

LAKE TAHOE 2018 | Q3

# MARKET REPORT



**ENGEL & VÖLKERS®**

**ENGEL & VÖLKERS®**  
**TRUCKEE**

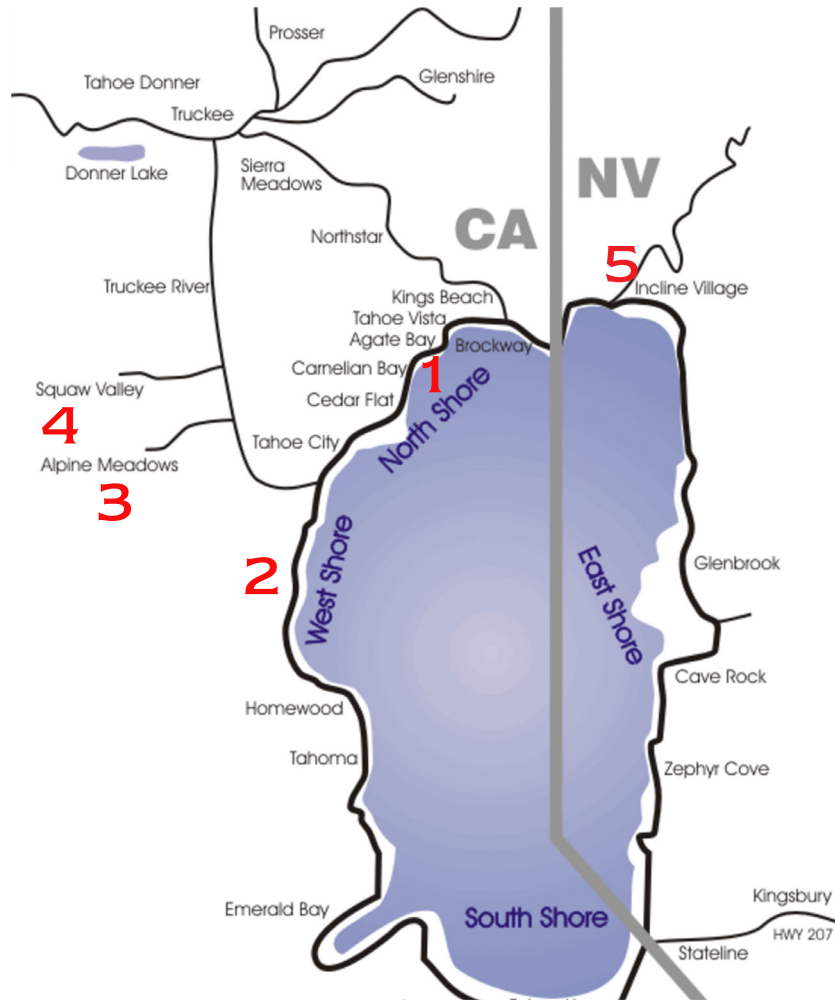
**ENGEL & VÖLKERS®**  
**TRUCKEE DONNER**

**ENGEL & VÖLKERS®**  
**LAKE TAHOE**

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**INCLINE VILLAGE**

# MARKET REPORT

## LAKE TAHOE 2018 | Q3



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**INCLINE VILLAGE**

# MARKET REPORT

## NORTH SHORE



<b>SINGLE FAMILY LAKEFRONT</b>	<b>Q3 - 2018</b>	<b>Q3 - 2017</b>	<b>% Change</b>
Median Sales Price	\$4,315,000	\$3,300,000	30.8%
Average List Price	\$4,036,666	\$4,087,142	-1.2%
Average Sold Price	\$3,957,333	\$3,840,000	3.1%
Average Days on Market	10	214	-
Highest Sold Price	\$4,600,000	\$7,000,000	-34.3%
Lowest Sold Price	\$2,957,000	\$2,200,000	34.4%
Properties Sold	3	7	-57.1%
% Sold Price to Average List Price	98.0%	94.0%	4.1%

<b>SINGLE FAMILY</b>	<b>Q3 - 2018</b>	<b>Q3 - 2017</b>	<b>% Change</b>
Median Sales Price	\$665,000	\$630,000	5.6%
Average List Price	\$852,086	\$713,084	19.5%
Average Sold Price	\$826,172	\$700,808	17.9%
Average Days on Market	48	60	-20.0%
Highest Sold Price	\$3,200,000	\$1,700,000	88.2%
Lowest Sold Price	\$260,000	\$297,500	-12.6%
Properties Sold	68	59	15.3%
% Sold Price to Average List Price	97.0%	98.3%	-1.3%

<b>CONDOS</b>	<b>Q3 - 2018</b>	<b>Q3 - 2017</b>	<b>% Change</b>
Median Sales Price	\$393,500	\$408,500	-3.7%
Average List Price	\$480,353	\$599,021	-19.8%
Average Sold Price	\$470,421	\$576,855	-18.5%
Average Days on Market	34	34	0.0%
Highest Sold Price	\$1,450,000	\$1,525,000	-4.9%
Lowest Sold Price	\$115,000	\$90,000	27.8%
Properties Sold	32	38	-15.8%
% Sold Price to Average List Price	97.9%	96.3%	1.6%

# MARKET REPORT

## WEST SHORE



<b>SINGLE FAMILY LAKEFRONT</b>	<b>Q3 - 2018</b>	<b>Q3 - 2017</b>	<b>% Change</b>
Median Sales Price	\$8,225,000	\$3,600,000	128.5%
Average List Price	\$9,550,000	\$4,025,000	137.3%
Average Sold Price	\$9,186,000	\$4,037,500	127.5%
Average Days on Market	140	151	-7.3%
Highest Sold Price	\$24,000,000	\$6,000,000	300.0%
Lowest Sold Price	\$1,470,000	\$2,950,000	-50.2%
Properties Sold	6	4	50.0%
% Sold Price to Average List Price	96.2%	100.3%	-4.1%

<b>SINGLE FAMILY</b>	<b>Q3 - 2018</b>	<b>Q3 - 2017</b>	<b>% Change</b>
Median Sales Price	\$721,000	\$606,500	18.9%
Average List Price	\$894,330	\$697,378	28.2%
Average Sold Price	\$862,616	\$679,101	27.0%
Average Days on Market	66	41	61.0%
Highest Sold Price	\$2,700,000	\$1,800,000	50.0%
Lowest Sold Price	\$225,000	\$299,000	-24.7%
Properties Sold	56	50	12.0%
% Sold Price to Average List Price	96.5%	97.4%	-0.9%

<b>CONDOS</b>	<b>Q3 - 2018</b>	<b>Q3 - 2017</b>	<b>% Change</b>
Median Sales Price	\$1,815,000	\$4,650,000	-61.0%
Average List Price	\$2,049,000	\$4,650,000	-55.9%
Average Sold Price	\$1,815,000	\$4,650,000	-61.0%
Average Days on Market	252	83	203.6%
Highest Sold Price	\$3,300,000	\$4,650,000	-29.0%
Lowest Sold Price	\$330,000	\$4,650,000	-92.9%
Properties Sold	2	1	100.0%
% Sold Price to Average List Price	88.6%	100.0%	-11.4%

# MARKET REPORT

## ALPINE MEADOWS



<b>SINGLE FAMILY</b>	<b>Q3 - 2018</b>	<b>Q3 - 2017</b>	<b>% Change</b>
Median Sales Price	\$1,865,000	\$705,000	164.5%
Average List Price	\$1,581,666	\$797,928	98.2%
Average Sold Price	\$1,591,666	\$755,357	110.7%
Average Days on Market	113	178	-36.5%
Highest Sold Price	\$2,150,000	\$1,200,000	79.2%
Lowest Sold Price	\$760,000	\$290,000	162.1%
Properties Sold	3	7	-57.1%
% Sold Price to Average List Price	100.6%	94.7%	6.0%

<b>CONDOS</b>	<b>Q3 - 2018</b>	<b>Q3 - 2017</b>	<b>% Change</b>
Median Sales Price	\$371,000	-	-
Average List Price	\$387,000	-	-
Average Sold Price	\$371,000	-	-
Average Days on Market	89	-	-
Highest Sold Price	\$420,000	-	-
Lowest Sold Price	\$322,000	-	-
Properties Sold	2	0	-
% Sold Price to Average List Price	95.9%	-	-

# MARKET REPORT

## SQUAW VALLEY



### SINGLE FAMILY

	Q3 - 2018	Q3 - 2017	% Change
Median Sales Price	\$1,825,000	\$1,292,500	41.2%
Average List Price	\$2,212,500	\$1,441,800	53.5%
Average Sold Price	\$1,825,000	\$1,373,187	32.9%
Average Days on Market	301	112	168.8%
Highest Sold Price	\$2,150,000	\$2,950,000	-27.1%
Lowest Sold Price	\$1,500,000	\$380,000	294.7%
Properties Sold	2	8	-75.0%
% Sold Price to Average List Price	82.5%	95.2%	-12.8%

### CONDOS

	Q3 - 2018	Q3 - 2017	% Change
Median Sales Price	\$528,500	\$410,000	28.9%
Average List Price	\$574,214	\$471,408	21.8%
Average Sold Price	\$555,714	\$453,235	22.6%
Average Days on Market	101	232	-56.5%
Highest Sold Price	\$837,000	\$780,000	7.3%
Lowest Sold Price	\$286,000	\$270,000	5.9%
Properties Sold	14	17	-17.6%
% Sold Price to Average List Price	96.8%	96.1%	0.6%

# MARKET REPORT

## INCLINE VILLAGE



<b>SINGLE FAMILY LAKEFRONT</b>	<b>Q3 - 2018</b>	<b>Q3 - 2017</b>	<b>% Change</b>
Median Sales Price	\$4,900,000	\$7,000,000	-43%
Average List Price	\$4,990,000	\$7,300,000	-46%
Average Sold Price	\$4,900,000	\$7,000,000	-43%
Average Days on Market	83	85	-2%
Highest Sold Price	\$4,900,000	\$7,000,000	-43%
Lowest Sold Price	\$4,900,000	\$7,000,000	-43%
Properties Sold	1	1	0%
% Sold Price to Average List Price	0.981963928	0.95890411	2%

<b>SINGLE FAMILY</b>	<b>Q3 - 2018</b>	<b>Q3 - 2017</b>	<b>% Change</b>
Median Sales Price	\$1,450,000	\$1,040,000	28%
Average List Price	\$1,685,933	\$1,380,090	18%
Average Sold Price	\$1,597,221	\$1,318,725	17%
Average Days on Market	\$166	\$181	-9%
Highest Sold Price	\$3,870,000	\$4,150,000	-7%
Lowest Sold Price	\$640,000	\$499,000	22%
Properties Sold	\$63	\$57	10%
% Sold Price to Average List Price	94.73%	95.55%	-1%

<b>CONDOS</b>	<b>Q3 - 2018</b>	<b>Q3 - 2017</b>	<b>% Change</b>
Median Sales Price	\$880,000	\$677,500	23%
Average List Price	\$1,093,472	\$1,035,287	5%
Average Sold Price	\$1,064,052	\$1,007,516	5%
Average Days on Market	192	140	27%
Highest Sold Price	\$4,295,000	\$3,600,000	16%
Lowest Sold Price	\$47,1000	\$316,000	33%
Properties Sold	18	24	-33%
% Sold Price to Average List Price	0.973094876	97.31%	0%