

LAKE TAHOE & TRUCKEE

SECOND QUARTER MARKET REPORT 2022

North & West Shores Lake Tahoe – Single Family (Excluding lakefront)

	2022 Jan-Jun	2021 Jan-Jun	Yearly % Difference
Total Units Sold	91	160	-43%
Med. Sold \$	\$1,150,000	\$1,060,000	8%
Avg. Sold \$	\$1,352,741	\$1,321,409	2%
Total Volume	\$123,099,500	\$211,425,478	-42%
Average DOM*	30	34	-12%

North & West Shores Lake Tahoe – Condo/Townhome (Excluding lakefront & lakefront condo project)

	2022 Jan-Jun	2021 Jan-Jun	Yearly % Difference
Total Units Sold	19	28	-32%
Med. Sold \$	\$705,000	\$632,500	11%
Avg. Sold \$	\$608,828	\$703,610	-13%
Total Volume	\$12,935,750	\$19,701,093	-34%
Average DOM*	30	15	100%

North & West Shores – Single Family Lakefront (Lakefront & Split Lakefront)

	2022 Jan-Jun	2021 Jan-Jun	Yearly % Difference
Total Units Sold	10	11	-9%
Med. Sold \$	\$4,175,000	\$7,200,000	-42%
Avg. Sold \$	\$6,040,500	\$8,702,386	-31%
Total Volume	\$60,405,000	\$95,726,250	-37%
Average DOM*	69	113	-39%

North & West Shores – Condo/Townhome Lakefront (Lakefront & Lakefront Condo Project)

	2022 Jan-Jun	2021 Jan-Jun	Yearly % Difference
Total Units Sold	13	11	18%
Med. Sold \$	\$1,399,000	\$940,000	49%
Avg. Sold \$	\$1,290,153	\$1,248,000	3%
Total Volume	\$16,772,000	\$13,728,000	22%
Average DOM*	19	52	-63%

Ski Areas – Single Family (Alpine Meadows, Squaw Valley, Northstar)

	2022 Jan-Jun	2021 Jan-Jun	Yearly % Difference
Total Units Sold	26	31	-16%
Med. Sold \$	\$2,162,500	\$1,677,500	29%
Avg. Sold \$	\$2,331,057	\$1,949,777	20%
Total Volume	\$60,607,505	\$62,392,888	-3%
Average DOM*	65	70	-7%

Ski Areas – Condo/Townhome (Alpine Meadows, Squaw Valley, Northstar)

	2022 Jan-Jun	2021 Jan-Jun	Yearly % Difference
Total Units Sold	59	130	-55%
Med. Sold \$	\$825,000	\$635,500	30%
Avg. Sold \$	\$967,709	\$796,851	21%
Total Volume	\$57,094,853	\$103,590,724	-45%
Average DOM*	40	104	-62%



LAKE TAHOE & TRUCKEE

SECOND QUARTER MARKET REPORT 2022

Truckee Area – Single Family

(Excluding Northstar)

	2022 Jan-Jun	2021 Jan-Jun	Yearly % Difference
Total Units Sold	283	309	-8%
Med. Sold \$	\$1,307,000	\$1,150,000	14%
Avg. Sold \$	\$2,093,830	\$1,747,855	20%
Total Volume	\$592,554,081	\$538,339,388	10%
Average DOM*	24	25	-4%

Truckee Area – Condo/Townhome

(Excluding Northstar)

	2022 Jan-Jun	2021 Jan-Jun	Yearly % Difference
Total Units Sold	44	59	-25%
Med. Sold \$	\$717,500	\$605,000	19%
Avg. Sold \$	\$864,758	\$761,622	14%
Total Volume	\$38,049,354	\$44,935,742	-15%
Average DOM*	14	18	-22%

Incline Village – Single Family/Townhome

	2022 Jan-Jun	2021 Jan-Jun	Yearly % Difference
Total Units Sold	76	126	-40%
Med. Sold \$	\$2,439,000	\$2,075,000	18%
Avg. Sold \$	\$3,163,406	\$3,296,266	-4%
Total Volume	\$240,418,866	\$415,329,503	-42%
Average DOM*	82	97	-15%

Incline Village – Condominium

	2022 Jan-Jun	2021 Jan-Jun	Yearly % Difference
Total Units Sold	76	107	-29%
Med. Sold \$	\$970,000	\$785,000	24%
Avg. Sold \$	\$1,165,925	\$993,642	17%
Total Volume	\$88,610,300	\$106,319,687	-17%
Average DOM*	73	60	22%

South Lake Tahoe – Single Family

(Including Meyers)

	2022 Jan-Jun	2021 Jan-Jun	Yearly % Difference
Total Units Sold	279	349	-20%
Med. Sold \$	\$787,888	\$729,000	8%
Avg. Sold \$	\$948,736	\$920,062	3%
Total Volume	\$264,697,268	\$321,101,486	-18%
Average DOM*	63	70	-10%

South Lake Tahoe – Condo/Townhome

(Including Meyers)

	2022 Jan-Jun	2021 Jan-Jun	Yearly % Difference
Total Units Sold	36	49	-27%
Med. Sold \$	\$518,250	\$410,000	26%
Avg. Sold \$	\$644,181	\$485,654	33%
Total Volume	\$23,190,525	\$23,797,050	-3%
Average DOM*	86	70	23%



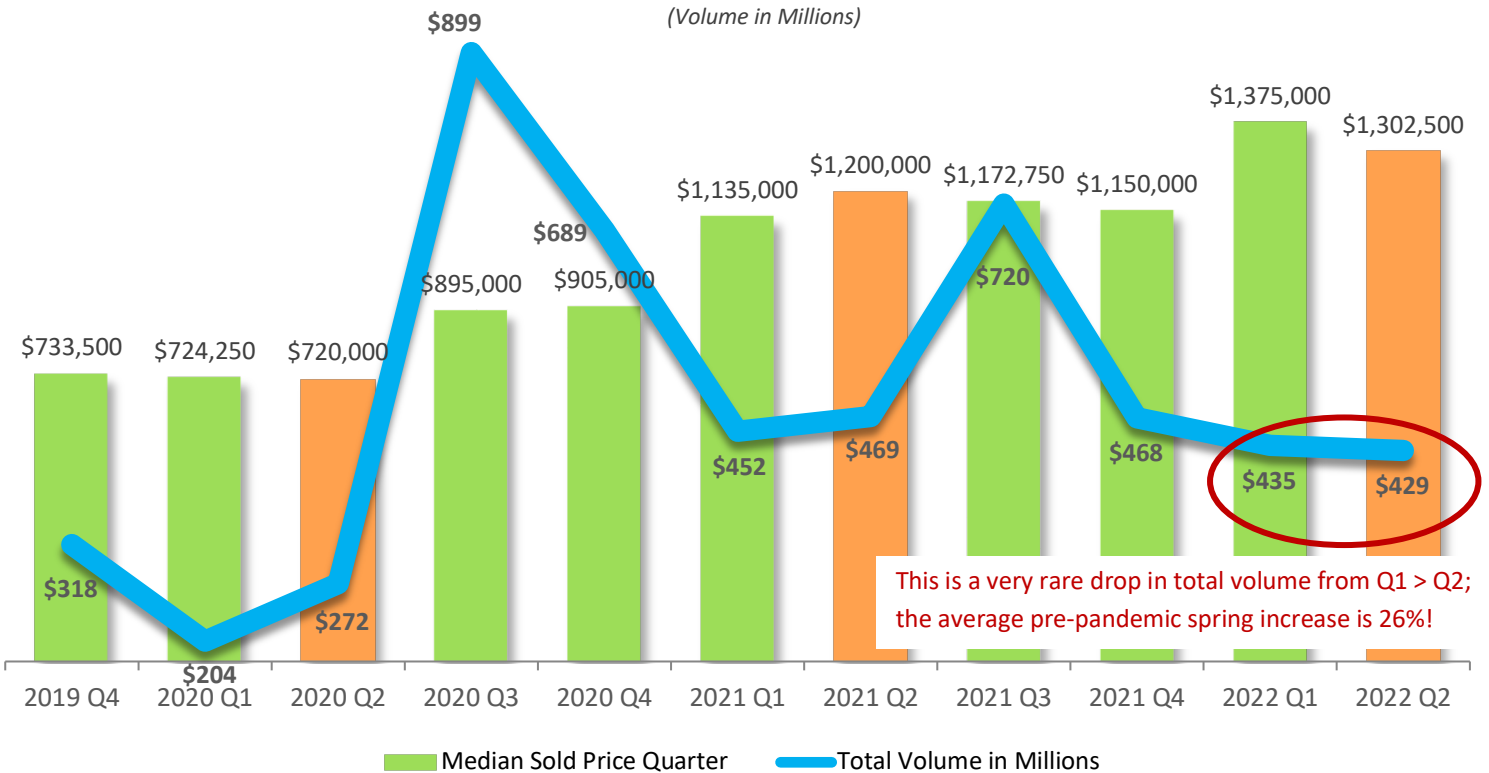
LAKE TAHOE & TRUCKEE

SECOND QUARTER MARKET REPORT 2022

Quarterly Comparison All Tahoe-Truckee SFR's – Highlight on Total Volume

	2020 Oct-Dec	2021 Jan-Mar	2021 Apr-Jun	2021 Jul-Sep	2021 Oct-Dec	2022 Jan-Mar	2022 Apr-Jun
Total Units Sold	496	240	282	404	267	184	242
Med. Sold \$	\$905,000	\$1,135,000	\$1,200,000	\$1,172,750	\$1,150,000	\$1,375,000	\$1,302,500
Avg. Sold \$	\$1,388,215	\$1,892,028	\$1,662,116	\$1,782,957	\$1,752,635	\$2,363,205	\$1,772,643
Total Volume	\$688,554,702	\$452,194,731	\$468,716,773	\$720,314,754	\$467,953,779	\$434,829,903	\$428,979,683
Avg DOM	32	43	24	20	31	42	18
Total Volume Change		-34%	4%	54%	-35%	-7%	-1%

Single Family Home
Median Price & Total Volume by Quarter
(Volume in Millions)



3092 North Lake Blvd., Suite 3, Tahoe City, CA 96145 | 530.581.0388 | www.grangergrouptahoe.com

Information obtained from Tahoe Sierra MLS and Incline Village MLS *DOM = Days on Market

LAKE TAHOE & TRUCKEE

SECOND QUARTER MARKET REPORT 2022

Active Listings and Pending Contracts on June 30th

All Tahoe Sierra MLS areas, all residential property types



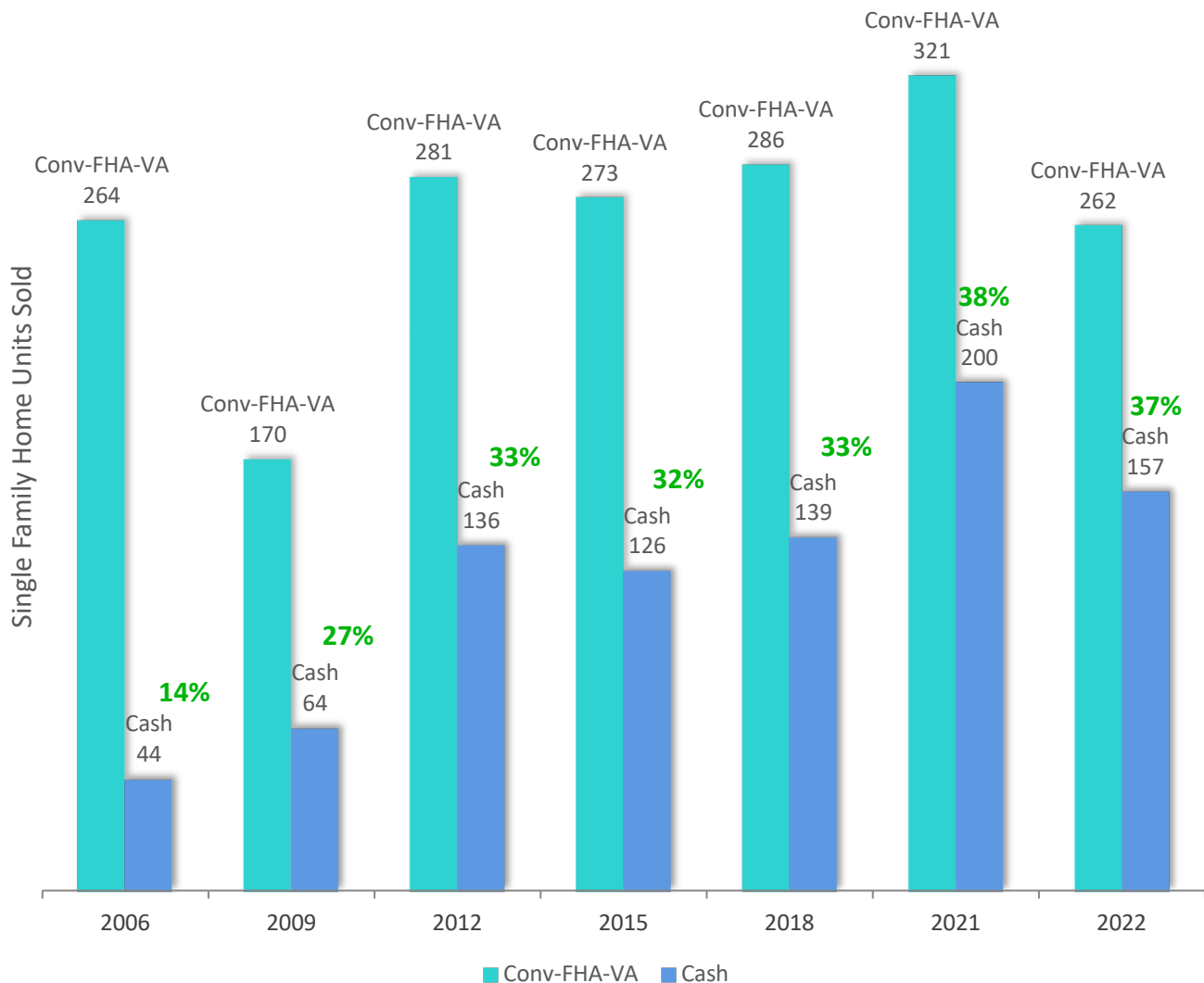
3092 North Lake Blvd., Suite 3, Tahoe City, CA 96145 | 530.581.0388 | www.grangergrouptahoe.com

Information obtained from Tahoe Sierra MLS and Incline Village MLS *DOM = Days on Market

LAKE TAHOE & TRUCKEE

SECOND QUARTER MARKET REPORT 2022

How Did Buyers Pay? Tahoe-Truckee Single Family Homes SFR Sales Q1 & Q2 Conventional-FHA-VA Mortgage vs Cash



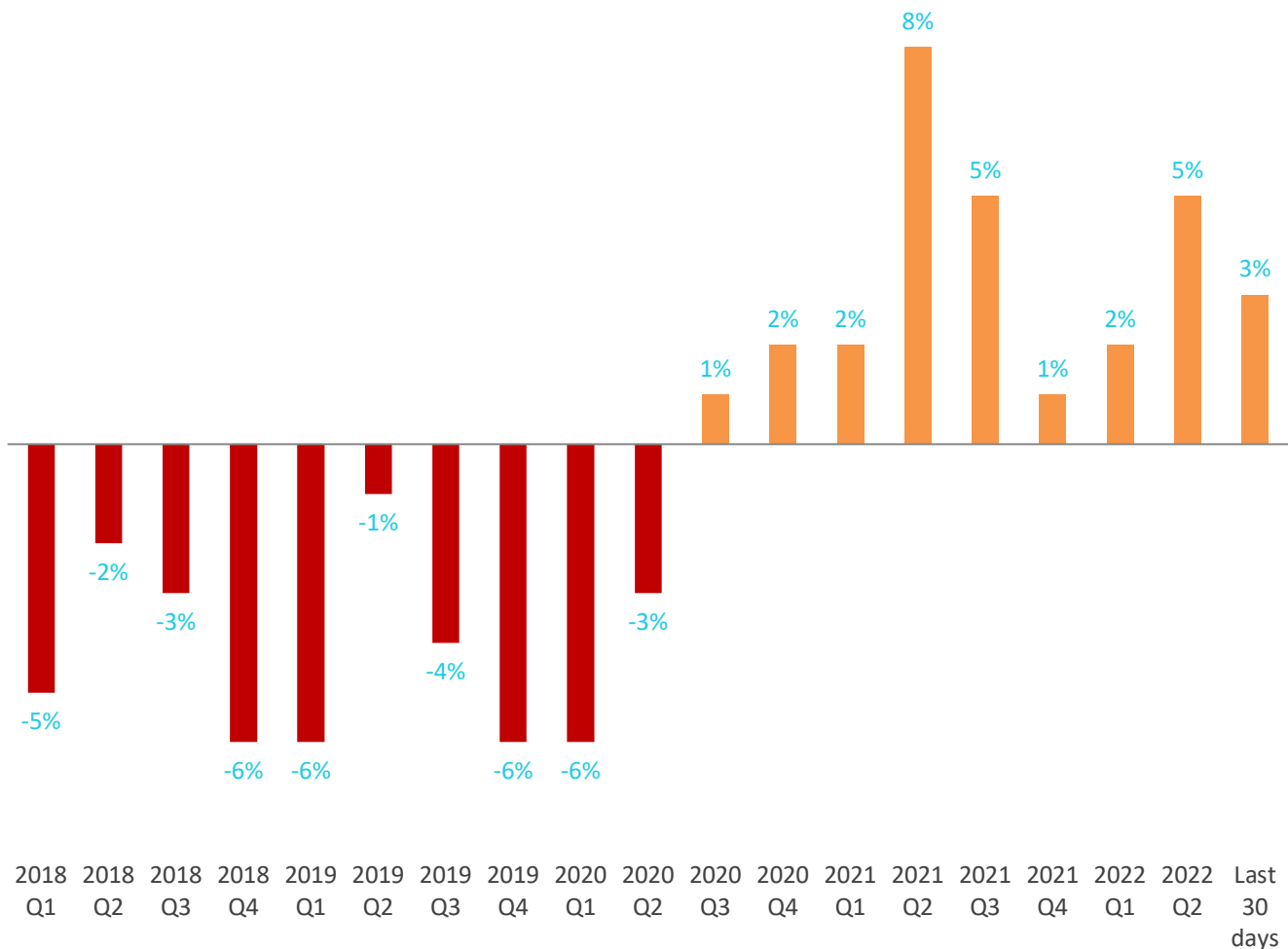
3092 North Lake Blvd., Suite 3, Tahoe City, CA 96145 | 530.581.0388 | www.grangergrouptahoe.com

Information obtained from Tahoe Sierra MLS and Incline Village MLS *DOM = Days on Market

LAKE TAHOE & TRUCKEE

SECOND QUARTER MARKET REPORT 2022

Average Difference, Original Listing Price to Final Sale Price
Single Family Homes Under \$2million



3092 North Lake Blvd., Suite 3, Tahoe City, CA 96145 | 530.581.0388 | www.grangergrouptahoe.com

Information obtained from Tahoe Sierra MLS and Incline Village MLS *DOM = Days on Market