

LAKE TAHOE & TRUCKEE

YEAR-END MARKET REPORT 2024

North & West Shores Lake Tahoe – Single Family

(Excluding lakefront)

	2024 Jan-Dec	2023 Jan-Dec	Yearly % Difference
Total Units Sold	217	219	-1%
Med. Sold \$	\$1,125,000	\$1,100,000	2%
Avg. Sold \$	\$1,288,714	\$1,264,529	2%
Total Volume	\$279,651,049	\$276,932,058	1%
Average DOM*	59	38	55%

North & West Shores Lake Tahoe – Condo/Townhome

(Excluding lakefront & lakefront condo project)

	2024 Jan-Dec	2023 Jan-Dec	Yearly % Difference
Total Units Sold	62	54	15%
Med. Sold \$	\$637,500	\$649,500	-2%
Avg. Sold \$	\$672,750	\$637,038	6%
Total Volume	\$41,710,500	\$34,400,100	21%
Average DOM*	45	56	-20%

North & West Shores – Single Family Lakefront

(Lakefront & Split Lakefront)

	2024 Jan-Dec	2023 Jan-Dec	Yearly % Difference
Total Units Sold	17	12	42%
Med. Sold \$	\$7,300,000	\$6,525,000	12%
Avg. Sold \$	\$8,702,334	\$6,744,166	29%
Total Volume	\$147,939,690	\$80,930,000	83%
Average DOM*	132	39	238%

North & West Shores – Condo/Townhome Lakefront

(Lakefront & Lakefront Condo Project)

	2024 Jan-Dec	2023 Jan-Dec	Yearly % Difference
Total Units Sold	19	23	-17%
Med. Sold \$	\$1,950,000	\$1,300,000	50%
Avg. Sold \$	\$1,916,940	\$1,651,826	16%
Total Volume	\$36,421,875	\$37,992,000	-4%
Average DOM*	87	63	38%

Ski Areas – Single Family

(Olympic Valley, Alpine Meadows & Northstar)

	2024 Jan-Dec	2023 Jan-Dec	Yearly % Difference
Total Units Sold	55	47	17%
Med. Sold \$	\$1,765,000	\$1,627,000	8%
Avg. Sold \$	\$2,062,149	\$1,983,500	4%
Total Volume	\$113,418,200	\$93,224,500	22%
Average DOM*	82	89	-8%

Ski Areas – Condo/Townhome

(Olympic Valley, Alpine Meadows & Northstar)

	2024 Jan-Dec	2023 Jan-Dec	Yearly % Difference
Total Units Sold	56	105	-47%
Med. Sold \$	\$812,500	\$787,500	3%
Avg. Sold \$	\$1,053,714	\$1,127,102	-7%
Total Volume	\$59,007,999	\$118,345,731	-50%
Average DOM*	61	48	27%



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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-Dec	2023 Jan-Dec	Yearly % Difference
Total Units Sold	499	454	10%
Med. Sold \$	\$1,199,000	\$1,173,125	2%
Avg. Sold \$	\$1,794,516	\$1,844,018	-3%
Total Volume	\$895,463,722	\$837,184,527	7%
Average DOM*	49	41	20%

Truckee Area – Condo/Townhome

(Excluding Northstar)

	2024 Jan-Dec	2023 Jan-Dec	Yearly % Difference
Total Units Sold	62	79	-22%
Med. Sold \$	\$674,500	\$631,500	7%
Avg. Sold \$	\$1,017,071	\$888,534	14%
Total Volume	\$63,058,450	\$70,194,253	-10%
Average DOM*	51	31	65%

Incline Village – Single Family/Townhome

	2024 Jan-Dec	2023 Jan-Dec	Yearly % Difference
Total Units Sold	155	136	14%
Med. Sold \$	\$2,300,000	\$2,250,000	2%
Avg. Sold \$	\$3,710,281	\$3,209,806	16%
Total Volume	\$575,093,500	\$436,533,557	32%
Average DOM*	117	116	1%

Incline Village – Condominium

	2024 Jan-Dec	2023 Jan-Dec	Yearly % Difference
Total Units Sold	114	105	9%
Med. Sold \$	\$892,500	\$900,000	-1%
Avg. Sold \$	\$1,078,374	\$1,147,640	-6%
Total Volume	\$122,934,662	\$120,502,211	2%
Average DOM*	102	82	24%

South Lake Tahoe – Single Family

(Including Meyers)

	2024 Jan-Dec	2023 Jan-Dec	Yearly % Difference
Total Units Sold	450	385	17%
Med. Sold \$	\$689,500	\$685,000	1%
Avg. Sold \$	\$877,547	\$834,926	5%
Total Volume	\$394,896,320	\$321,446,436	23%
Average DOM*	92	75	23%

South Lake Tahoe – Condo/Townhome

(Including Meyers)

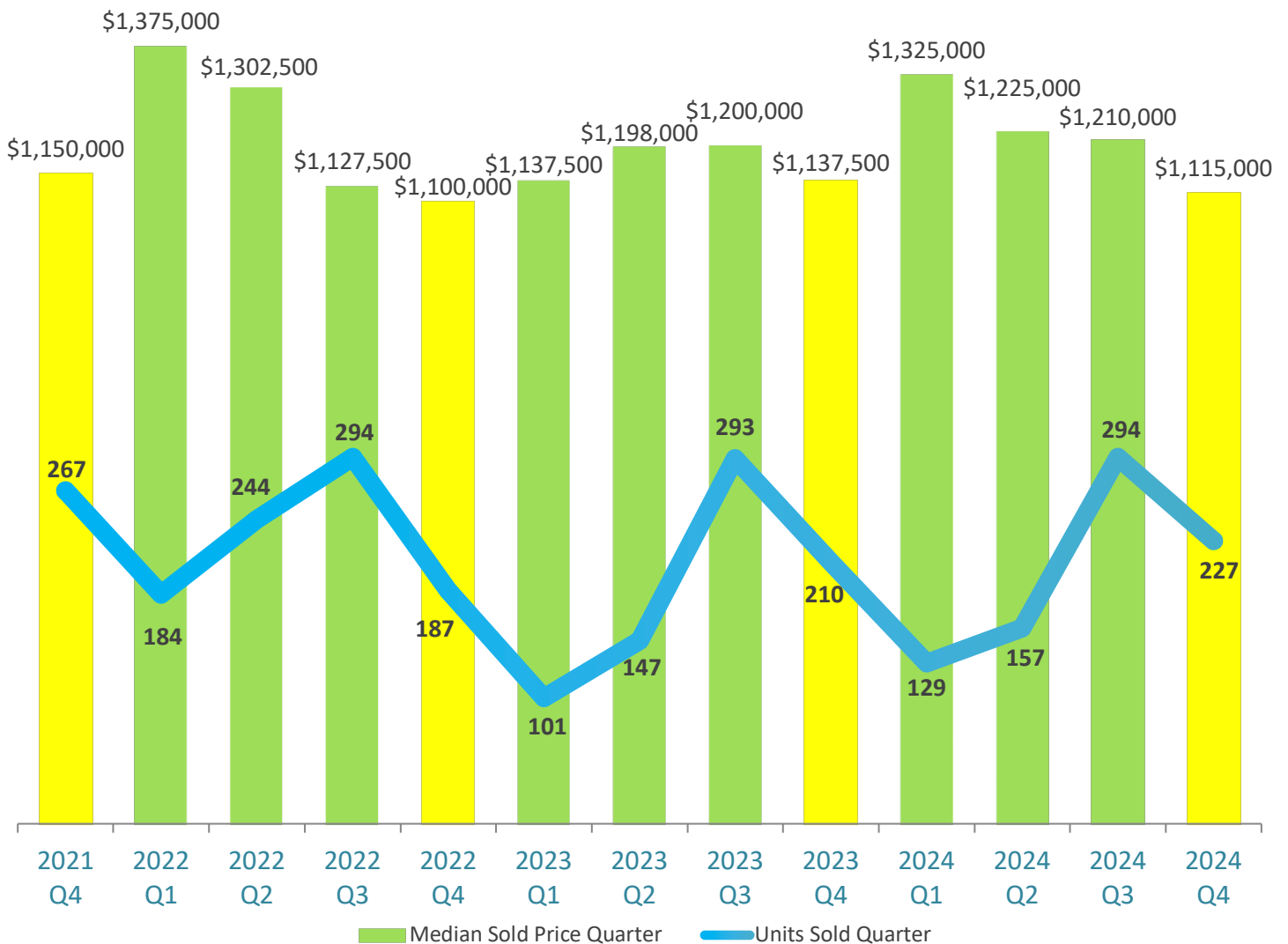
	2024 Jan-Dec	2023 Jan-Dec	Yearly % Difference
Total Units Sold	62	47	32%
Med. Sold \$	\$612,500	\$598,000	2%
Avg. Sold \$	\$899,532	\$732,550	23%
Total Volume	\$55,771,000	\$34,429,828	62%
Average DOM*	102	85	20%



LAKE TAHOE & TRUCKEE

YEAR-END MARKET REPORT 2024

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



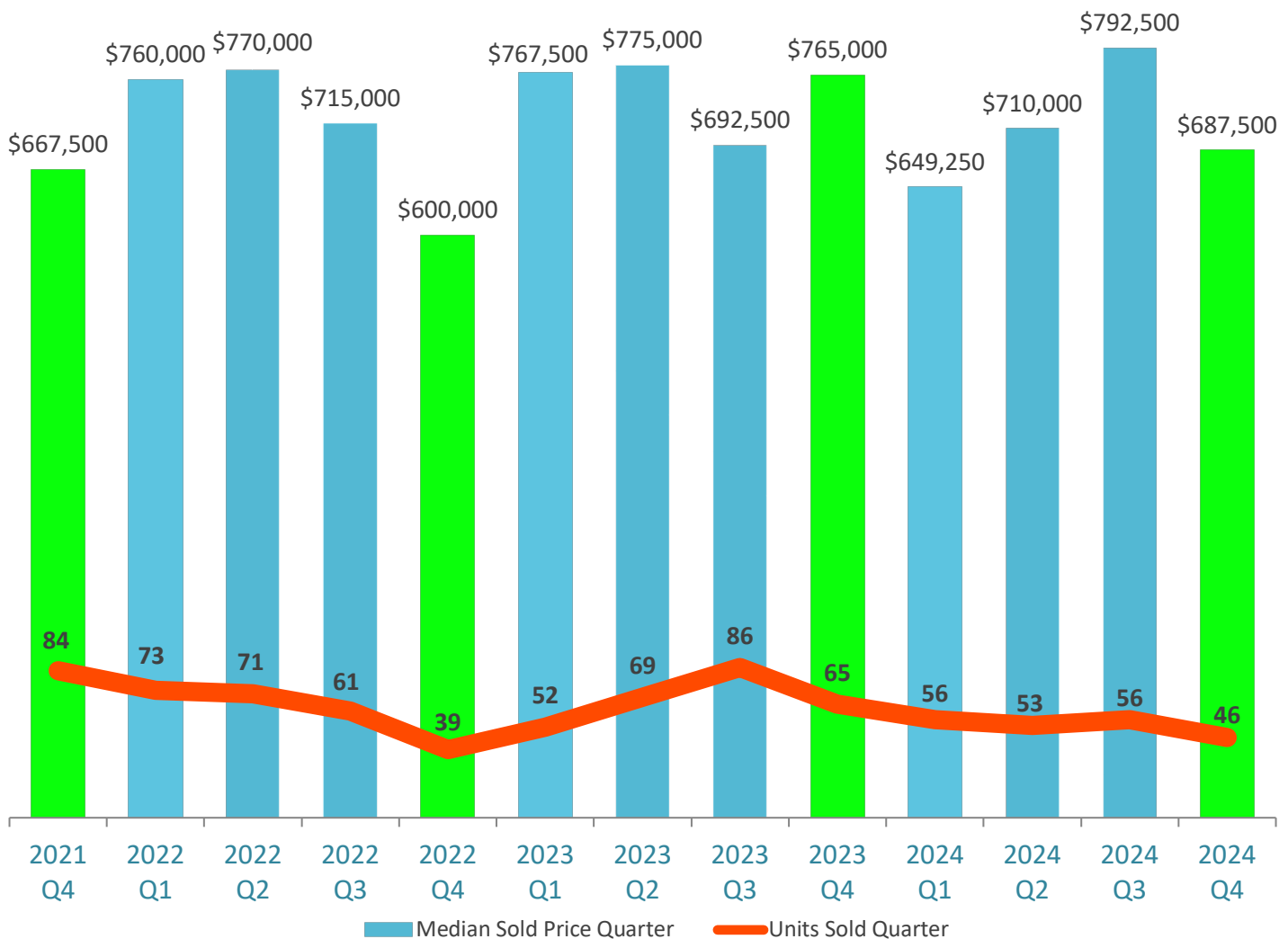
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Condominium/Townhome
Median Price & Units Sold by Quarter
2021-2024
All Tahoe-Truckee MLS Areas



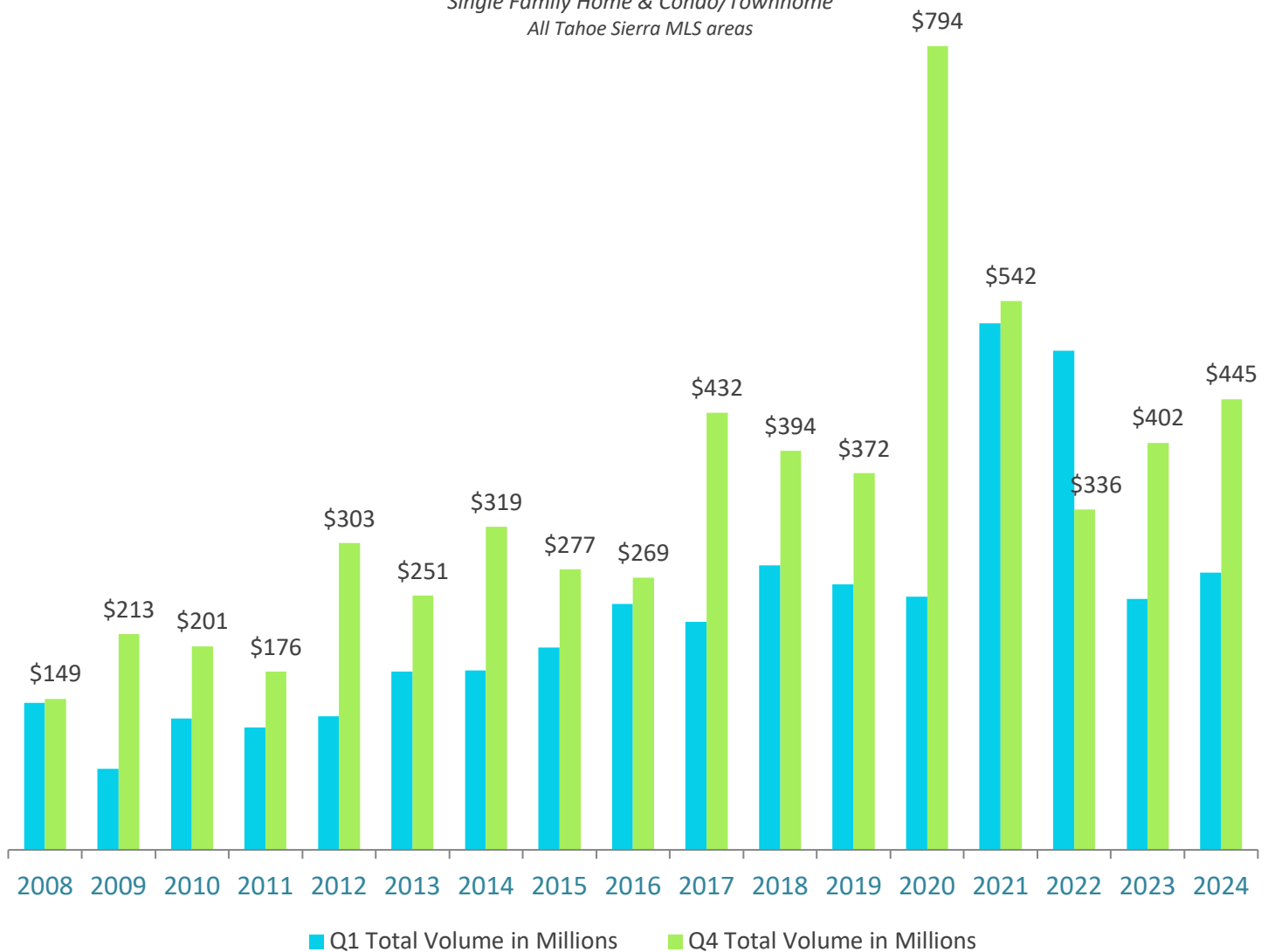
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Q1 Compared to Q4 2008-2024
Total Market Sales Volume (in millions)
Single Family Home & Condo/Townhome
All Tahoe Sierra MLS areas



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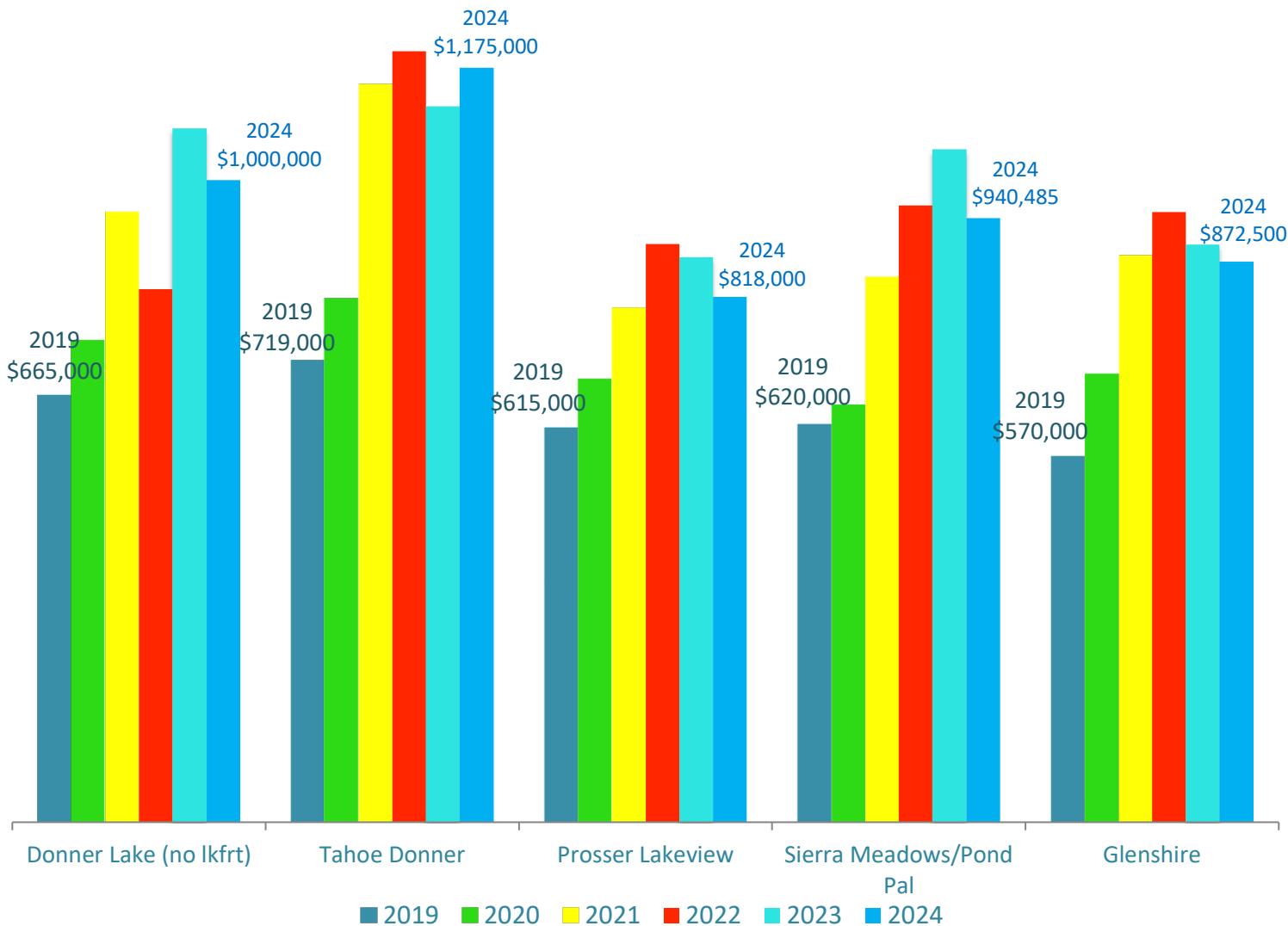
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Truckee Neighborhoods Comparison

Median Price 2019-2024

Single Family Home

All Tahoe Sierra MLS areas



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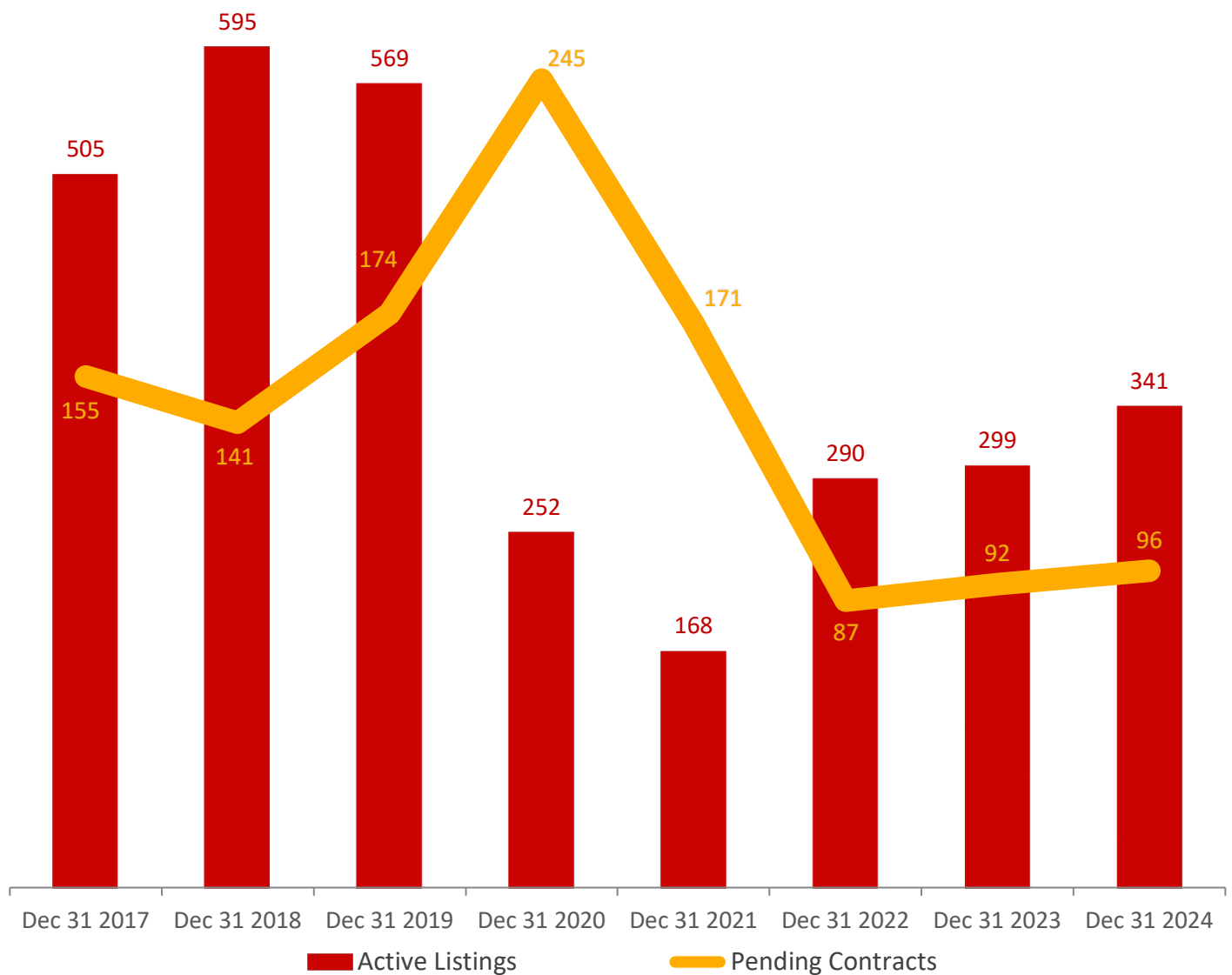
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Active Listings and Pending Contracts on December 31st

All Tahoe Sierra MLS areas, all residential property types



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