



ENGEL & VÖLKERS®

MARKET REPÖRT

NORTH & WEST SHORES • Q1 2021



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TRUCKEE



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EXPERT INSIGHTS

INSIGHTS INTO Q1

Real estate continues to boom region-wide and Tahoe is no exception. Similar to last spring, we are seeing prepared sellers receive multiple offers within hours of listing. The difference between 2020 and 2021 is the median price increase. For 2021, over 30% of the homes sold in the first quarter ranged between \$750k and \$1 million; the second most substantial being \$1-1.5 million at just under 20% of the homes sold. We are hopeful more homes will continue to hit the market, giving more families the opportunity to find new homes.



OVERALL MARKET STATISTICS

\$1,595,295
AVERAGE
SALES PRICE

56
AVERAGE DAYS
ON MARKET

86
TOTAL
UNITS SOLD

\$137,195,400
TOTAL
VOLUME SOLD

100%
% SOLD PRICE TO
ADVERAGE LIST PRICE

41
UNITS OVER \$1M

45
UNITS UNDER \$1M

NORTH & WEST SHORES MARKET AREAS

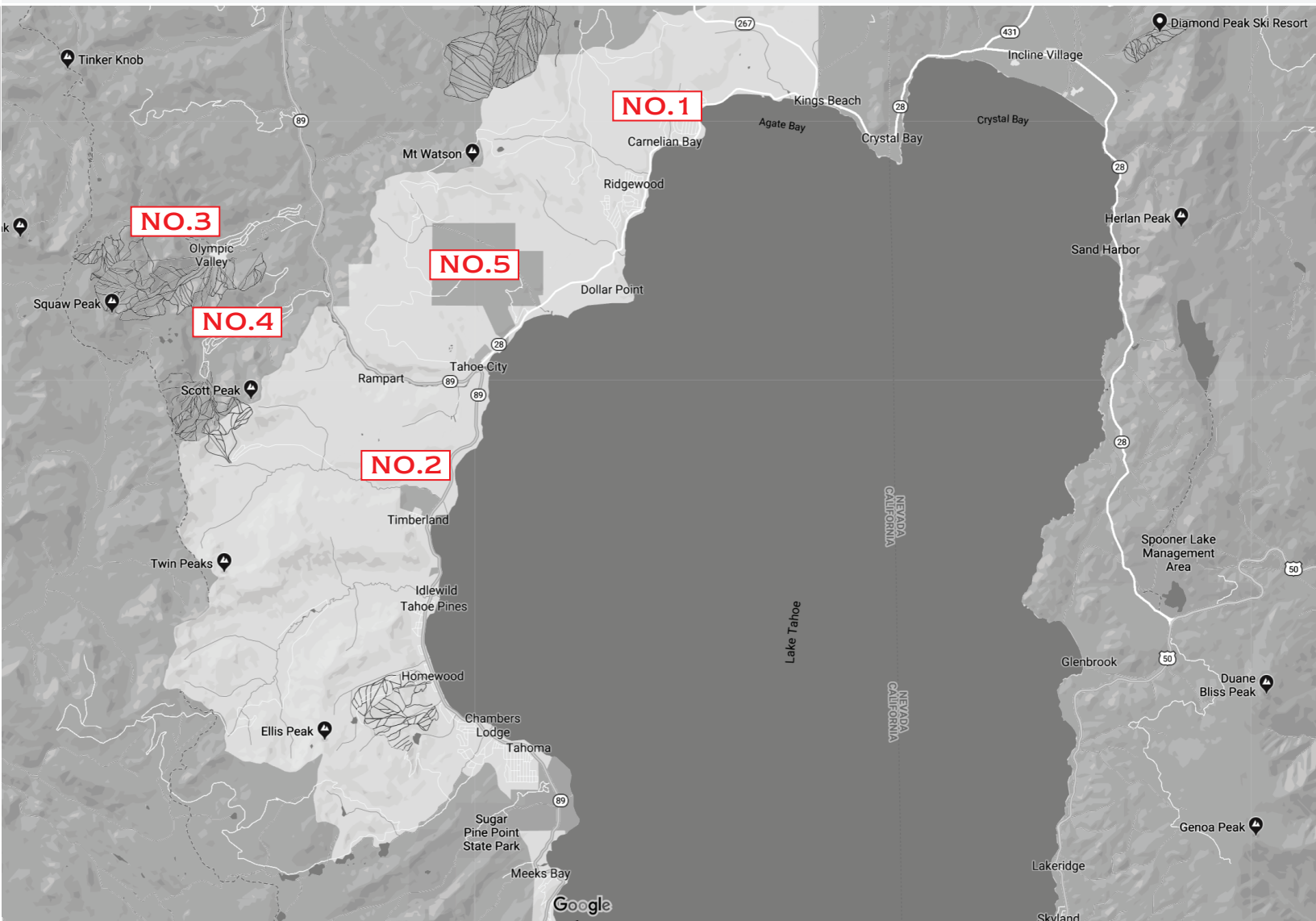
NO.1 NORTHSHORE

NO.2 WESTSHORE

NO.3 SQUAW VALLEY

NO.4 ALPINE MEADOWS

NO.5 TAHOE CITY





JANUARY - MARCH	2020	2021	% CHANGE
Median Sales Price	\$7,619,000	\$4,008,125	-47%
Average Sold Price	\$7,619,000	\$4,008,125	-47%
Average Days on Market	46	10	-78%
Highest Sold Price	\$7,619,000	\$5,336,250	-30%
Lowest Sold Price	\$7,619,000	\$2,680,000	-65%
Properties Sold	1	2	100%
% Sold Price to Avg List Price	95%	96%	1%
Total Dollar Volume	\$7,619,000	\$8,016,250	5%

NORTH SHORE LAKEFRONT

SINGLE FAMILY HOMES



JANUARY - MARCH	2020	2021	% CHANGE
Median Sales Price	\$680,000	\$993,000	46%
Average Sold Price	\$884,360	\$1,280,276	45%
Average Days on Market	85	55	-35%
Highest Sold Price	\$4,375,000	\$5,336,250	22%
Lowest Sold Price	\$310,000	\$350,000	13%
Properties Sold	25	43	72%
% Sold Price to Avg List Price	95%	101%	6%
Total Dollar Volume	\$22,109,000	\$55,051,900	149%

NORTH SHORE NON-LAKE FRONT

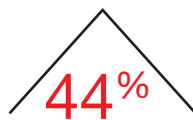
SINGLE FAMILY HOMES





NORTH SHORE

CONDOMINIUMS



AVERAGE
SOLD PRICE

JANUARY - MARCH

	2020	2021	% CHANGE
Median Sales Price	\$384,000	\$474,500	24%
Average Sold Price	\$423,941	\$608,900	44%
Average Days on Market	94	27	-71%
Highest Sold Price	\$1,650,000	\$1,199,000	-27%
Lowest Sold Price	\$125,000	\$317,000	154%
Properties Sold	17	-	-100%
% Sold Price to Avg List Price	96%	105%	9%
Total Dollar Volume	\$7,207,000	\$6,089,000	-16%

TAHOE CITY

SINGLE FAMILY HOMES



AVERAGE
SOLD PRICE

JANUARY - MARCH

	2020	2021	% CHANGE
Median Sales Price	\$723,000	\$962,500	33%
Average Sold Price	\$746,750	\$1,311,666	76%
Average Days on Market	37	26	-30%
Highest Sold Price	\$1,141,000	\$3,500,000	207%
Lowest Sold Price	\$400,000	\$465,000	16%
Properties Sold	4	6	50%
% Sold Price to Avg List Price	92%	101%	9%
Total Dollar Volume	\$2,987,000	\$7,870,000	163%



JANUARY - MARCH	2020	2021	% CHANGE
Median Sales Price	\$875,500	-	-100%
Average Sold Price	\$890,250	-	-100%
Average Days on Market	18	-	-100%
Highest Sold Price	\$1,525,000	-	-100%
Lowest Sold Price	\$285,000	-	-100%
Properties Sold	4	-	-100%
% Sold Price to Avg List Price	97%	-	-100%
Total Dollar Volume	\$3,561,000	-	-100%

TAHOE CITY

CONDOMINIUMS



JANUARY - MARCH	2020	2021	% CHANGE
Median Sales Price	\$7,150,000	\$4,000,000	-44%
Average Sold Price	\$7,150,000	\$12,850,000	80%
Average Days on Market	128	141	10%
Highest Sold Price	\$7,150,000	\$31,000,000	334%
Lowest Sold Price	\$7,150,000	\$3,550,000	-50%
Properties Sold	1	3	200%
% Sold Price to Avg List Price	95%	97%	2%
Total Dollar Volume	\$7,150,000	\$38,550,000	439%

WEST SHORE LAKEFRONT

SINGLE FAMILY HOMES





WEST SHORE NON-LAKEFRONT

SINGLE FAMILY HOMES



JANUARY - MARCH	2020	2021	% CHANGE
Median Sales Price	\$580,000	\$1,040,000	79%
Average Sold Price	\$778,205	\$2,333,048	200%
Average Days on Market	98	59	-40%
Highest Sold Price	\$2,385,000	\$31,000,000	1200%
Lowest Sold Price	\$374,000	\$386,500	3%
Properties Sold	17	31	82%
% Sold Price to Avg List Price	95%	99%	4%
Total Dollar Volume	\$13,229,500	\$72,324,500	447%

WEST SHORE

CONDOMINIUMS

AVERAGE
SOLD PRICE

JANUARY - MARCH	2020	2021	% CHANGE
Median Sales Price	-	\$1,865,000	-
Average Sold Price	-	\$1,865,000	-
Average Days on Market	-	167	-
Highest Sold Price	-	\$2,950,000	-
Lowest Sold Price	-	\$780,000	-
Properties Sold	-	2	-
% Sold Price to Avg List Price	-	98%	-
Total Dollar Volume	-	\$3,730,000	-



JANUARY - MARCH	2020	2021	% CHANGE
Median Sales Price	\$1,955,000	\$1,975,000	1%
Average Sold Price	\$1,668,571	\$2,317,850	39%
Average Days on Market	232	133	-43%
Highest Sold Price	\$2,195,000	\$4,000,000	82%
Lowest Sold Price	\$800,000	\$1,298,800	62%
Properties Sold	7	8	14%
% Sold Price to Avg List Price	98%	97%	-1%
Total Dollar Volume	\$11,680,000	\$18,542,800	59%

SQUAW VALLEY

SINGLE FAMILY HOMES



JANUARY - MARCH	2020	2021	% CHANGE
Median Sales Price	\$432,500	\$652,500	51%
Average Sold Price	\$527,000	\$678,995	29%
Average Days on Market	235	107	-54%
Highest Sold Price	\$938,000	\$1,392,900	48%
Lowest Sold Price	\$305,000	\$185,000	-39%
Properties Sold	4	22	450%
% Sold Price to Avg List Price	97%	98%	1%
Total Dollar Volume	\$2,108,000	\$14,937,890	609%

SQUAW VALLEY

CONDOMINIUMS



JANUARY - MARCH	2020	2021	% CHANGE
Median Sales Price	\$589,000	\$645,000	10%
Average Sold Price	\$642,000	\$676,000	5%
Average Days on Market	82	27	-67%
Highest Sold Price	\$1,150,000	\$1,225,000	7%
Lowest Sold Price	\$325,000	\$400,000	23%
Properties Sold	7	8	14%
% Sold Price to Avg List Price	100%	97%	-3%
Total Dollar Volume	\$4,494,000	\$5,408,000	20%

THE VILLAGE AT SQUAW VALLEY

CONDOMINIUMS





ALPINE MEADOWS

SINGLE FAMILY HOMES



JANUARY - MARCH	2020	2021	% CHANGE
Median Sales Price	\$640,000	\$926,000	45%
Average Sold Price	\$640,000	\$1,017,000	59%
Average Days on Market	225	45	-80%
Highest Sold Price	\$640,000	\$1,325,000	107%
Lowest Sold Price	\$640,000	\$800,000	25%
Properties Sold	1	3	200%
% Sold Price to Avg List Price	93%	106%	13%
Total Dollar Volume	\$640,000	\$3,051,000	377%

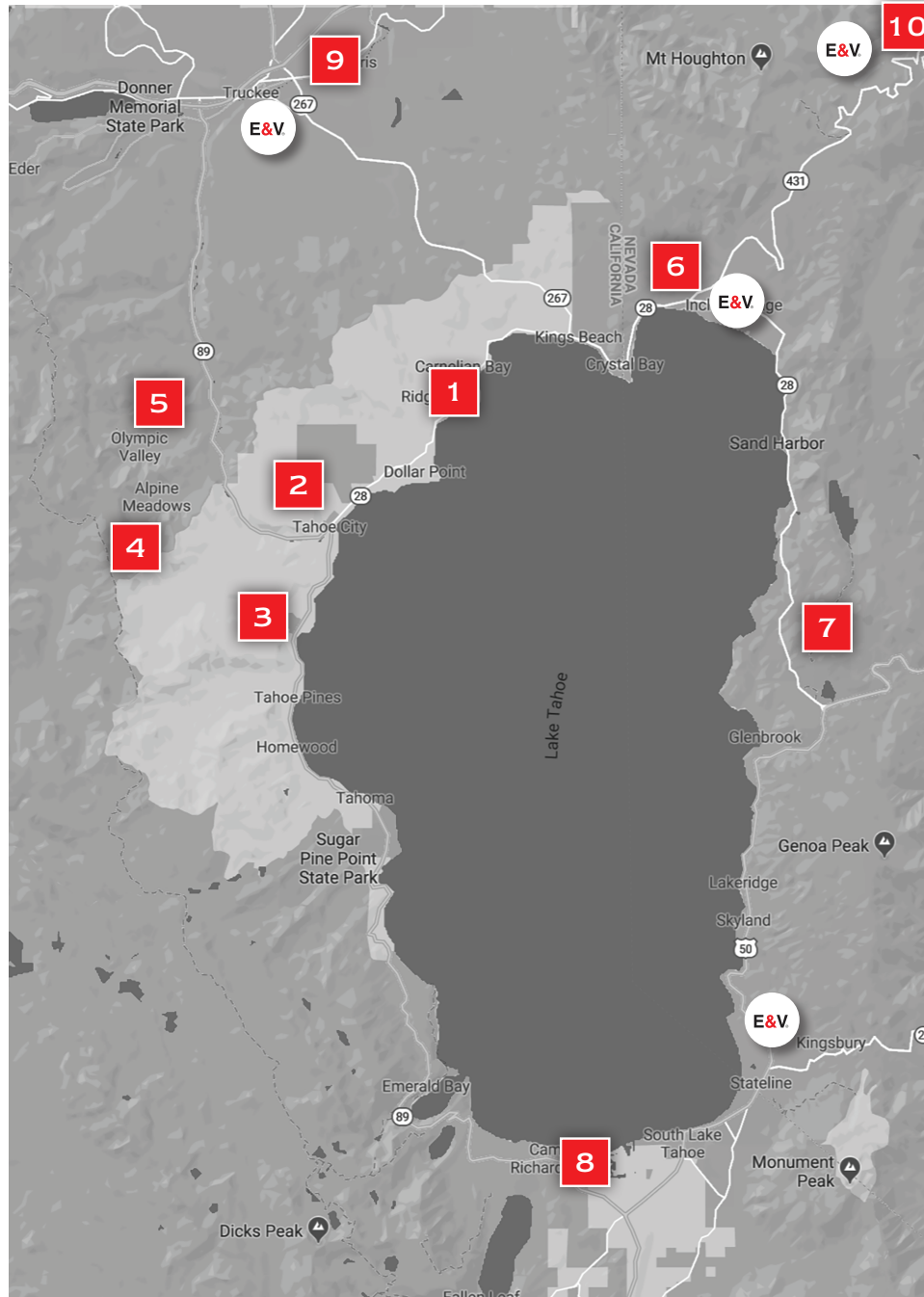
ALPINE MEADOWS

CONDOMINIUMS



JANUARY - MARCH	2020	2021	% CHANGE
Median Sales Price	\$360,000	\$630,000	75%
Average Sold Price	\$365,000	\$691,000	90%
Average Days on Market	53	5	-91%
Highest Sold Price	\$420,000	\$845,000	101%
Lowest Sold Price	\$315,000	\$600,300	91%
Properties Sold	3	3	-
% Sold Price to Avg List Price	95%	109%	15%
Total Dollar Volume	\$1,095,000	\$2,075,300	90%

LAKE TAHOE MARKET AREAS



- 1. NORTH SHORE
- 2. TAHOE CITY
- 3. WEST SHORE
- 4. ALPINE MEADOWS
- 5. SQUAW VALLEY

- 6. INCLINE VILLAGE
- 7. EAST SHORE
- 8. SOUTH LAKE
- 9. TRUCKEE
- 10. RENO

Our shop

ENGEL & VÖLKERS TRUCKEE

Here at Engel & Völkers Truckee and Engel & Völkers Lake Tahoe, you will find an experienced team of professional real estate agents. Whatever your requirements, a member of our local team will be happy to assist you.

Our promise remains to develop a portfolio of luxury properties and offer investors and home buyers a quality of service unsurpassed by its competitors. It is this commitment to both impeccably high standards and attention to detail that is the driving force behind our success.

Real Estate is a people business and Engel & Völkers Truckee real estate agents are among the most experienced and respected in North America, with production measured in billions of dollars over thousands of transactions.

Our team possesses unrivaled market knowledge, a collaborative passion, and a love of life in the Truckee Tahoe area. They are supported by a superb, dedicated staff and industry-leading management, committed to excellence. We invite you to explore our services and look forward to working with you.



LIFE'S TAKING YOU PLACES.
WE'LL HELP YOU GET THERE.

TRUCKEE

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