

LAKE TAHOE & TRUCKEE

THIRD QUARTER MARKET REPORT 2024

North & West Shores Lake Tahoe – Single Family

(Excluding lakefront)

	2024 Jan-Sept	2023 Jan-Sept	Yearly % Difference
Total Units Sold	155	158	-2%
Med. Sold \$	\$1,125,000	\$1,199,500	-6%
Avg. Sold \$	\$1,307,533	\$1,295,774	1%
Total Volume	\$202,667,749	\$204,732,400	-1%
Average DOM*	57	39	46%

North & West Shores Lake Tahoe – Condo/Townhome

(Excluding lakefront & lakefront condo project)

	2024 Jan-Sept	2023 Jan-Sept	Yearly % Difference
Total Units Sold	45	47	-4%
Med. Sold \$	\$640,000	\$641,000	0%
Avg. Sold \$	\$653,111	\$616,970	6%
Total Volume	\$29,390,000	\$28,997,600	1%
Average DOM*	41	51	-20%

North & West Shores – Single Family Lakefront

(Lakefront & Split Lakefront)

	2024 Jan-Sept	2023 Jan-Sept	Yearly % Difference
Total Units Sold	14	7	100%
Med. Sold \$	\$6,450,000	\$7,950,000	-19%
Avg. Sold \$	\$9,008,406	\$8,028,571	12%
Total Volume	\$126,117,690	\$56,200,000	124%
Average DOM*	102	44	132%

North & West Shores – Condo/Townhome Lakefront

(Lakefront & Lakefront Condo Project)

	2024 Jan-Sept	2023 Jan-Sept	Yearly % Difference
Total Units Sold	17	19	-11%
Med. Sold \$	\$1,950,000	\$1,300,000	50%
Avg. Sold \$	\$1,923,875	\$1,675,894	15%
Total Volume	\$32,705,875	\$31,842,000	3%
Average DOM*	84	61	38%

Ski Areas – Single Family

(Palisades, Alpine Meadows & Northstar)

	2024 Jan-Sept	2023 Jan-Sept	Yearly % Difference
Total Units Sold	39	35	11%
Med. Sold \$	\$1,695,000	\$1,600,000	6%
Avg. Sold \$	\$1,977,128	\$2,030,700	-3%
Total Volume	\$77,108,000	\$71,074,500	8%
Average DOM*	72	95	-24%

Ski Areas – Condo/Townhome

(Palisades, Alpine Meadows & Northstar)

	2024 Jan-Sept	2023 Jan-Sept	Yearly % Difference
Total Units Sold	49	72	-32%
Med. Sold \$	\$820,000	\$837,500	-2%
Avg. Sold \$	\$1,078,938	\$1,193,003	-10%
Total Volume	\$52,867,999	\$85,896,231	-38%
Average DOM*	59	50	18%



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Information obtained from Tahoe Sierra MLS and Incline Village MLS *DOM* = Days on Market

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Truckee Area – Single Family

(Excluding Northstar)

	2024 Jan-Sept	2023 Jan-Sept	Yearly % Difference
Total Units Sold	359	326	10%
Med. Sold \$	\$1,250,000	\$1,173,125	7%
Avg. Sold \$	\$1,765,181	\$1,917,711	-8%
Total Volume	\$633,700,031	\$625,173,852	1%
Average DOM*	41	41	0%

Truckee Area – Condo/Townhome

(Excluding Northstar)

	2024 Jan-Sept	2023 Jan-Sept	Yearly % Difference
Total Units Sold	43	62	-31%
Med. Sold \$	\$670,000	\$619,750	8%
Avg. Sold \$	\$955,918	\$804,387	19%
Total Volume	\$41,104,500	\$49,872,053	-18%
Average DOM*	40	26	54%

Incline Village – Single Family/Townhome

	2024 Jan-Sept	2023 Jan-Sept	Yearly % Difference
Total Units Sold	101	100	1%
Med. Sold \$	\$2,500,000	\$2,275,000	10%
Avg. Sold \$	\$2,917,082	\$3,324,030	-12%
Total Volume	\$294,625,250	\$332,478,000	-11%
Average DOM*	108	119	-9%

Incline Village – Condominium

	2024 Jan-Sept	2023 Jan-Sept	Yearly % Difference
Total Units Sold	80	80	0%
Med. Sold \$	\$942,500	\$892,500	6%
Avg. Sold \$	\$1,110,477	\$1,110,678	0%
Total Volume	\$88,838,162	\$88,854,211	0%
Average DOM*	94	92	2%

South Lake Tahoe – Single Family

(Including Meyers)

	2024 Jan-Sept	2023 Jan-Sept	Yearly % Difference
Total Units Sold	319	279	14%
Med. Sold \$	\$707,000	\$685,000	3%
Avg. Sold \$	\$878,832	\$825,108	7%
Total Volume	\$280,347,353	\$230,205,035	22%
Average DOM*	88	73	21%

South Lake Tahoe – Condo/Townhome

(Including Meyers)

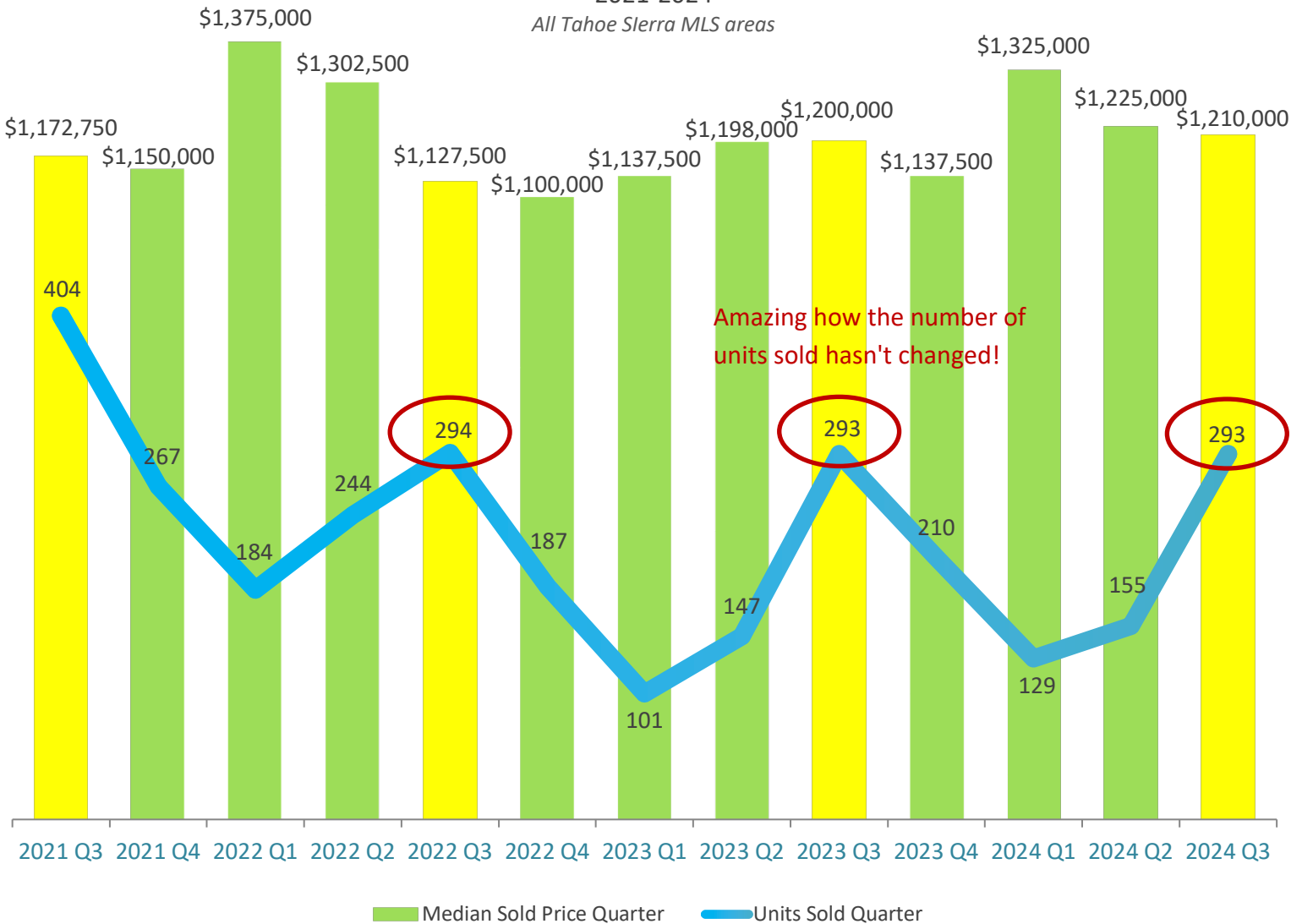
	2024 Jan-Sept	2023 Jan-Sept	Yearly % Difference
Total Units Sold	49	34	44%
Med. Sold \$	\$699,000	\$557,500	25%
Avg. Sold \$	\$944,041	\$683,265	38%
Total Volume	\$46,258,000	\$23,231,000	99%
Average DOM*	98	72	36%



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THIRD QUARTER MARKET REPORT 2024

Single Family Homes
Median Price & Units Sold by Quarter
2021-2024
All Tahoe Sierra MLS areas



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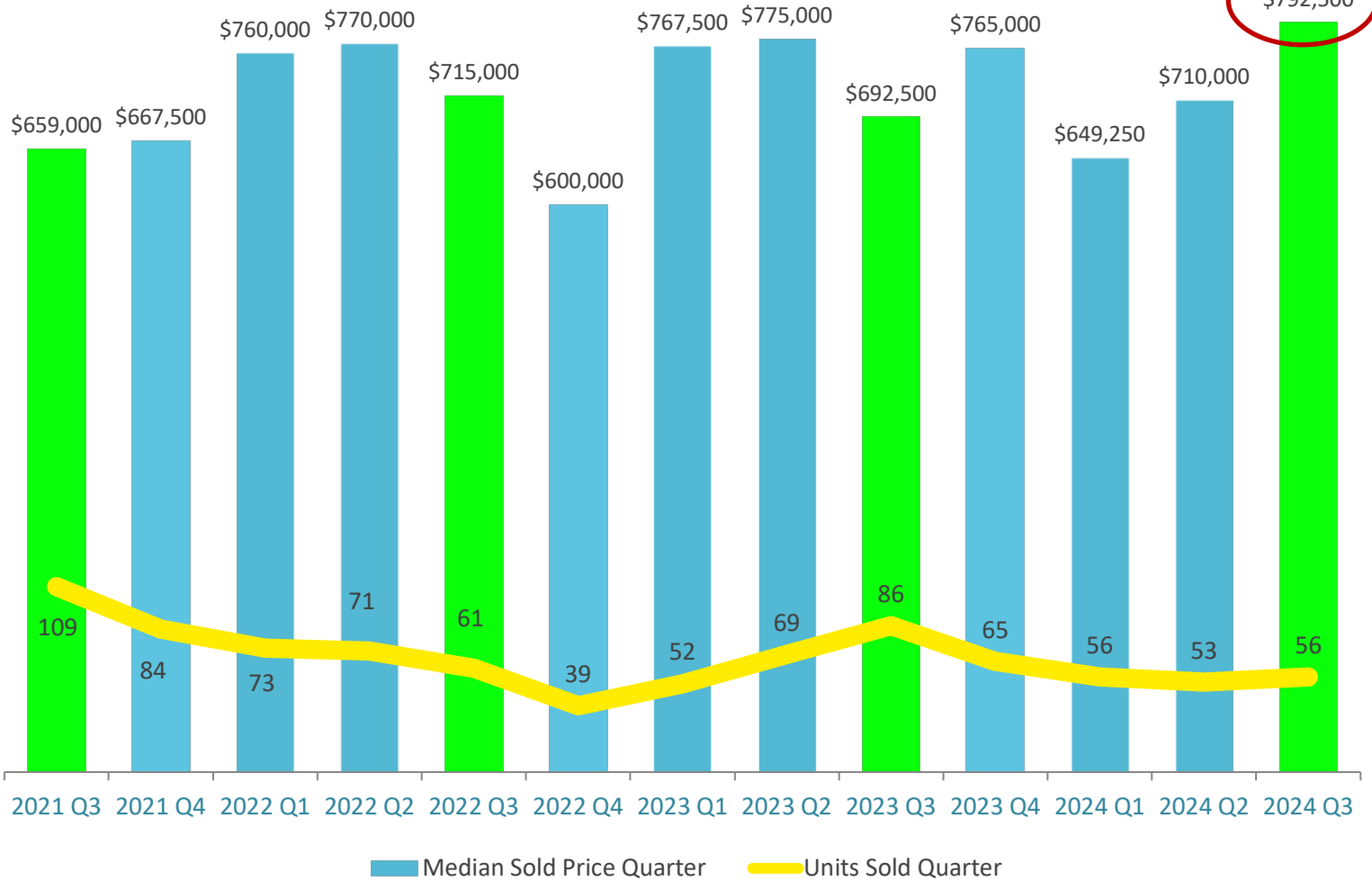
Information obtained from Tahoe Sierra MLS and Incline Village MLS *DOM* = Days on Market

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THIRD QUARTER MARKET REPORT 2024

Condominium/Townhome
Median Price & Units Sold by Quarter
2021-2024
All Tahoe Sierra MLS areas

All-time high for
condo/townhomes



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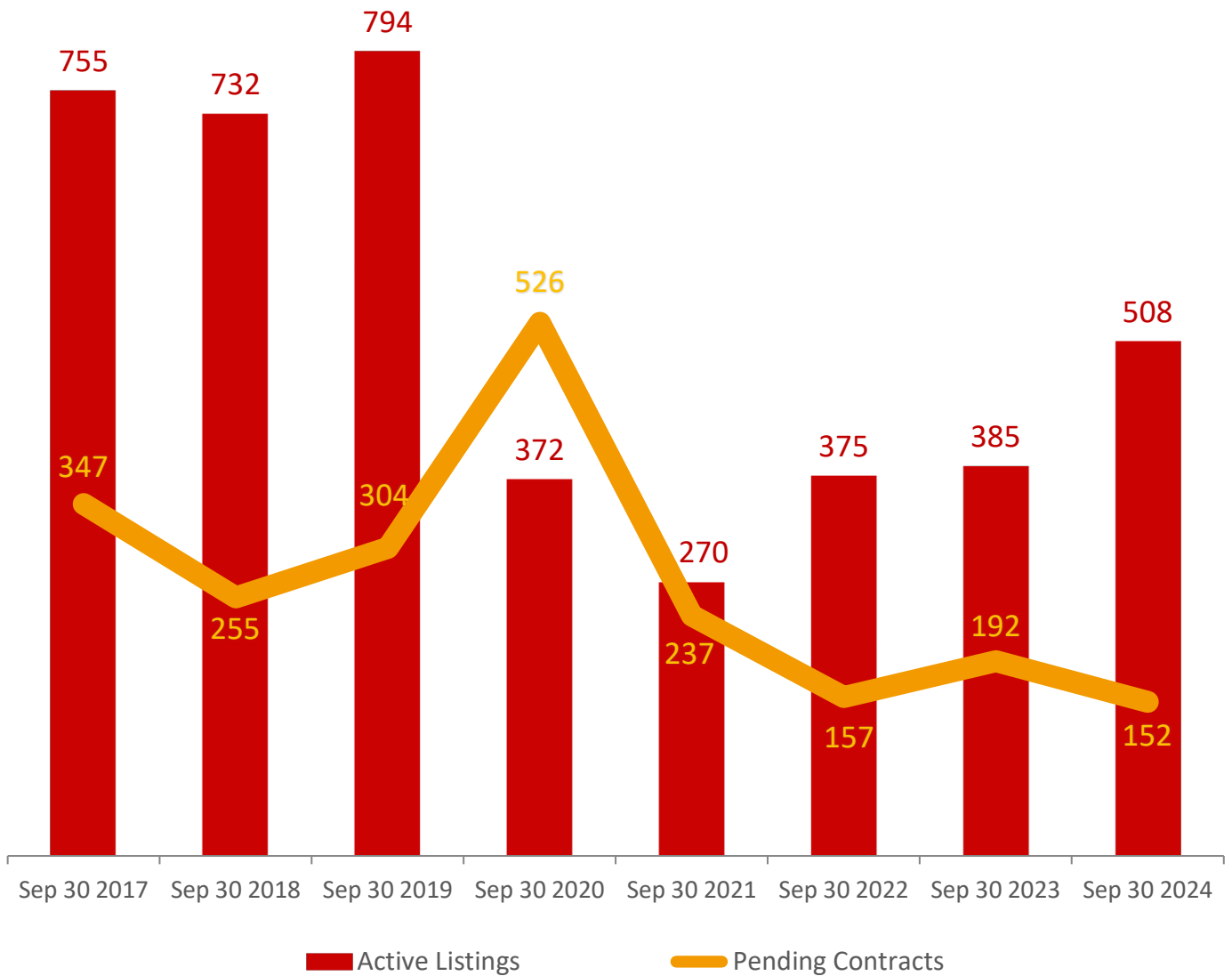
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THIRD QUARTER MARKET REPORT 2024

Active Listings and Pending Contracts on September 30th

All Tahoe Sierra MLS areas, all residential property types.



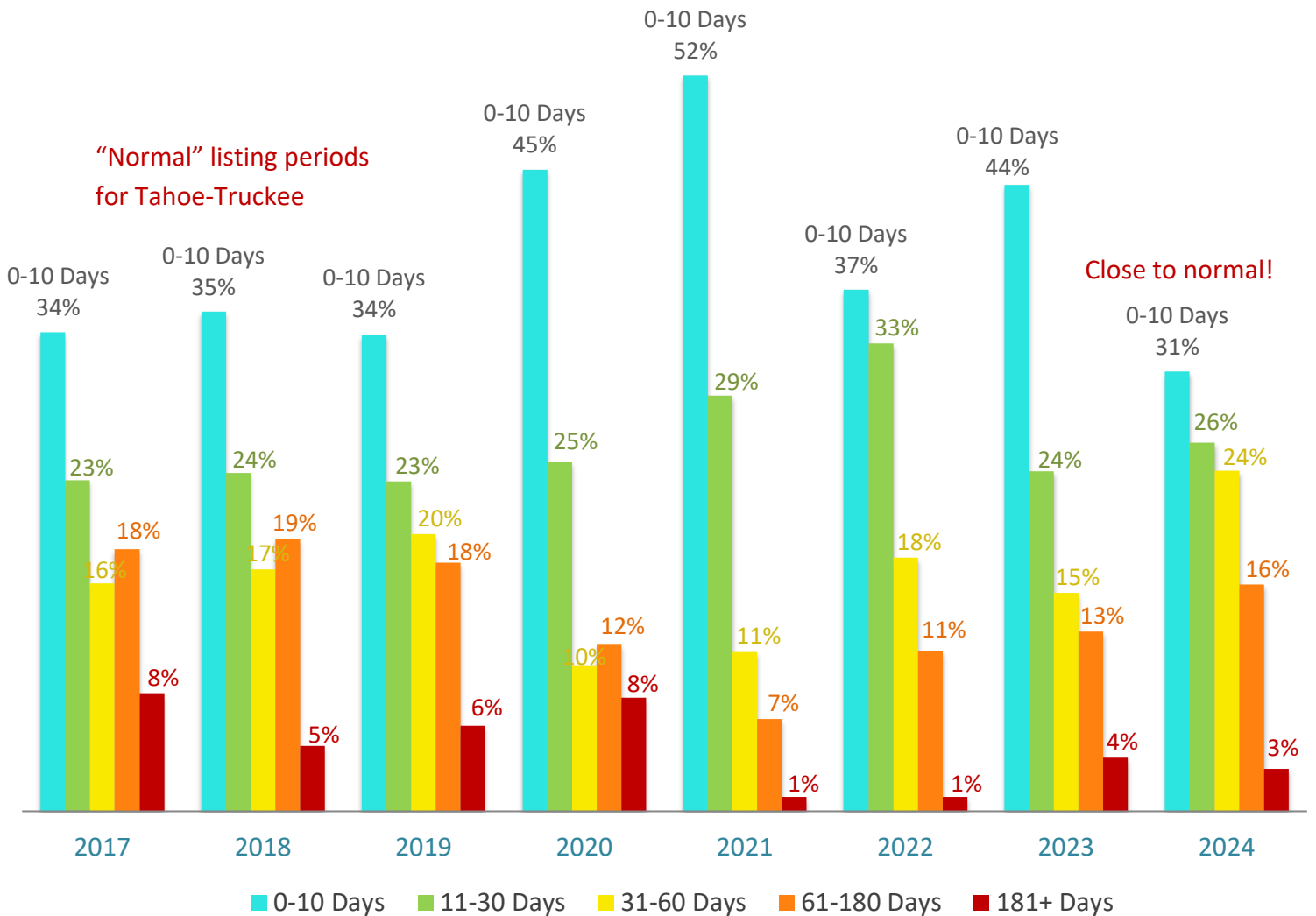
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THIRD QUARTER MARKET REPORT 2024

Days on Market (DOM)
Single Family Homes in the 3rd Quarter
All Tahoe Sierra MLS areas



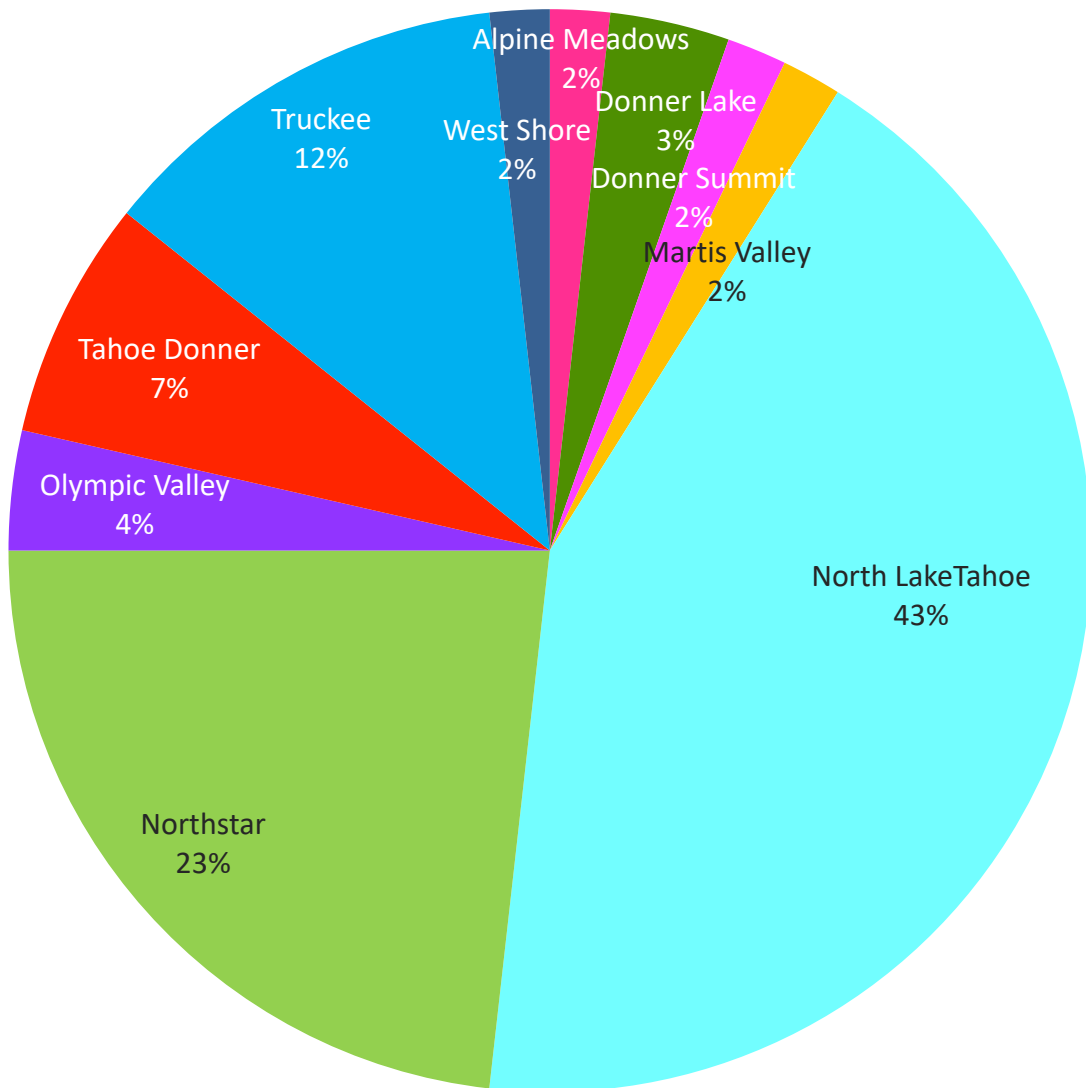
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THIRD QUARTER MARKET REPORT 2024

Where did condos & townhomes sell
in 2024?



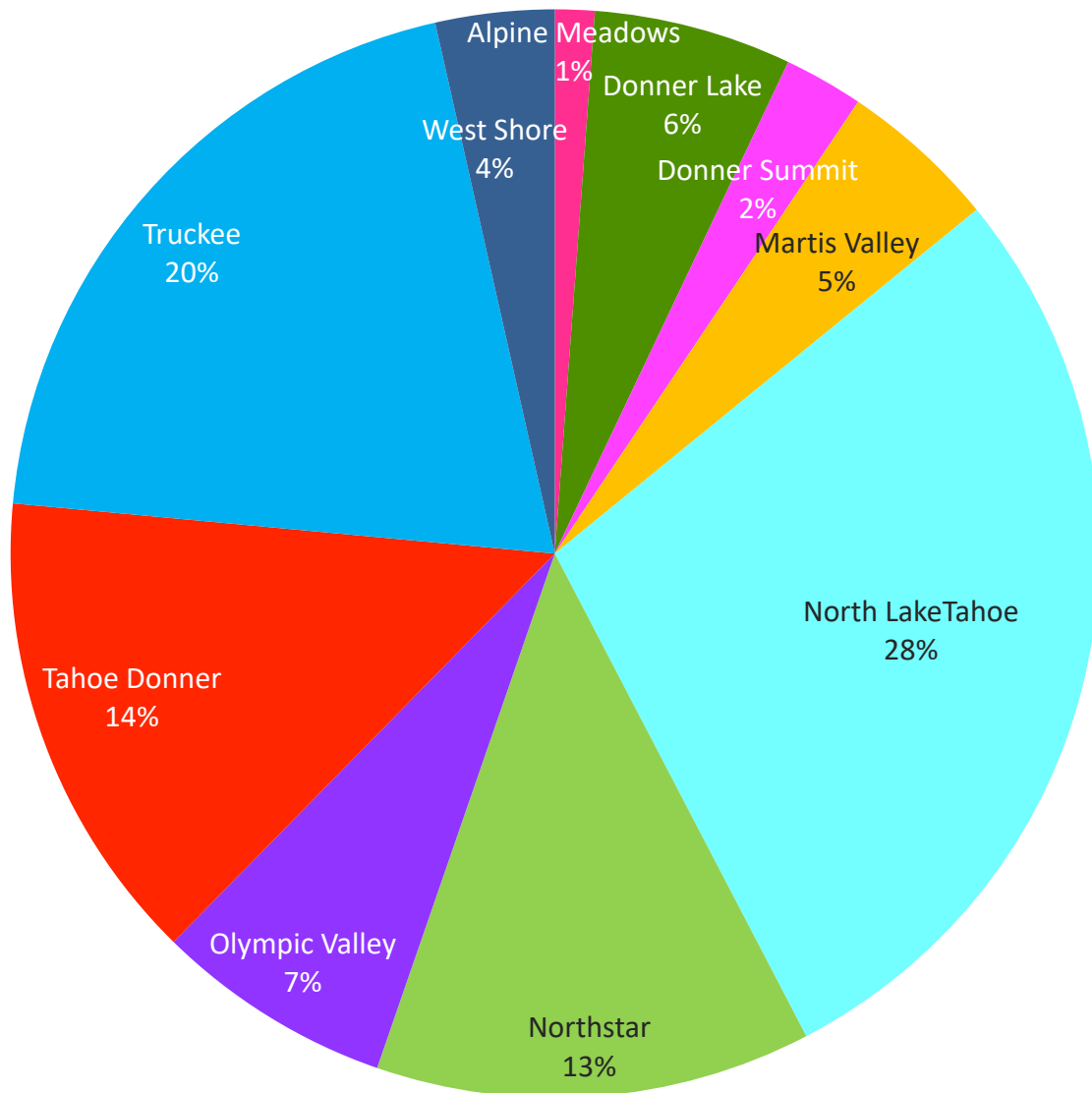
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Where did condos & townhomes sell
in 2014?



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