

LAKE TAHOE 2018 | Q2

# MARKET REPORT



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**TRUCKEE**

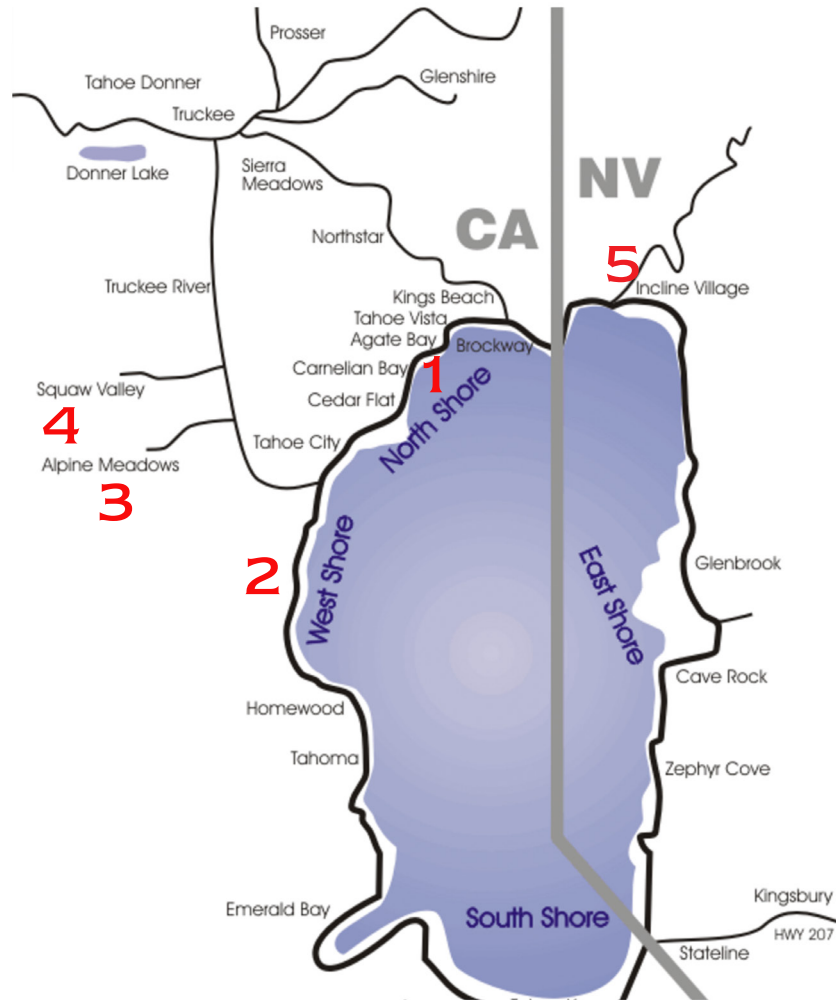
**ENGEL & VÖLKERS**<sup>®</sup>  
**TRUCKEE DONNER**

**ENGEL & VÖLKERS**<sup>®</sup>  
**LAKE TAHOE**

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**INCLINE VILLAGE**

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## LAKE TAHOE 2018 | Q2



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**INCLINE VILLAGE**

# MARKET REPORT

## NORTH SHORE



<b>SINGLE FAMILY LAKEFRONT</b>	<b>Q2 - 2018</b>	<b>Q2 - 2017</b>	<b>% Change</b>
Median Sales Price	\$3,420,000	\$5,725,000	-40.3%
Average List Price	\$6,506,428	\$5,725,000	13.6%
Average Sold Price	\$6,232,416	\$5,725,000	8.86%
Average Days on Market	258	0	-
Highest Sold Price	\$22,865,543	\$5,725,000	299.4%
Lowest Sold Price	\$1,750,000	\$5,725,000	-69.4%
Properties Sold	7	1	600.0%
% Sold Price to Average List Price	95.8%	100.0%	-4.2%

<b>SINGLE FAMILY</b>	<b>Q2 - 2018</b>	<b>Q2 - 2017</b>	<b>% Change</b>
Median Sales Price	\$675,000	\$719,500	-6.2%
Average List Price	\$959,625	\$814,576	17.8%
Average Sold Price	\$932,084	\$796,268	17.06%
Average Days on Market	69	71	-2.8%
Highest Sold Price	\$5,050,000	\$1,700,000	197.1%
Lowest Sold Price	\$384,000	\$298,000	28.9%
Properties Sold	35	43	-18.6%
% Sold Price to Average List Price	97.1%	97.8%	-0.6%

<b>CONDOS</b>	<b>Q2 - 2018</b>	<b>Q2 - 2017</b>	<b>% Change</b>
Median Sales Price	\$424,000	\$412,000	2.9%
Average List Price	\$679,641	\$537,246	26.5%
Average Sold Price	\$653,312	\$516,500	26.5%
Average Days on Market	73	86	-15.1%
Highest Sold Price	\$3,535,000	\$1,625,000	117.5%
Lowest Sold Price	\$175,000	\$99,000	76.8%
Properties Sold	24	28	-14.3%
% Sold Price to Average List Price	96.1%	96.1%	0.0%



# MARKET REPORT

## WEST SHORE



<b>SINGLE FAMILY LAKEFRONT</b>	<b>Q2 - 2018</b>	<b>Q2 - 2017</b>	<b>% Change</b>
Median Sales Price	\$40,000,000	\$5,000,000	700.0%
Average List Price	\$45,000,000	\$4,565,000	885.8%
Average Sold Price	\$40,000,000	\$4,146,000	864.8%
Average Days on Market	0	154	-100.0%
Highest Sold Price	\$40,000,000	\$5,750,000	595.7%
Lowest Sold Price	\$40,000,000	\$1,688,000	2269.7%
Properties Sold	1	3	-66.7%
% Sold Price to Average List Price	88.9%	90.8%	-1.9%

<b>SINGLE FAMILY</b>	<b>Q2 - 2018</b>	<b>Q2 - 2017</b>	<b>% Change</b>
Median Sales Price	\$675,000	\$557,500	21.1%
Average List Price	\$914,937	\$696,940	31.3%
Average Sold Price	\$892,045	\$683,225	30.6%
Average Days on Market	37	34	8.8%
Highest Sold Price	\$3,000,000	\$1,800,000	66.7%
Lowest Sold Price	\$435,000	\$205,000	112.2%
Properties Sold	27	20	35.0%
% Sold Price to Average List Price	97.5%	98.0%	-0.5%

<b>CONDOS</b>	<b>Q2 - 2018</b>	<b>Q2 - 2017</b>	<b>% Change</b>
Median Sales Price	-	\$1,797,000	-
Average List Price	-	\$1,995,000	-
Average Sold Price	-	\$1,797,000	-
Average Days on Market	-	35	-
Highest Sold Price	-	\$1,797,000	-
Lowest Sold Price	-	\$1,797,000	-
Properties Sold	0	1	-100.0%
% Sold Price to Average List Price	-	90.1%	-

# MARKET REPORT

## ALPINE MEADOWS



<b>SINGLE FAMILY</b>	<b>Q2 - 2018</b>	<b>Q2 - 2017</b>	<b>% Change</b>
Median Sales Price	\$800,000	\$699,000	14.4%
Average List Price	\$835,000	\$862,666	-3.2%
Average Sold Price	\$800,000	\$812,333	-1.5%
Average Days on Market	209	108	93.5%
Highest Sold Price	\$800,000	\$1,388,000	-42.4%
Lowest Sold Price	\$800,000	\$350,000	128.6%
Properties Sold	1	3	-66.7%
% Sold Price to Average List Price	95.8%	94.2%	1.6%

<b>CONDOS</b>	<b>Q2 - 2018</b>	<b>Q2 - 2017</b>	<b>% Change</b>
Median Sales Price	-	\$465,000	-
Average List Price	-	\$475,000	-
Average Sold Price	-	\$465,000	-
Average Days on Market	-	77	-
Highest Sold Price	-	\$465,000	-
Lowest Sold Price	-	\$465,000	-
Properties Sold	0	1	-
% Sold Price to Average List Price	-	97.9%	-

# MARKET REPORT

## SQUAW VALLEY



<b>SINGLE FAMILY</b>	<b>Q2 - 2018</b>	<b>Q2 - 2017</b>	<b>% Change</b>
Median Sales Price	\$1,100,000	\$1,025,000	7.3%
Average List Price	\$1,376,285	\$1,184,000	16.2%
Average Sold Price	\$1,265,628	\$1,119,500	13.1%
Average Days on Market	315	142	121.8%
Highest Sold Price	\$2,150,000	\$1,560,000	37.8%
Lowest Sold Price	\$727,600	\$600,000	21.3%
Properties Sold	7	5	40.0%
% Sold Price to Average List Price	92.0%	94.6%	-2.6%

<b>CONDOS</b>	<b>Q2 - 2018</b>	<b>Q2 - 2017</b>	<b>% Change</b>
Median Sales Price	\$519,250	\$503,250	3.2%
Average List Price	\$531,850	\$559,671	-5.0%
Average Sold Price	\$516,450	\$537,464	-3.9%
Average Days on Market	235	252	-6.7%
Highest Sold Price	\$851,500	\$1,152,000	-26.1%
Lowest Sold Price	\$279,000	\$167,500	66.6%
Properties Sold	10	14	-28.6%
% Sold Price to Average List Price	97.1%	96.0%	1.1%



# MARKET REPORT

## INCLINE VILLAGE



<b>SINGLE FAMILY</b>	<b>Q2 - 2018</b>	<b>Q2 - 2017</b>	<b>% Change</b>
Median Sales Price	\$1,310,000	\$1,295,000	1%
Average List Price	\$2,343,447	\$3,117,723	-33%
Average Sold Price	\$2,239,810	\$2,831,299	-26%
Average Days on Market	155	195	-26%
Highest Sold Price	\$36,500,000	\$31,100,000	15%
Lowest Sold Price	\$300,000	\$353,000	-18%
Properties Sold	59	51	14%
% Sold Price to Average List Price	96%	91%	5%

<b>CONDOS</b>	<b>Q2 - 2018</b>	<b>Q2 - 2017</b>	<b>% Change</b>
Median Sales Price	\$550,000	\$495,000	10%
Average List Price	\$643,251	\$519,889	19%
Average Sold Price	\$626,757	\$507,242	19%
Average Days on Market	99	110	-11%
Highest Sold Price	\$1,850,000	\$1,258,750	32%
Lowest Sold Price	\$296,750	\$185,000	38%
Properties Sold	46	50	-9%
% Sold Price to Average List Price	97%	98%	0%