



**North Lake Tahoe - Truckee Region  
Luxury Real Estate Market Report  
2016 Vs. 2015**

**6-Month Luxury Market Review (January - June)**

**SINGLE FAMILY HOMES**

**TOTAL LUXURY MARKET SUMMARY > \$1,000,000**

**North Lake Tahoe and Truckee (Areas 1-9)**

<b>Statistics</b>	<b>2016</b>	<b>2015</b>	<b>% Change</b>
Units Sold	117	56	108.9%
Sales Volume	\$274,007,742	\$149,361,180	83.5%
Median Sales Price	\$1,505,000	\$1,837,500	-18.1%
Average Sales Price	\$2,341,944	\$2,667,163	-12.2%
Units Sold (\$1,000,000 to \$2,499,999)	79	37	113.5%
Units Sold (\$2,500,000 to \$4,999,999)	29	11	163.6%
Units Sold (Over \$5,000,000)	9	8	12.5%
Days on Market (Median)	94	155	-39.4%
Days on Market (Average)	169	205	-17.6%

**CONDOMINIUMS -TOWNHOMES**

**TOTAL LUXURY MARKET SUMMARY > \$1,000,000**

**North Lake Tahoe and Truckee (Areas 1-9)**

<b>Statistics</b>	<b>2016</b>	<b>2015</b>	<b>% Change</b>
Units Sold	14	9	55.6%
Sales Volume	\$22,105,000	\$12,876,425	71.7%
Median Sales Price	\$1,475,000	\$1,325,000	11.3%
Average Sales Price	\$1,578,928	\$1,430,000	10.4%
Units Sold (\$1,000,000 to \$1,499,999)	7	7	0.0%
Units Sold (Over \$1,500,000)	7	2	250.0%
Days on Market (Median)	107	72	48.6%
Days on Market (Average)	159	134	18.7%

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**NORTH LAKE TAHOE LUXURY MARKET SUMMARY (Areas 1-5)**

**Kings Beach to Tahoe City to Emerald Bay**

<b>Statistics</b>	<b>2016</b>	<b>2015</b>	<b>% Change</b>
Units Sold	24	20	20.0%
Sales Volume	\$57,527,500	\$62,837,000	-8.4%
Median Sales Price	\$1,770,000	\$2,020,500	-12.4%
Average Sales Price	\$2,396,979	\$3,141,850	-23.7%
Units Sold (\$1,000,000 to \$2,499,999)	15	11	36.4%
Units Sold (\$2,500,000 to \$4,999,999)	7	5	40.0%
Units Sold (Over \$5,000,000)	2	4	-50.0%
Days on Market (Median)	97	275	-64.7%
Days on Market (Average)	133	248	-46.4%

**CONDOMINIUMS -TOWNHOMES**

**NORTH LAKE TAHOE LUXURY MARKET SUMMARY (Areas 1-5)**

**Kings Beach to Tahoe City to Emerald Bay**

<b>Statistics</b>	<b>2016</b>	<b>2015</b>	<b>% Change</b>
Units Sold	1	3	-66.7%
Sales Volume	\$1,450,000	\$4,626,425	-68.7%
Median Sales Price	\$1,450,000	\$1,425,425	1.7%
Average Sales Price	\$1,450,000	\$1,542,141	-6.0%
Units Sold (\$1,000,000 to \$1,499,999)	1	2	-50.0%
Units Sold (Over \$1,500,000)	0	1	-100.0%
Days on Market (Median)	338	55	514.5%
Days on Market (Average)	338	38	789.5%

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**TRUCKEE LUXURY MARKET SUMMARY (Areas 7-9)**

**Truckee - Glenshire - Martis Valley - Tahoe Donner - Donner Summit**

<b>Statistics</b>	<b>2016</b>	<b>2015</b>	<b>% Change</b>
Units Sold	81	32	153.1%
Sales Volume	\$194,110,162	\$80,669,180	140.6%
Median Sales Price	\$1,500,000	\$1,808,340	-17.1%
Average Sales Price	\$2,396,421	\$2,520,911	-4.9%
Units Sold (\$1,000,000 to \$2,499,999)	53	22	140.9%
Units Sold (\$2,500,000 to \$4,999,999)	21	6	250.0%
Units Sold (Over \$5,000,000)	7	4	75.0%
Days on Market (Median)	82	110	-25.5%
Days on Market (Average)	157	182	-13.7%

**CONDOMINIUMS -TOWNHOMES**

**TRUCKEE LUXURY MARKET SUMMARY (Areas 7-9)**

**Truckee - Glenshire - Martis Valley - Tahoe Donner - Donner Summit**

<b>Statistics</b>	<b>2016</b>	<b>2015</b>	<b>% Change</b>
Units Sold	13	6	116.7%
Sales Volume	\$20,655,000	\$8,250,000	150.4%
Median Sales Price	\$1,500,000	\$1,287,500	16.5%
Average Sales Price	\$1,588,846	\$1,375,000	15.6%
Units Sold (\$1,000,000 to \$1,499,999)	6	5	20.0%
Units Sold (Over \$1,500,000)	7	1	600.0%
Days on Market (Median)	68	173	-60.7%
Days on Market (Average)	145	182	-20.3%

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RESIDENTIAL BROKERAGE

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SQUAW VALLEY - ALPINE MEADOWS SUMMARY (Area 6)

Squaw/Olympic Valley - Alpine Meadows - Truckee River

Table with 4 columns: Statistics, 2016, 2015, % Change. Rows include Units Sold, Sales Volume, Median Sales Price, Average Sales Price, and various price range unit counts.

CONDOMINIUMS -TOWNHOMES

SQUAW VALLEY - ALPINE MEADOWS SUMMARY (Area 6)

Squaw/Olympic Valley - Alpine Meadows - Truckee River

Table with 4 columns: Statistics, 2016, 2015, % Change. Rows include Units Sold, Sales Volume, Median Sales Price, Average Sales Price, and various price range unit counts.

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