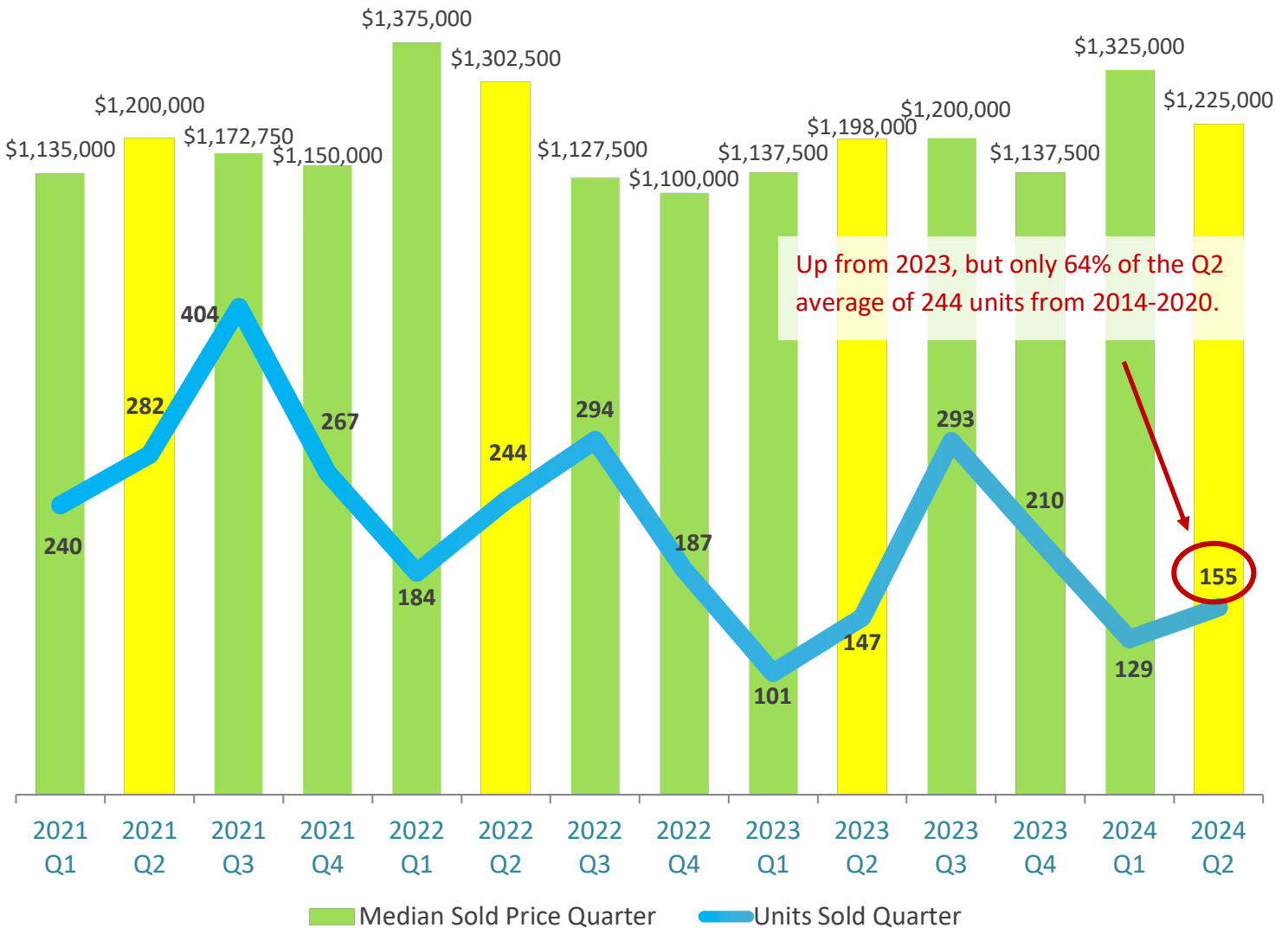
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Single Family Home
Median Price & Units Sold by Quarter
2021-2024
All Tahoe-Truckee Areas



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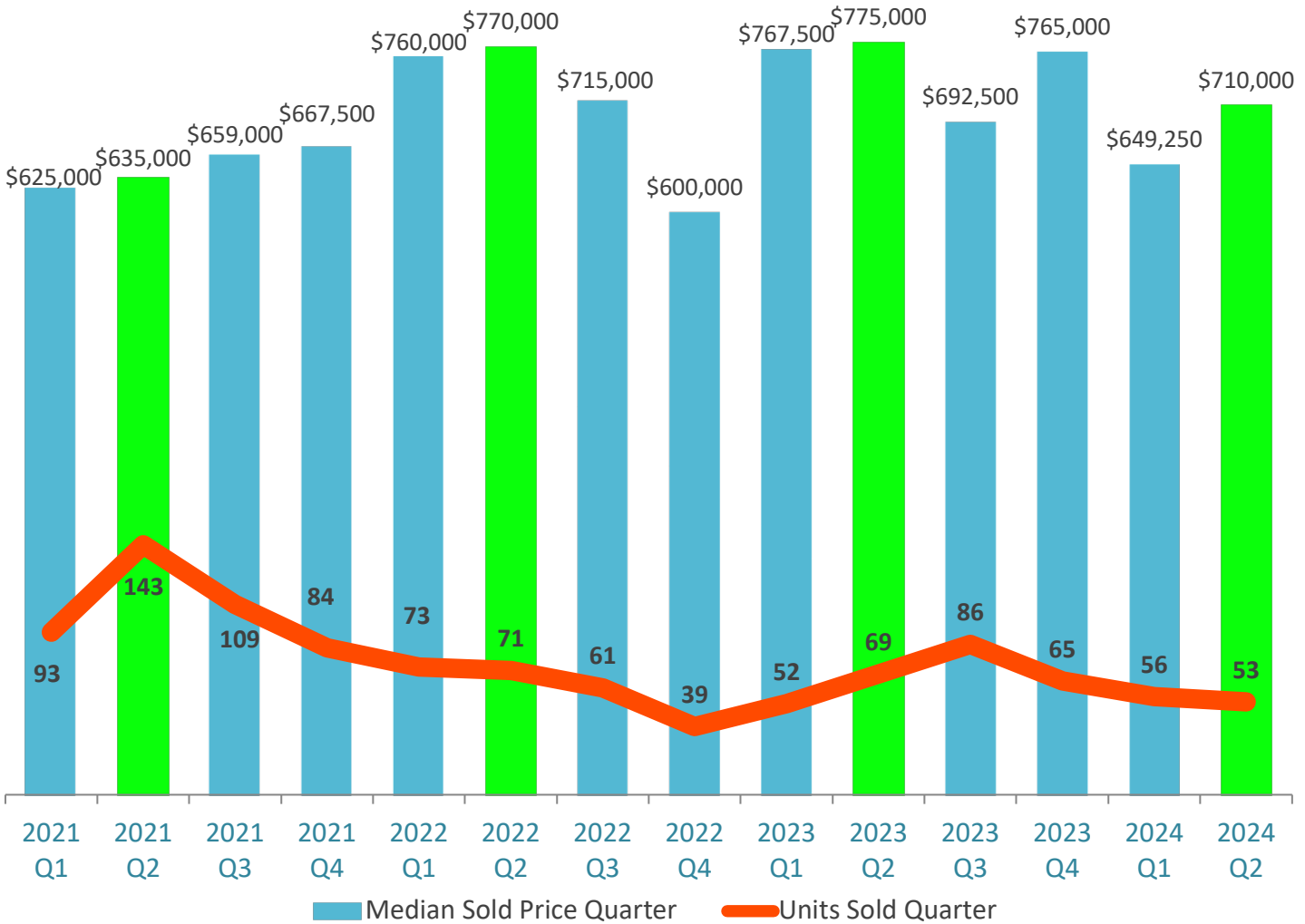
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Condominium/Townhome
 Median Price & Units Sold by Quarter
 2021-2024
 All Tahoe-Truckee Areas



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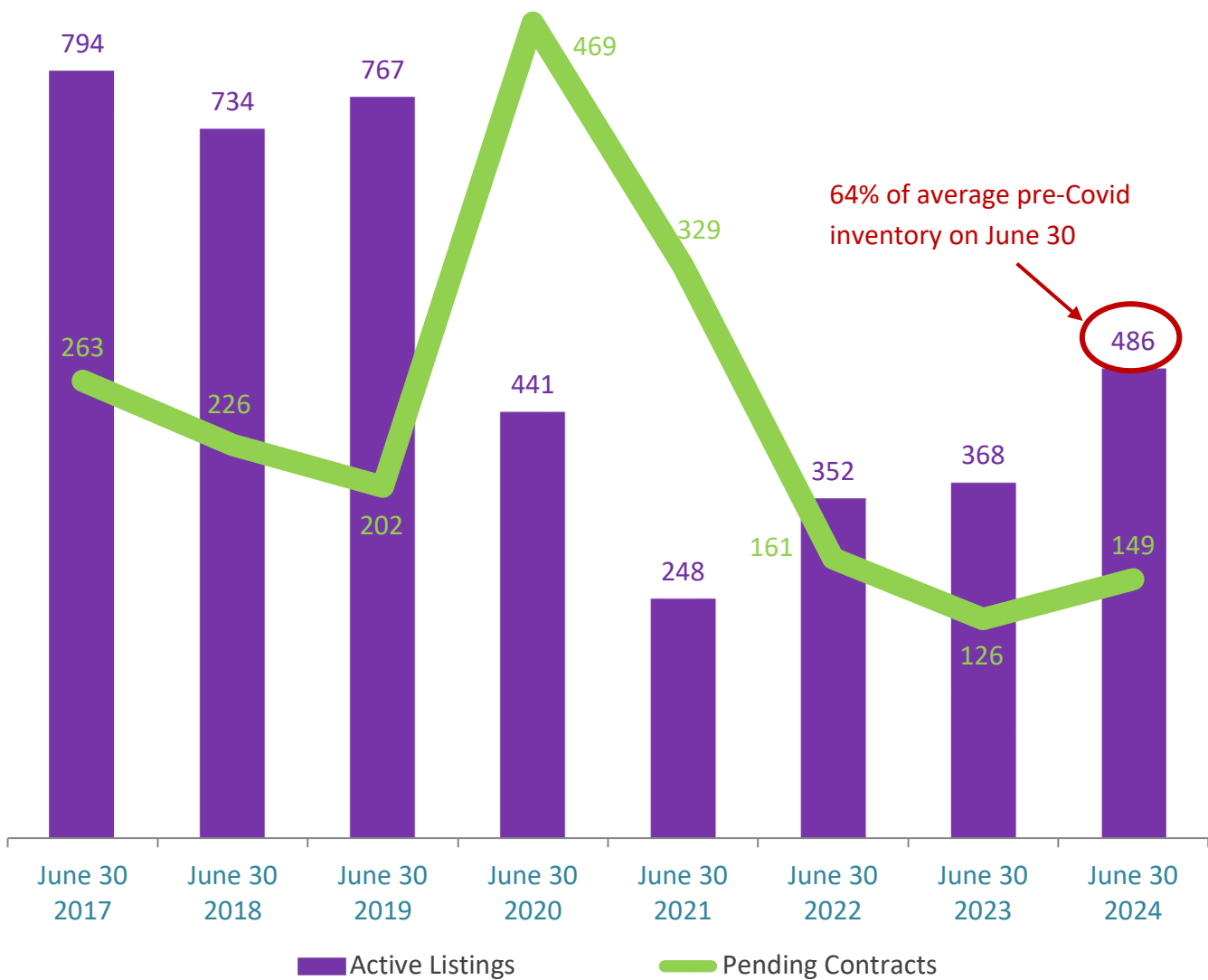
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Active Listings and Pending Contracts on June 30th

All Tahoe Sierra MLS areas, all residential property types



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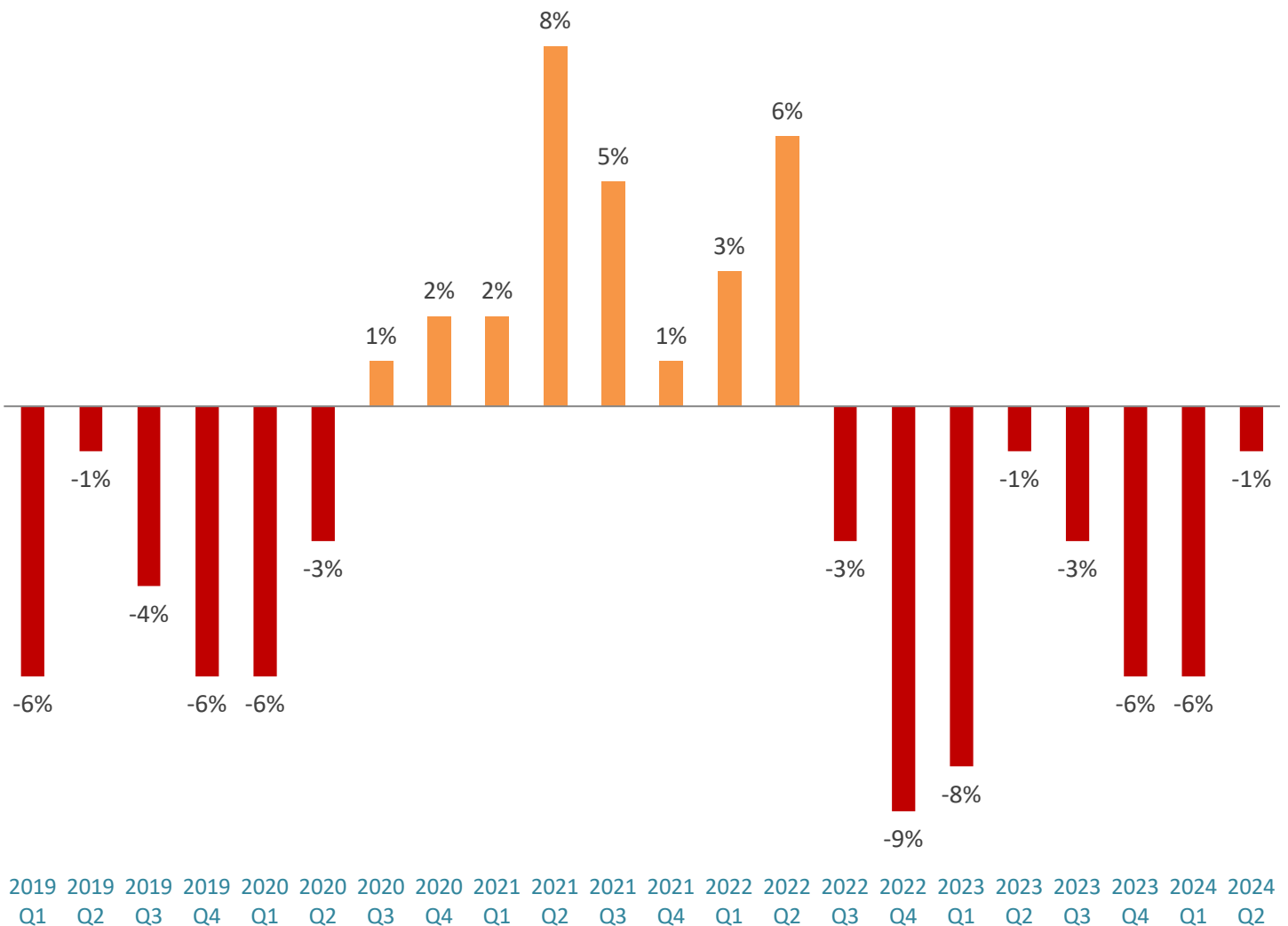
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Average Difference, Original Listing Price to Final Sale Price
 Single Family Homes Under \$2million
 By quarter, 2019-2024
 All Tahoe-Truckee areas



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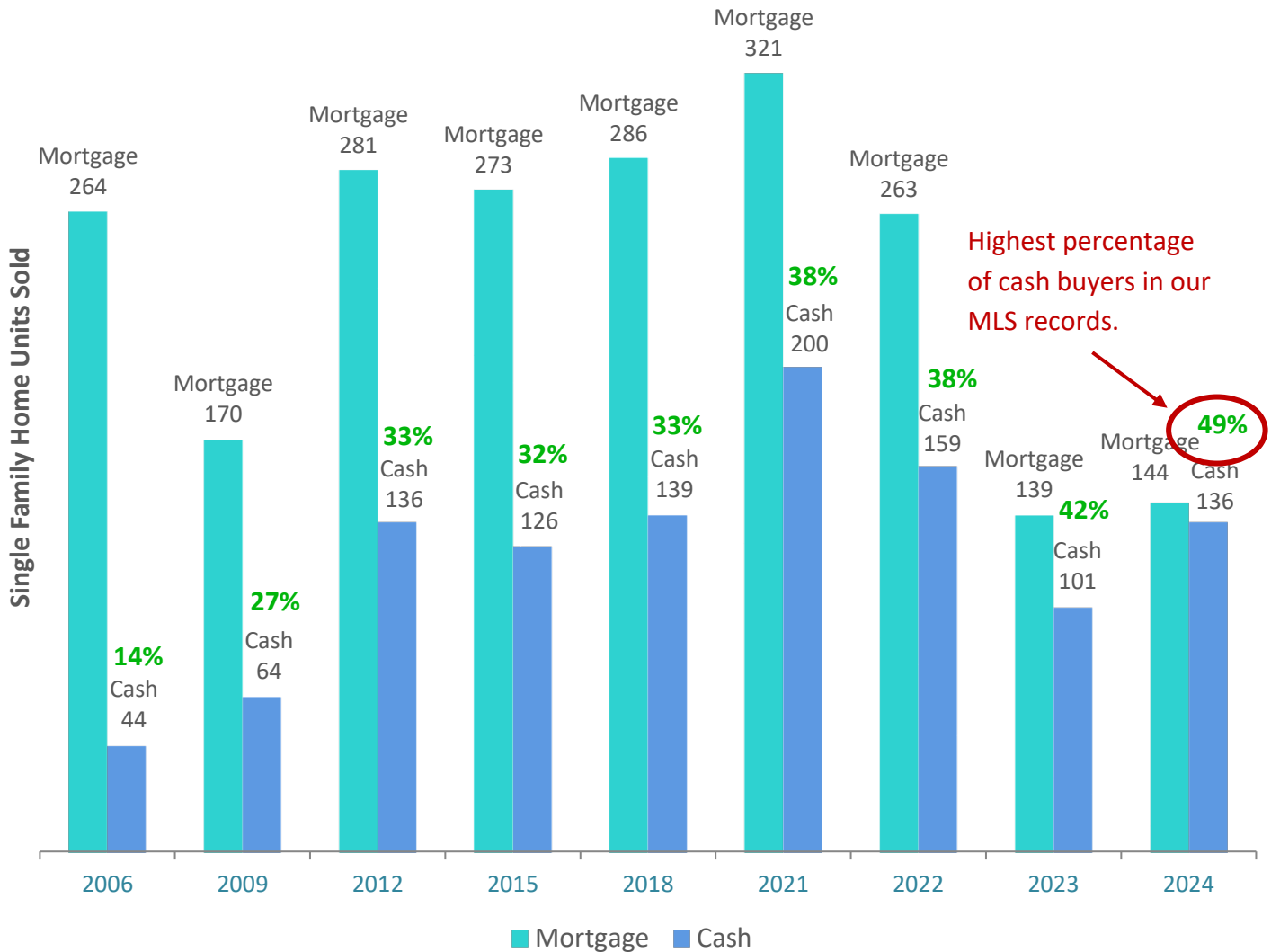
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Tahoe-Truckee Single Family Homes
How Did Buyers Pay?
SFR Sales Q1 & Q2, 2006-2024
All Tahoe-Truckee areas



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