

# LAKE TAHOE & TRUCKEE

## FIRST QUARTER MARKET REPORT 2023

### North & West Shores Lake Tahoe – Single Family

*(Excluding lakefront)*

	2023 Jan-Mar	2022 Jan-Mar	Yearly % Difference
Total Units Sold	21	43	-51%
Med. Sold \$	\$1,300,000	\$1,075,000	21%
Avg. Sold \$	\$1,238,523	\$1,222,616	1%
Total Volume	\$26,009,000	\$52,572,500	-51%
Average DOM*	70	41	71%

### North & West Shores Lake Tahoe – Condo/Townhome

*(Excluding lakefront & lakefront condo project)*

	2023 Jan-Mar	2022 Jan-Mar	Yearly % Difference
Total Units Sold	13	10	30%
Med. Sold \$	\$572,000	\$398,750	43%
Avg. Sold \$	\$654,330	\$589,550	11%
Total Volume	\$8,506,300	\$5,895,500	44%
Average DOM*	66	40	65%

### North & West Shores – Single Family Lakefront

*(Lakefront & Split Lakefront)*

	2023 Jan-Mar	2022 Jan-Mar	Yearly % Difference
Total Units Sold	1	5	-80%
Med. Sold \$	\$3,100,000	\$3,800,000	-18%
Avg. Sold \$	\$3,100,000	\$7,601,000	-59%
Total Volume	\$3,100,000	\$38,005,000	-92%
Average DOM*	89	76	17%

### North & West Shores – Condo/Townhome Lakefront

*(Lakefront & Lakefront Condo Project)*

	2023 Jan-Mar	2022 Jan-Mar	Yearly % Difference
Total Units Sold	4	6	-33%
Med. Sold \$	\$1,517,500	\$1,174,500	29%
Avg. Sold \$	\$1,858,750	\$1,258,166	48%
Total Volume	\$7,435,000	\$7,549,000	-2%
Average DOM*	35	18	94%

### Ski Areas – Single Family

*(Alpine Meadows, Squaw Valley, Northstar)*

	2023 Jan-Mar	2022 Jan-Mar	Yearly % Difference
Total Units Sold	7	13	-46%
Med. Sold \$	\$1,560,000	\$2,375,000	-34%
Avg. Sold \$	\$2,455,428	\$2,783,461	-12%
Total Volume	\$17,188,000	\$36,185,000	-52%
Average DOM*	78	110	-29%

### Ski Areas – Condo/Townhome

*(Alpine Meadows, Squaw Valley, Northstar)*

	2023 Jan-Mar	2022 Jan-Mar	Yearly % Difference
Total Units Sold	23	32	-28%
Med. Sold \$	\$950,000	\$812,500	17%
Avg. Sold \$	\$1,304,588	\$901,570	45%
Total Volume	\$30,005,525	\$28,850,250	4%
Average DOM*	52	30	73%



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### Truckee Area – Single Family

(Excluding Northstar)

	2023 Jan-Mar	2022 Jan-Mar	Yearly % Difference
Total Units Sold	66	118	-44%
Med. Sold \$	\$1,133,750	\$1,370,000	-17%
Avg. Sold \$	\$2,087,212	\$2,550,257	-18%
Total Volume	\$137,756,000	\$300,930,403	-54%
Average DOM*	68	33	106%

### Truckee Area – Condo/Townhome

(Excluding Northstar)

	2023 Jan-Mar	2022 Jan-Mar	Yearly % Difference
Total Units Sold	10	20	-50%
Med. Sold \$	\$1,015,014	\$660,000	54%
Avg. Sold \$	\$1,043,202	\$826,935	26%
Total Volume	\$10,432,028	\$16,538,700	-37%
Average DOM*	40	19	111%

### Incline Village – Single Family/Townhome

	2023 Jan-Mar	2022 Jan-Mar	Yearly % Difference
Total Units Sold	13	36	-64%
Med. Sold \$	\$1,725,000	\$2,495,000	-31%
Avg. Sold \$	\$2,106,615	\$3,132,347	-33%
Total Volume	\$27,386,000	\$112,764,500	-76%
Average DOM*	148	88	68%

### Incline Village – Condominium

	2023 Jan-Mar	2022 Jan-Mar	Yearly % Difference
Total Units Sold	14	39	-64%
Med. Sold \$	\$872,500	\$849,000	3%
Avg. Sold \$	\$1,247,571	\$991,128	26%
Total Volume	\$17,466,000	\$38,654,000	-55%
Average DOM*	166	83	100%

### South Lake Tahoe – Single Family

(Including Meyers)

	2023 Jan-Mar	2022 Jan-Mar	Yearly % Difference
Total Units Sold	64	124	-48%
Med. Sold \$	\$672,500	\$755,000	-11%
Avg. Sold \$	\$839,401	\$886,394	-5%
Total Volume	\$53,721,680	\$109,912,816	-51%
Average DOM*	115	68	69%

### South Lake Tahoe – Condo/Townhome

(Including Meyers)

	2023 Jan-Mar	2022 Jan-Mar	Yearly % Difference
Total Units Sold	10	18	-44%
Med. Sold \$	\$400,000	\$506,250	-21%
Avg. Sold \$	\$460,000	\$702,446	-35%
Total Volume	\$4,600,000	\$12,644,025	-64%
Average DOM*	97	112	-13%



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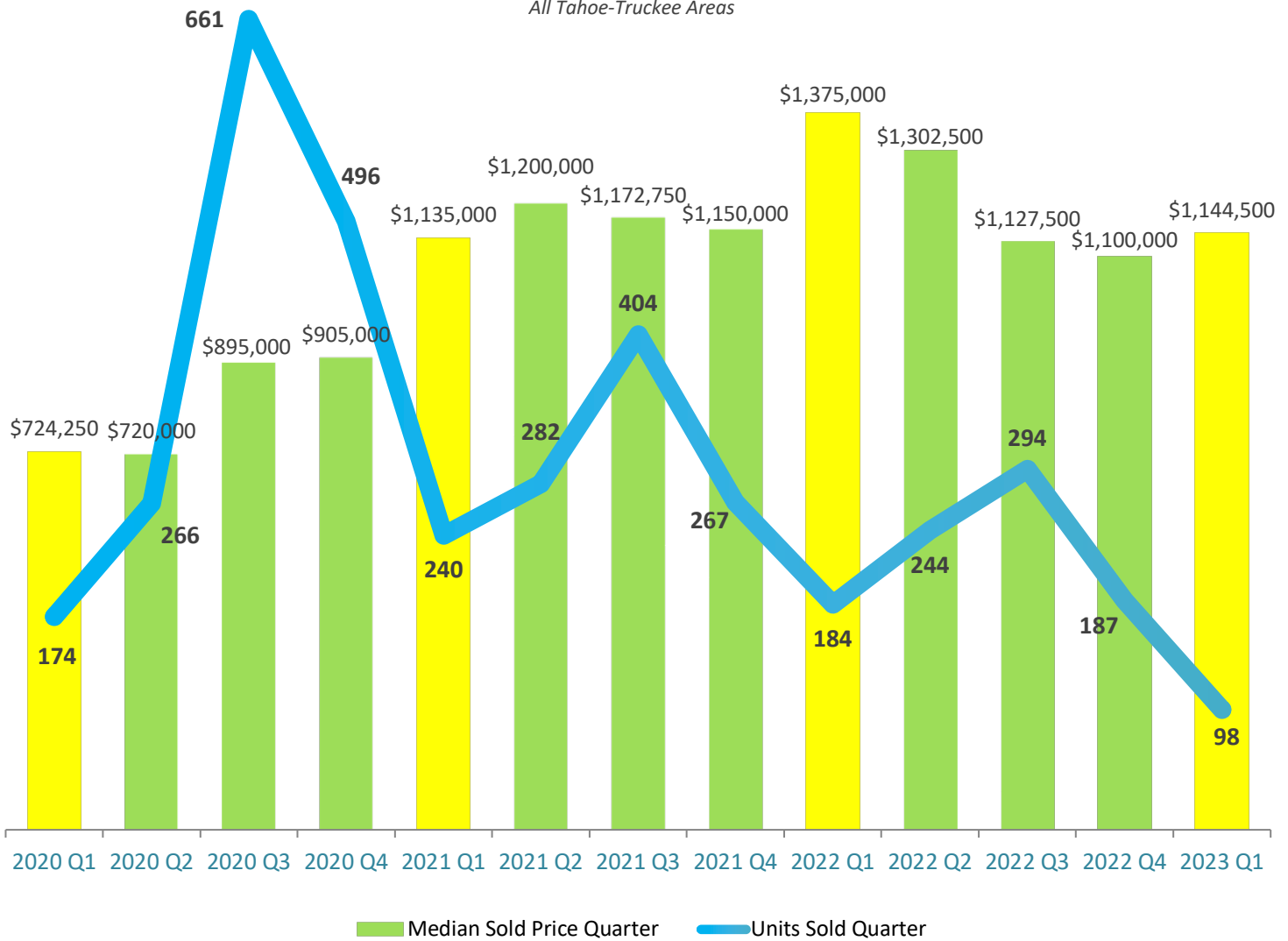
\*DOM = Days on Market



# LAKE TAHOE & TRUCKEE

## FIRST QUARTER MARKET REPORT 2023

**Single Family Home**  
 Median Price & Units Sold by Quarter  
 2020-2023  
 All Tahoe-Truckee Areas



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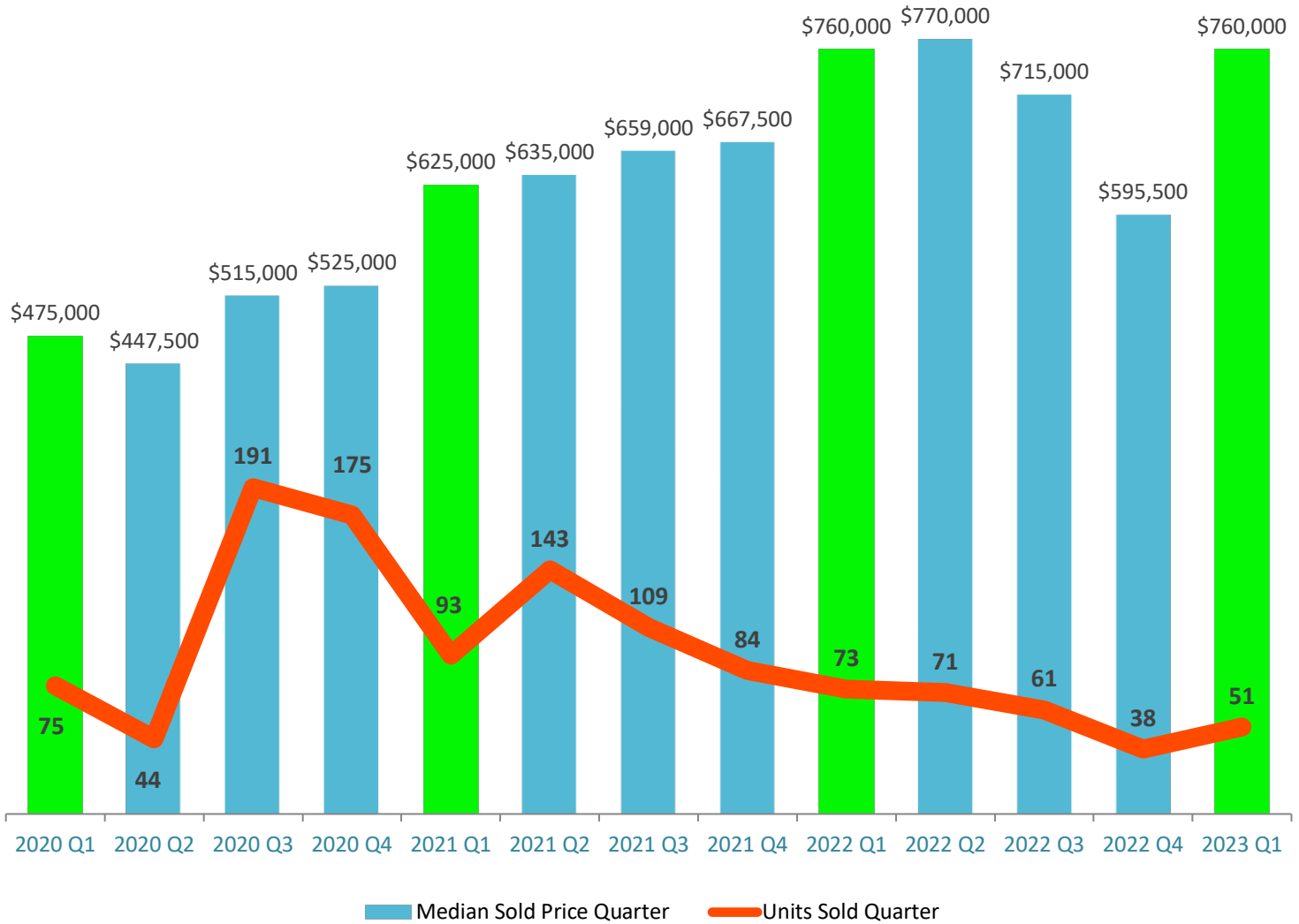
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# LAKE TAHOE & TRUCKEE

## FIRST QUARTER MARKET REPORT 2023

**Condominium/Townhome**  
 Median Price & Units Sold by Quarter  
 2020-2023  
 All Tahoe-Truckee Areas



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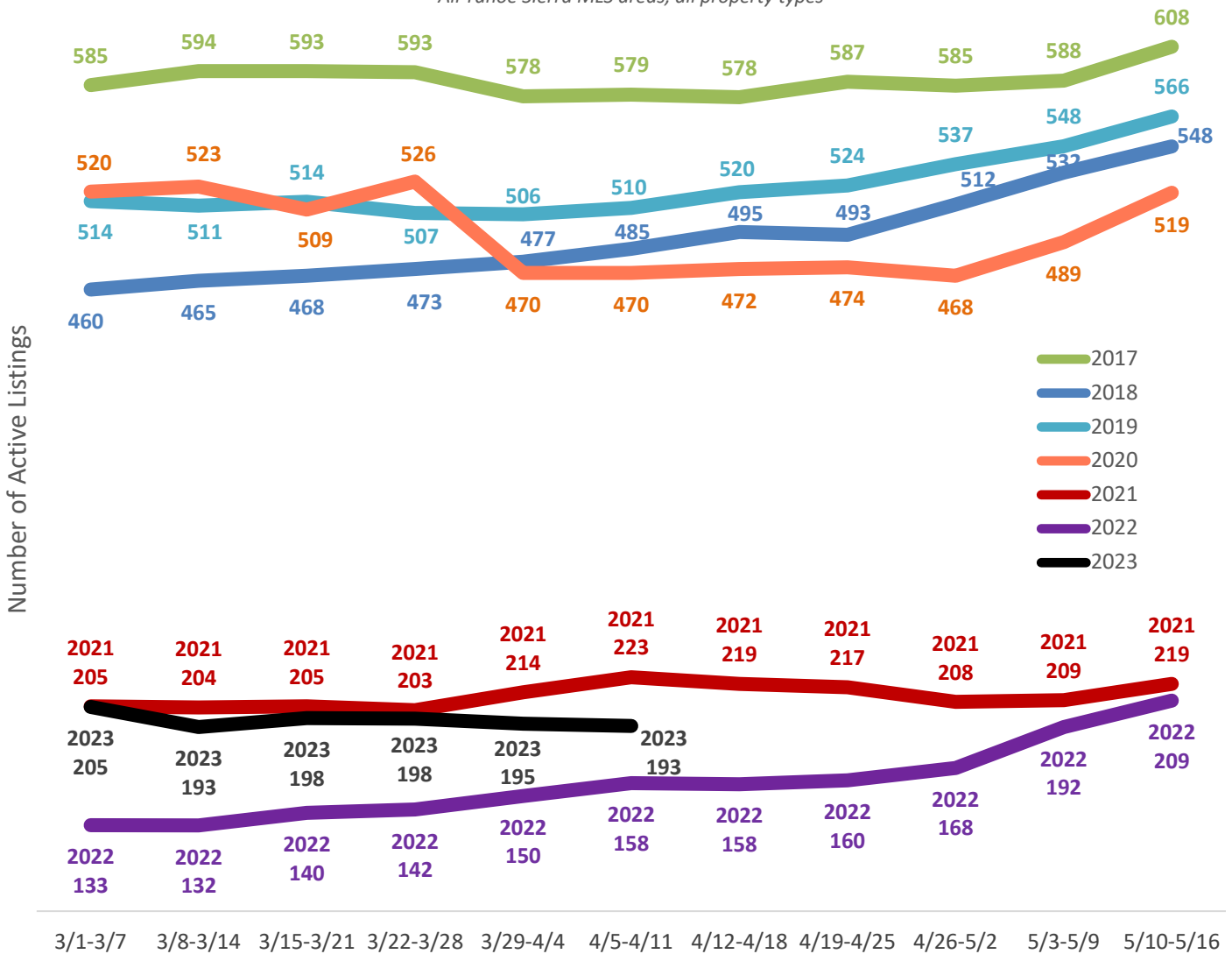
# LAKE TAHOE & TRUCKEE

## FIRST QUARTER MARKET REPORT 2023

### AVERAGE WEEKLY INVENTORY

Spring 2017-2023

All Tahoe Sierra MLS areas, all property types



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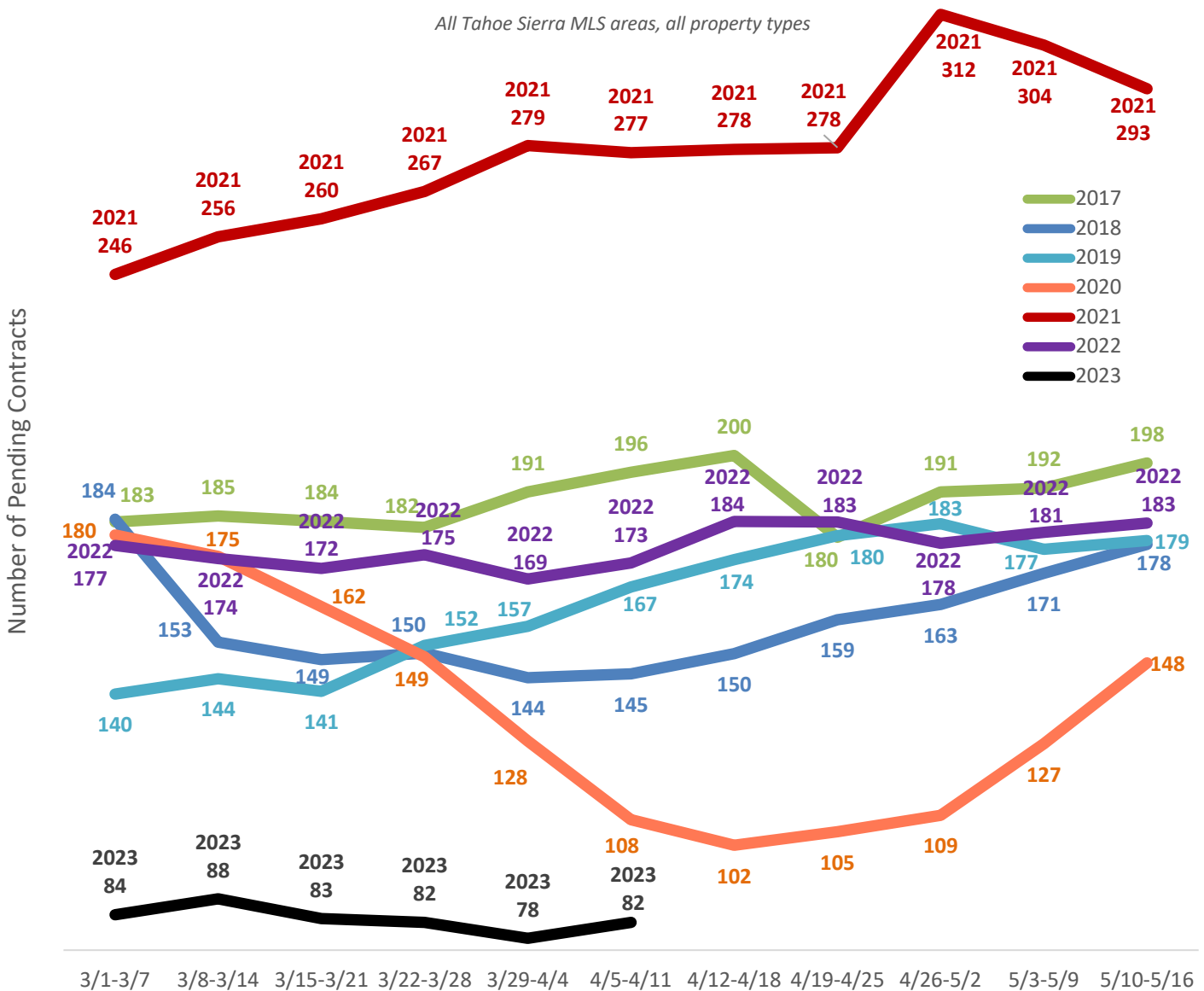
# LAKE TAHOE & TRUCKEE

## FIRST QUARTER MARKET REPORT 2023

### AVERAGE DAILY PENDING CONTRACTS

Spring 2017-2023

All Tahoe Sierra MLS areas, all property types



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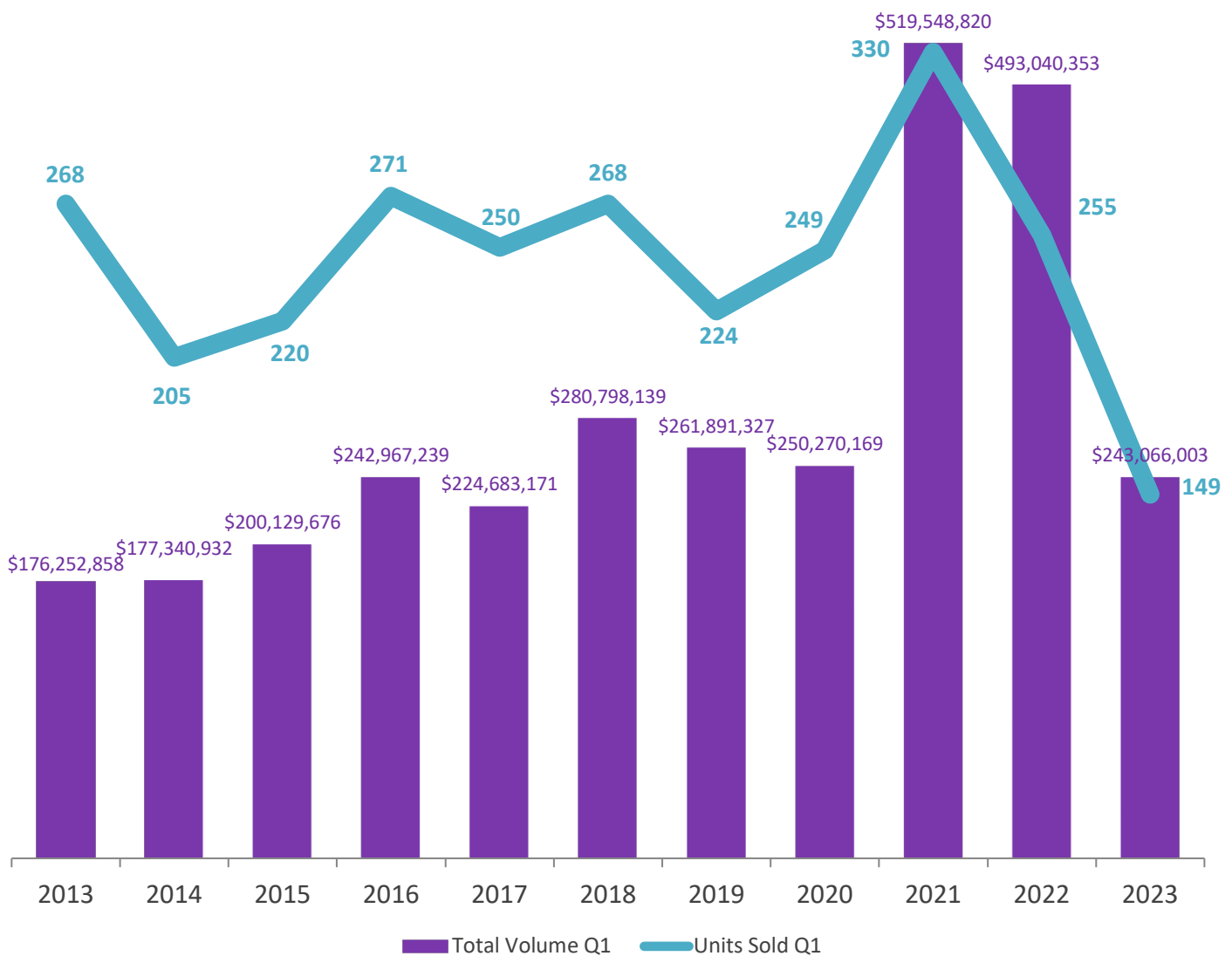
# LAKE TAHOE & TRUCKEE

## FIRST QUARTER MARKET REPORT 2023

### Total Dollar Volume & Units Sold

Q1 2013-2023

All Tahoe-Truckee Areas, SFR & Condo



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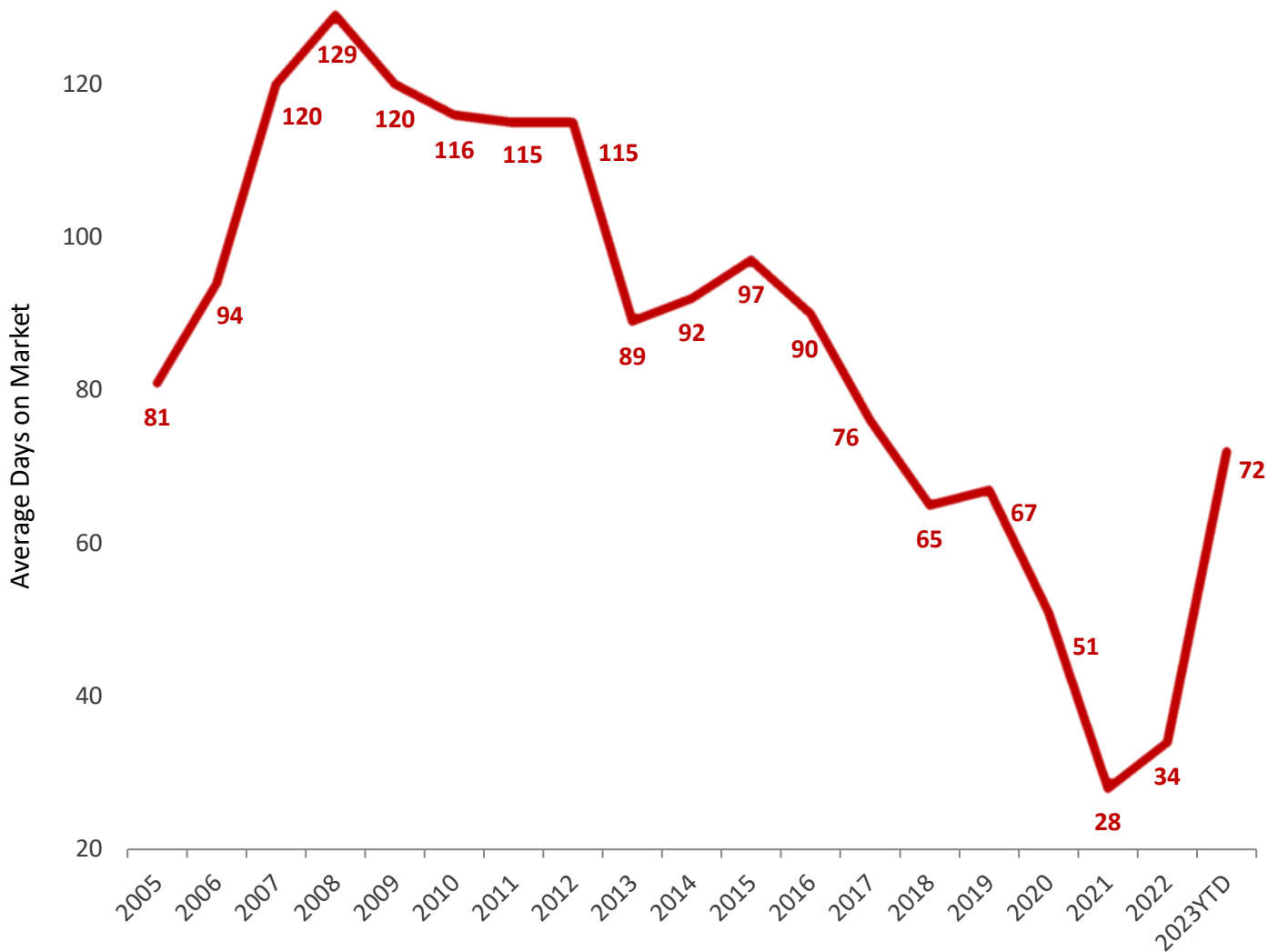
## FIRST QUARTER MARKET REPORT 2023

### Single Family Home Days on Market

Historic Yearly Average

2006 - 2023

All Tahoe-Truckee Areas



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