

LAKE TAHOE 2018 | Q1

MARKET REPORT



ENGEL & VÖLKERS®

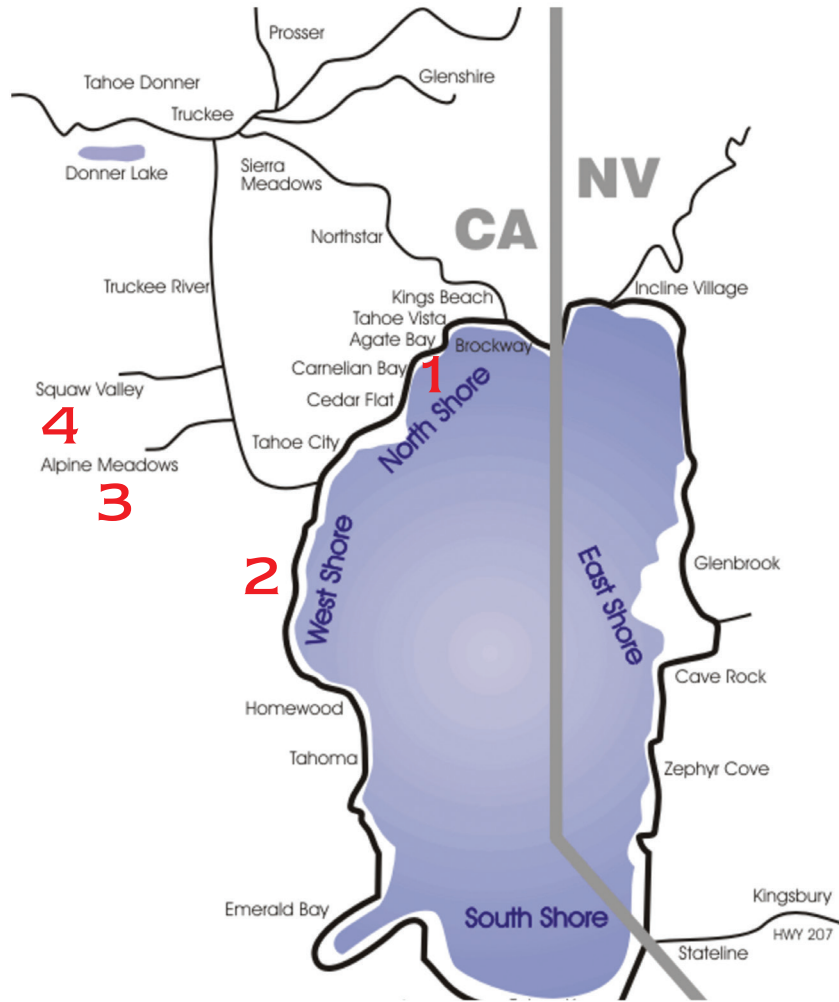
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TRUCKEE

ENGEL & VÖLKERS®
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NORTH SHORE



SINGLE FAMILY LAKEFRONT	Q1 - 2018	Q1 - 2017	% Change
Median Sales Price	\$3,095,000	\$3,350,000	-7.6%
Average List Price	\$3,242,500	\$3,650,000	-11.2%
Average Sold Price	\$3,095,000	\$3,350,000	-7.6%
Average Days on Market	171	177	-3.4%
Highest Sold Price	\$3,770,000	\$3,350,000	12.5%
Lowest Sold Price	\$2,420,000	\$3,350,000	-27.8%
Properties Sold	2	1	100.0%
% Sold Price to Average List Price	95.5%	91.8%	3.7%

SINGLE FAMILY	Q1 - 2018	Q1 - 2017	% Change
Median Sales Price	\$568,500	\$617,500	-7.9%
Average List Price	\$796,423	\$672,826	18.4%
Average Sold Price	\$766,609	\$658,341	16.45%
Average Days on Market	76	111	-31.5%
Highest Sold Price	\$2,950,000	\$1,220,000	141.8%
Lowest Sold Price	\$299,000	\$365,000	-18.1%
Properties Sold	32	30	6.7%
% Sold Price to Average List Price	96.3%	97.8%	-1.6%

CONDOS	Q1 - 2018	Q1 - 2017	% Change
Median Sales Price	\$439,000	\$376,250	16.7%
Average List Price	\$620,670	\$594,064	4.5%
Average Sold Price	\$597,338	\$564,218	5.9%
Average Days on Market	96	152	-36.8%
Highest Sold Price	\$1,450,000	\$1,431,875	1.3%
Lowest Sold Price	\$210,000	\$86,500	142.8%
Properties Sold	17	20	-15.0%
% Sold Price to Average List Price	96.2%	95.0%	1.3%

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WEST SHORE



SINGLE FAMILY LAKEFRONT	Q1 - 2018	Q1 - 2017	% Change
Median Sales Price	\$4,750,000	\$14,487,500	-67.2%
Average List Price	\$5,163,333	\$15,962,500	-67.7%
Average Sold Price	\$5,061,666	\$14,487,500	-65.1%
Average Days on Market	198	29	582.8%
Highest Sold Price	\$7,500,000	\$15,000,000	-50.0%
Lowest Sold Price	\$2,935,000	\$13,975,000	-79.0%
Properties Sold	3	2	50.0%
% Sold Price to Average List Price	98.0%	90.8%	7.3%

SINGLE FAMILY	Q1 - 2018	Q1 - 2017	% Change
Median Sales Price	\$635,000	\$565,000	12.4%
Average List Price	\$771,946	\$672,189	14.8%
Average Sold Price	\$753,000	\$649,234	16.0%
Average Days on Market	109	155	-29.7%
Highest Sold Price	\$1,645,000	\$1,890,000	-13.0%
Lowest Sold Price	\$525,000	\$215,000	144.2%
Properties Sold	15	23	-34.8%
% Sold Price to Average List Price	97.5%	96.6%	1.0%

CONDOS	Q1 - 2018	Q1 - 2017	% Change
Median Sales Price	\$2,750,000	-	-
Average List Price	\$2,750,000	-	-
Average Sold Price	\$2,750,000	-	-
Average Days on Market	0	-	-
Highest Sold Price	\$2,750,000	-	-
Lowest Sold Price	\$2,750,000	-	-
Properties Sold	1	0	-
% Sold Price to Average List Price	100.0%	-	-

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ALPINE MEADOWS



SINGLE FAMILY	Q1 - 2018	Q1 - 2017	% Change
Median Sales Price	\$1,150,000	\$525,000	119.0%
Average List Price	\$1,175,000	\$549,000	114.0%
Average Sold Price	\$1,083,333	\$525,000	106.3%
Average Days on Market	113	100	13.0%
Highest Sold Price	\$1,200,000	\$525,000	128.6%
Lowest Sold Price	\$900,000	\$525,000	71.4%
Properties Sold	3	1	200.0%
% Sold Price to Average List Price	92.2%	95.6%	-3.4%

CONDOS	Q1 - 2018	Q1 - 2017	% Change
Median Sales Price	\$404,000	-	-
Average List Price	\$409,000	-	-
Average Sold Price	\$404,000	-	-
Average Days on Market	582	-	-
Highest Sold Price	\$419,000	-	-
Lowest Sold Price	\$389,000	-	-
Properties Sold	2	0	-
% Sold Price to Average List Price	98.8%	-	-

MARKET REPORT

SQUAW VALLEY



SINGLE FAMILY	Q1 - 2018	Q1 - 2017	% Change
Median Sales Price	-	\$945,200	-
Average List Price	-	\$1,264,500	-
Average Sold Price	-	\$1,178,400	-
Average Days on Market	-	801	-
Highest Sold Price	-	\$1,800,000	-
Lowest Sold Price	-	\$790,000	-
Properties Sold	0	3	-
% Sold Price to Average List Price	-	93.2%	-

CONDOS	Q1 - 2018	Q1 - 2017	% Change
Median Sales Price	\$365,000	\$385,000	-5.2%
Average List Price	\$451,265	\$613,625	-26.5%
Average Sold Price	\$435,120	\$585,500	-25.7%
Average Days on Market	251	126	99.2%
Highest Sold Price	\$810,000	\$1,710,000	-52.6%
Lowest Sold Price	\$175,000	\$146,000	19.9%
Properties Sold	15	12	25.0%
% Sold Price to Average List Price	96.4%	95.4%	1.0%