

TRUCKEE 2018 | Q3

MARKET REPORT



ENGEL & VÖLKERS®

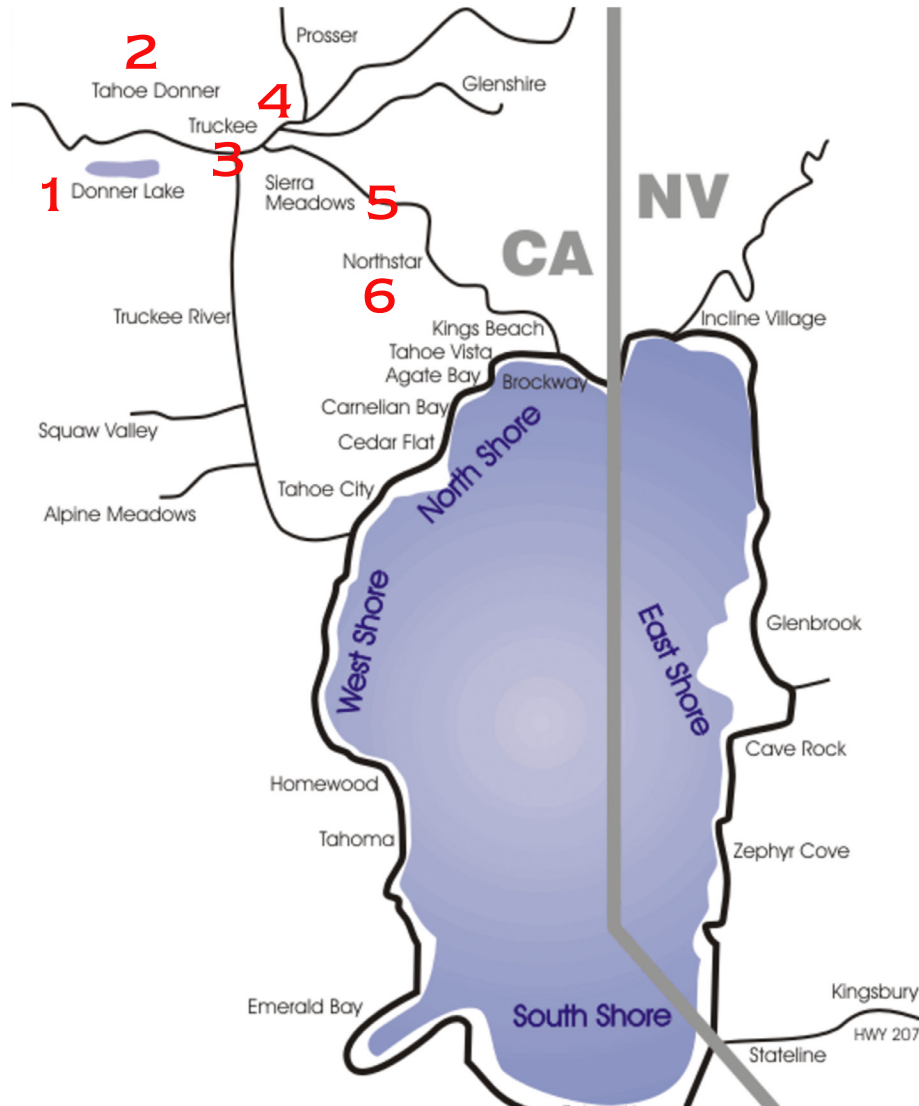
ENGEL & VÖLKERS®
TRUCKEE

ENGEL & VÖLKERS®
TRUCKEE DONNER

ENGEL & VÖLKERS®
LAKE TAHOE

ENGEL & VÖLKERS®
INCLINE VILLAGE

MARKET REPORT
TRUCKEE 2018 | Q3



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MARKET REPORT

DONNER LAKE



SINGLE FAMILY LAKEFRONT

	Q3 - 2018	Q3 - 2017	% Change
Median Sales Price		\$2,920,000	-
Average List Price		\$3,333,750	-
Average Sold Price		\$3,135,000	-
Average Days on Market		12	-
Highest Sold Price		\$4,500,000	-
Lowest Sold Price		\$2,200,000	-
Properties Sold	0	4	-
% Sold Price to Average List Price	-	94.0%	-

SINGLE FAMILY

	Q3 - 2018	Q3 - 2017	% Change
Median Sales Price	\$644,000	\$515,000	25%
Average List Price	\$1,020,493	\$1,220,062	-16.4%
Average Sold Price	\$976,133	\$1,161,875	-16.0%
Average Days on Market	29	26	11.5%
Highest Sold Price	\$3,550,000	\$4,500,000	-21.1%
Lowest Sold Price	\$383,000	\$324,000	18.2%
Properties Sold	15	16	-6.3%
% Sold Price to Average List Price	95.7%	95.2%	95.2%

CONDOS

	Q3 - 2018	Q3 - 2017	% Change
Median Sales Price		\$90,000	-
Average List Price		\$99,000	-
Average Sold Price		\$90,000	-
Average Days on Market		39	-
Highest Sold Price		\$90,000	-
Lowest Sold Price		\$90,000	-
Properties Sold	0	2	-
% Sold Price to Average List Price	-	90.9%	-

MARKET REPORT

TAHOE DONNER



SINGLE FAMILY	Q3 - 2018	Q3 - 2017	% Change
Median Sales Price	\$714,500	\$672,250	6.3%
Average List Price	\$760,128	\$737,642	3.0%
Average Sold Price	\$750,046	\$725,572	3.4%
Average Days on Market	30	31	-3.2%
Highest Sold Price	\$1,700,000	\$1,835,645	-7.4%
Lowest Sold Price	\$415,000	\$380,000	9.2%
Properties Sold	88	84	4.8%
% Sold Price to Average List Price	98.7%	98.4%	0.3%

CONDOS	Q3 - 2018	Q3 - 2017	% Change
Median Sales Price	\$454,500	\$478,450	-5.0%
Average List Price	\$546,500	\$463,633	17.9%
Average Sold Price	\$545,600	\$464,233	17.5%
Average Days on Market	55	35	57.1%
Highest Sold Price	\$799,000	\$601,500	32.8%
Lowest Sold Price	\$419,000	\$315,000	33.0%
Properties Sold	5	6	-16.7%
% Sold Price to Average List Price	99.8%	100.1%	-0.3%

MARKET REPORT

TRUCKEE



SINGLE FAMILY	Q3 - 2018	Q3 - 2017	% Change
Median Sales Price	\$620,000	\$549,000	12.9%
Average List Price	\$711,207	\$637,485	11.6%
Average Sold Price	\$698,631	\$622,308	12.3%
Average Days on Market	22	44	-50.0%
Highest Sold Price	\$1,560,000	\$1,550,000	0.6%
Lowest Sold Price	\$400,000	\$270,000	48.1%
Properties Sold	57	75	-24.0%
% Sold Price to Average List Price	98.2%	97.6%	0.6%

CONDOS	Q3 - 2018	Q3 - 2017	% Change
Median Sales Price	\$454,500	\$478,450	-5.0%
Average List Price	\$546,500	\$463,633	17.9%
Average Sold Price	\$545,600	\$464,233	17.5%
Average Days on Market	55	35	57.1%
Highest Sold Price	\$799,000	\$601,500	32.8%
Lowest Sold Price	\$419,000	\$315,000	33.0%
Properties Sold	5	6	-16.7%
% Sold Price to Average List Price	99.8%	100.1%	-0.3%

MARKET REPORT

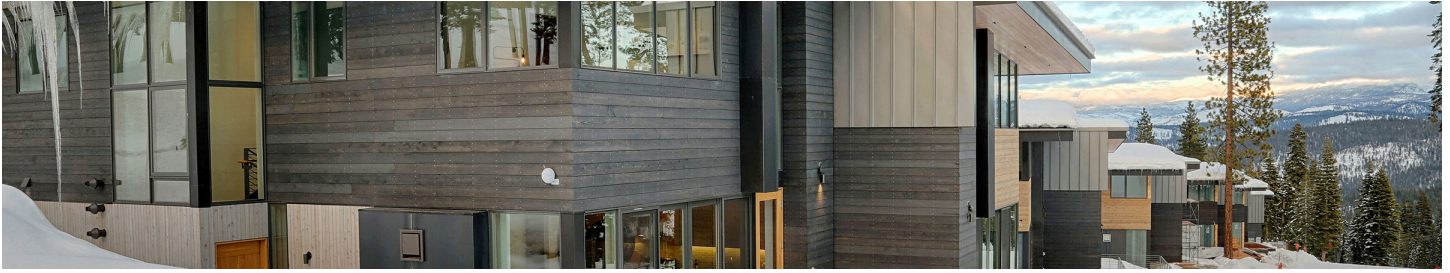
MARTIS CAMP



SINGLE FAMILY	Q3 - 2018	Q3 - 2017	% Change
Median Sales Price	\$5,367,500	\$3,900,000	37.6%
Average List Price	\$6,825,400	\$4,790,558	42.5%
Average Sold Price	\$6,407,800	\$4,646,911	37.9%
Average Days on Market	221	117	88.9%
Highest Sold Price	\$11,750,000	\$8,350,000	40.7%
Lowest Sold Price	\$4,185,000	\$2,600,000	61.0%
Properties Sold	10	17	-41.2%
% Sold Price to Average List Price	93.9%	97.0%	-3.1%

MARKET REPORT

NORTHSTAR



SINGLE FAMILY	Q3 - 2018	Q3 - 2017	% Change
Median Sales Price	\$1,110,000	\$1,149,500	-3.4%
Average List Price	\$1,165,545	\$1,467,500	-20.6%
Average Sold Price	\$1,142,772	\$1,416,333	-19.3%
Average Days on Market	51	117	-56.4%
Highest Sold Price	\$1,650,000	\$3,360,000	-50.9%
Lowest Sold Price	\$585,000	\$724,000	-19.2%
Properties Sold	11	6	83.3%
% Sold Price to Average List Price	98.0%	96.5%	1.5%

CONDOS	Q3 - 2018	Q3 - 2017	% Change
Median Sales Price	\$650,000	\$495,000	31.3%
Average List Price	\$1,098,076	\$639,575	71.7%
Average Sold Price	\$1,064,792	\$621,899	71.2%
Average Days on Market	105	104	1.0%
Highest Sold Price	\$3,160,000	\$1,512,500	108.9%
Lowest Sold Price	\$367,500	\$225,000	63.3%
Properties Sold	13	20	-35.0%
% Sold Price to Average List Price	97.0%	97.2%	-0.3%

MARKET REPORT

TRUCKEE GOLF COMMUNITIES - GRAYS CROSSING



SINGLE FAMILY	Q3 - 2018	Q3 - 2017	% Change
Median Sales Price	\$1,574,500	\$1,350,000	16.6%
Average List Price	\$1,433,000	\$1,394,000	2.8%
Average Sold Price	\$1,408,250	\$1,337,833	5.3%
Average Days on Market	38	59	-35.6%
Highest Sold Price	\$1,614,000	\$1,550,000	4.1%
Lowest Sold Price	\$870,000	\$1,090,000	-20.2%
Properties Sold	4	6	-33.3%
% Sold Price to Average List Price	98.3%	96.0%	2.3%

CONDOS	Q3 - 2018	Q3 - 2017	% Change
Median Sales Price		\$729,000	-
Average List Price		\$729,000	-
Average Sold Price		\$729,000	-
Average Days on Market		0	-
Highest Sold Price		\$729,000	-
Lowest Sold Price		\$729,000	-
Properties Sold	0	1	-
% Sold Price to Average List Price		100.0%	-

MARKET REPORT

TRUCKEE GOLF COMMUNITIES - OLD GREENWOOD



SINGLE FAMILY

	Q3 - 2018	Q3 - 2017	% Change
Median Sales Price	\$2,150,000	\$1,950,000	10.3%
Average List Price	\$2,375,000	\$2,037,666	16.6%
Average Sold Price	\$2,150,000	\$1,883,333	14.2%
Average Days on Market	111	179	-38.0%
Highest Sold Price	\$2,150,000	\$1,950,000	10.3%
Lowest Sold Price	\$2,150,000	\$1,750,000	22.9%
Properties Sold	1	3	-66.7%
% Sold Price to Average List Price	90.5%	92.4%	-1.9%

CONDOS

	Q3 - 2018	Q3 - 2017	% Change
Median Sales Price	\$560,000	\$808,750	-30.8%
Average List Price	\$560,000	\$852,500	-34.3%
Average Sold Price	\$560,000	\$808,750	-30.8%
Average Days on Market	0	75	-100.0%
Highest Sold Price	\$560,000	\$1,090,000	-48.6%
Lowest Sold Price	\$560,000	\$527,500	6.2%
Properties Sold	1	2	-50.0%
% Sold Price to Average List Price	100.0%	94.9%	5.1%

MARKET REPORT

TRUCKEE GOLF COMMUNITIES - LAHOTAN



SINGLE FAMILY	Q3 - 2018	Q3 - 2017	% Change
Median Sales Price	\$2,430,000	\$2,595,000	-6.4%
Average List Price	\$2,533,571	\$2,682,500	-5.6%
Average Sold Price	\$2,465,000	\$2,528,750	-2.5%
Average Days on Market	34	163	-79.1%
Highest Sold Price	\$3,240,000	\$2,950,000	9.8%
Lowest Sold Price	\$1,695,000	\$1,975,000	-14.2%
Properties Sold	7	4	75.0%
% Sold Price to Average List Price	97.3%	94.3%	3.0%

MARKET REPORT

TRUCKEE GOLF COMMUNITIES - SCHAFFER'S MILL



SINGLE FAMILY

	Q3 - 2018	Q3 - 2017	% Change
Median Sales Price	\$2,537,500	\$1,950,000	30.1%
Average List Price	\$2,635,000	\$2,100,000	25.5%
Average Sold Price	\$2,537,500	\$1,950,000	30.1%
Average Days on Market	28	111	-74.8%
Highest Sold Price	\$2,775,000	\$1,950,000	42.3%
Lowest Sold Price	\$2,300,000	\$1,950,000	17.9%
Properties Sold	2	1	100.0%
% Sold Price to Average List Price	96.3%	92.9%	3.4%

CONDOS

	Q3 - 2018	Q3 - 2017	% Change
Median Sales Price	\$1,419,500	\$1,227,500	15.6%
Average List Price	\$1,442,000	\$1,231,000	17.1%
Average Sold Price	\$1,419,500	\$1,194,750	18.8%
Average Days on Market	135	55	145.5%
Highest Sold Price	\$1,499,000	\$1,329,000	12.8%
Lowest Sold Price	\$1,340,000	\$995,000	34.7%
Properties Sold	2	4	-50.0%
% Sold Price to Average List Price	98.4%	97.1%	1.4%

MARKET REPORT

GLENSHIRE



SINGLE FAMILY	Q3 - 2018	Q3 - 2017	% Change
Median Sales Price	\$608,000	\$549,000	10.7%
Average List Price	\$662,111	\$632,793	4.6%
Average Sold Price	\$650,111	\$618,096	5.2%
Average Days on Market	29	47	38.3%
Highest Sold Price	\$845,000	\$1,480,000	-42.9%
Lowest Sold Price	\$499,000	\$395,000	26.3%
Properties Sold	9	15	40.0%
% Sold Price to Average List Price	98.2%	97.7%	0.5%

MARKET REPORT

PROSSER



SINGLE FAMILY	Q3 - 2018	Q3 - 2017	% Change
Median Sales Price	\$585,000	\$505,000	15.8%
Average List Price	\$652,133	\$568,566	14.7%
Average Sold Price	\$651,666	\$555,179	17.4%
Average Days on Market	17	30	-43.3%
Highest Sold Price	\$1,025,000	\$915,000	12.0%
Lowest Sold Price	\$400,000	\$419,250	-4.6%
Properties Sold	15	12	25.0%
% Sold Price to Average List Price	99.9%	97.6%	2.3%