

LAKE TAHOE & TRUCKEE

YEAR-END MARKET REPORT 2023

North & West Shores Lake Tahoe – Single Family

(Excluding lakefront)

	2023 Jan-Dec	2022 Jan-Dec	Yearly % Difference
Total Units Sold	219	217	1%
Med. Sold \$	\$1,100,000	\$1,098,000	0%
Avg. Sold \$	\$1,264,529	\$1,291,233	-2%
Total Volume	\$276,932,058	\$280,197,682	-1%
Average DOM*	38	37	3%

North & West Shores Lake Tahoe – Condo/Townhome

(Excluding lakefront & lakefront condo project)

	2023 Jan-Dec	2022 Jan-Dec	Yearly % Difference
Total Units Sold	54	36	50%
Med. Sold \$	\$649,500	\$657,500	-1%
Avg. Sold \$	\$637,038	\$637,325	0%
Total Volume	\$34,400,100	\$22,943,700	50%
Average DOM*	56	40	40%

North & West Shores – Single Family Lakefront

(Lakefront & Split Lakefront)

	2023 Jan-Dec	2022 Jan-Dec	Yearly % Difference
Total Units Sold	12	15	-20%
Med. Sold \$	\$6,525,000	\$4,550,000	43%
Avg. Sold \$	\$6,744,166	\$8,867,626	-24%
Total Volume	\$80,930,000	\$133,014,400	-39%
Average DOM*	39	86	-55%

North & West Shores – Condo/Townhome Lakefront

(Lakefront & Lakefront Condo Project)

	2023 Jan-Dec	2022 Jan-Dec	Yearly % Difference
Total Units Sold	23	19	21%
Med. Sold \$	\$1,300,000	\$1,399,000	-7%
Avg. Sold \$	\$1,651,826	\$1,316,900	25%
Total Volume	\$37,992,000	\$25,021,100	52%
Average DOM*	63	26	142%

Ski Areas – Single Family

(Olympic Valley, Alpine Meadows & Northstar)

	2023 Jan-Dec	2022 Jan-Dec	Yearly % Difference
Total Units Sold	47	60	-22%
Med. Sold \$	\$1,627,000	\$1,800,000	-10%
Avg. Sold \$	\$1,983,500	\$2,204,708	-10%
Total Volume	\$93,224,500	\$132,282,505	-30%
Average DOM*	89	54	65%

Ski Areas – Condo/Townhome

(Olympic Valley, Alpine Meadows & Northstar)

	2023 Jan-Dec	2022 Jan-Dec	Yearly % Difference
Total Units Sold	105	105	0%
Med. Sold \$	\$787,500	\$750,000	5%
Avg. Sold \$	\$1,127,102	\$962,036	17%
Total Volume	\$118,345,731	\$101,013,793	17%
Average DOM*	48	47	2%



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Information obtained from Tahoe Sierra MLS, Incline Village MLS and South Lake Tahoe MLS

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Truckee Area – Single Family

(Excluding Northstar)

	2023 Jan-Dec	2022 Jan-Dec	Yearly % Difference
Total Units Sold	454	593	-23%
Med. Sold \$	\$1,173,125	\$1,200,000	-2%
Avg. Sold \$	\$1,844,018	\$1,849,993	0%
Total Volume	\$837,184,527	\$1,097,046,334	-24%
Average DOM*	41	30	37%

Truckee Area – Condo/Townhome

(Excluding Northstar)

	2023 Jan-Dec	2022 Jan-Dec	Yearly % Difference
Total Units Sold	79	70	13%
Med. Sold \$	\$631,500	\$637,500	-1%
Avg. Sold \$	\$888,534	\$824,397	8%
Total Volume	\$70,194,253	\$57,707,854	22%
Average DOM*	31	21	48%

Incline Village – Single Family/Townhome

	2023 Jan-Dec	2022 Jan-Dec	Yearly % Difference
Total Units Sold	136	142	-4%
Med. Sold \$	\$2,250,000	\$2,342,500	-4%
Avg. Sold \$	\$3,209,806	\$2,932,978	9%
Total Volume	\$436,533,557	\$416,482,888	5%
Average DOM*	116	99	17%

Incline Village – Condominium

	2023 Jan-Dec	2022 Jan-Dec	Yearly % Difference
Total Units Sold	105	124	-15%
Med. Sold \$	\$900,000	\$945,800	-5%
Avg. Sold \$	\$1,147,640	\$1,092,782	5%
Total Volume	\$120,502,211	\$135,504,950	-11%
Average DOM*	82	82	0%

South Lake Tahoe – Single Family

(Including Meyers)

	2023 Jan-Dec	2022 Jan-Dec	Yearly % Difference
Total Units Sold	385	550	-30%
Med. Sold \$	\$685,000	\$715,000	-4%
Avg. Sold \$	\$834,926	\$900,477	-7%
Total Volume	\$321,446,436	\$495,262,478	-35%
Average DOM*	75	73	3%

South Lake Tahoe – Condo/Townhome

(Including Meyers)

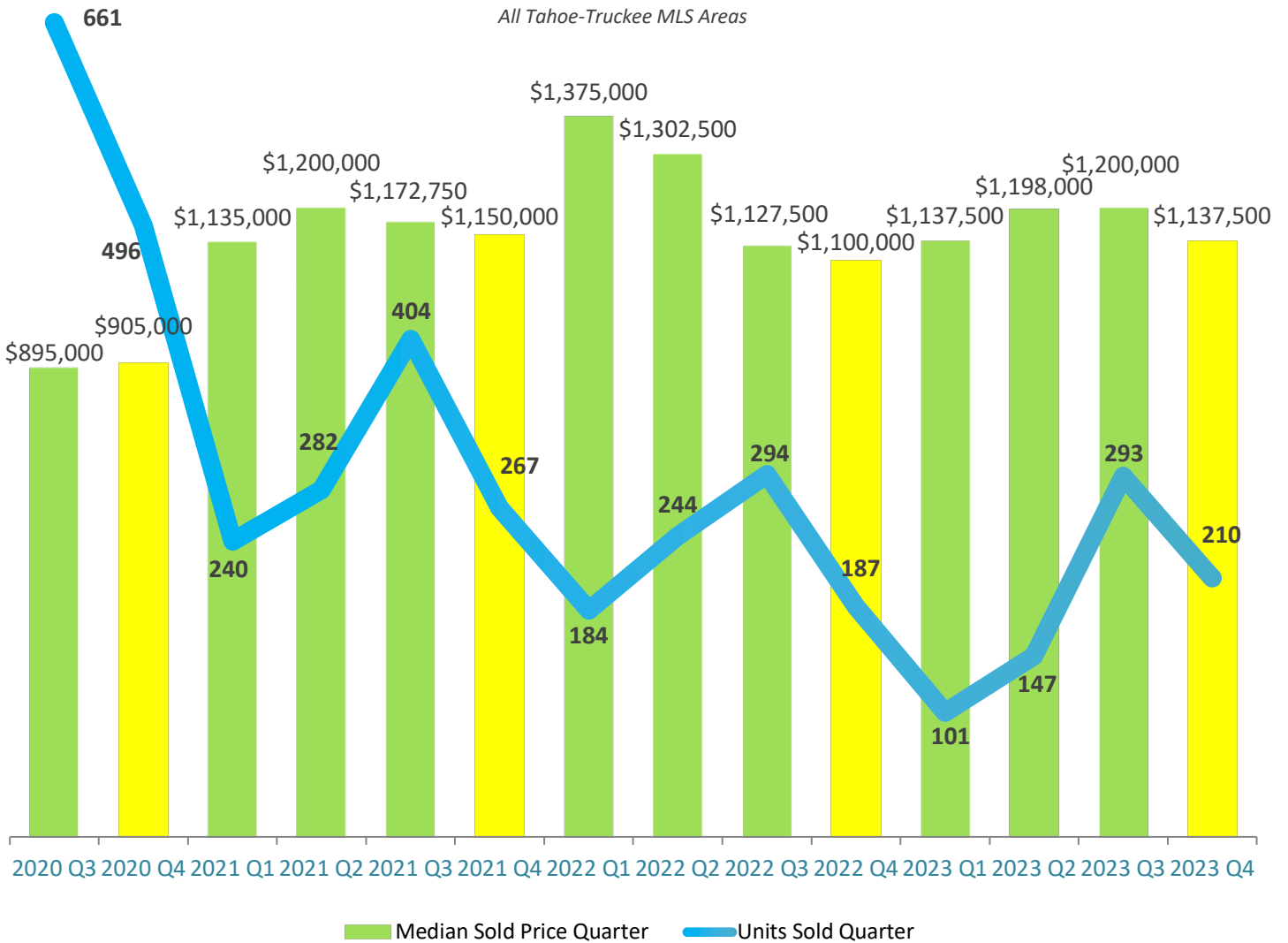
	2023 Jan-Dec	2022 Jan-Dec	Yearly % Difference
Total Units Sold	47	68	-31%
Med. Sold \$	\$598,000	\$497,500	20%
Avg. Sold \$	\$732,550	\$608,646	20%
Total Volume	\$34,429,828	\$41,387,913	-17%
Average DOM*	86	76	13%



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



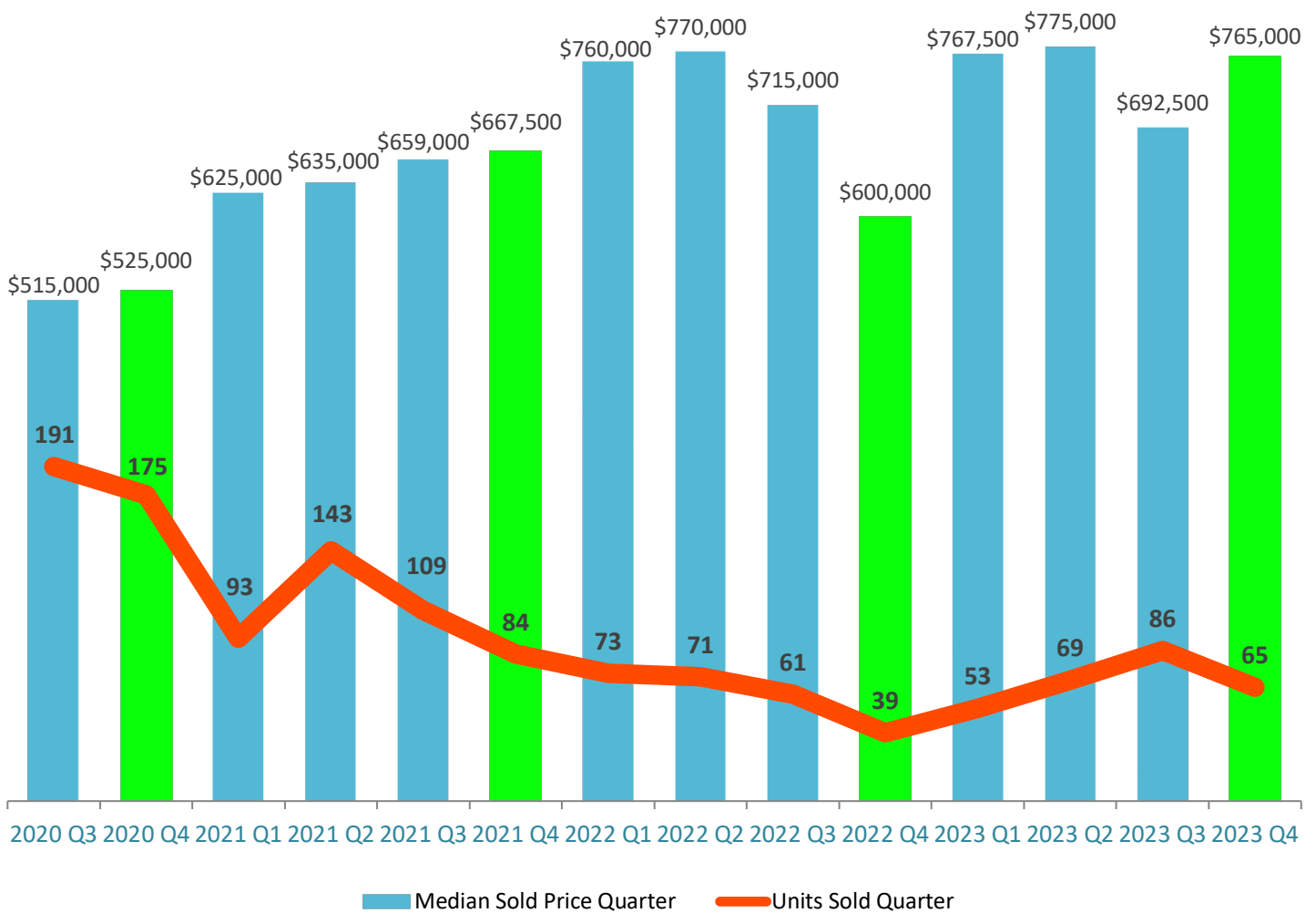
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Condominium/Townhome
 Median Price & Units Sold by Quarter
 2020-2023
 All Tahoe-Truckee MLS Areas



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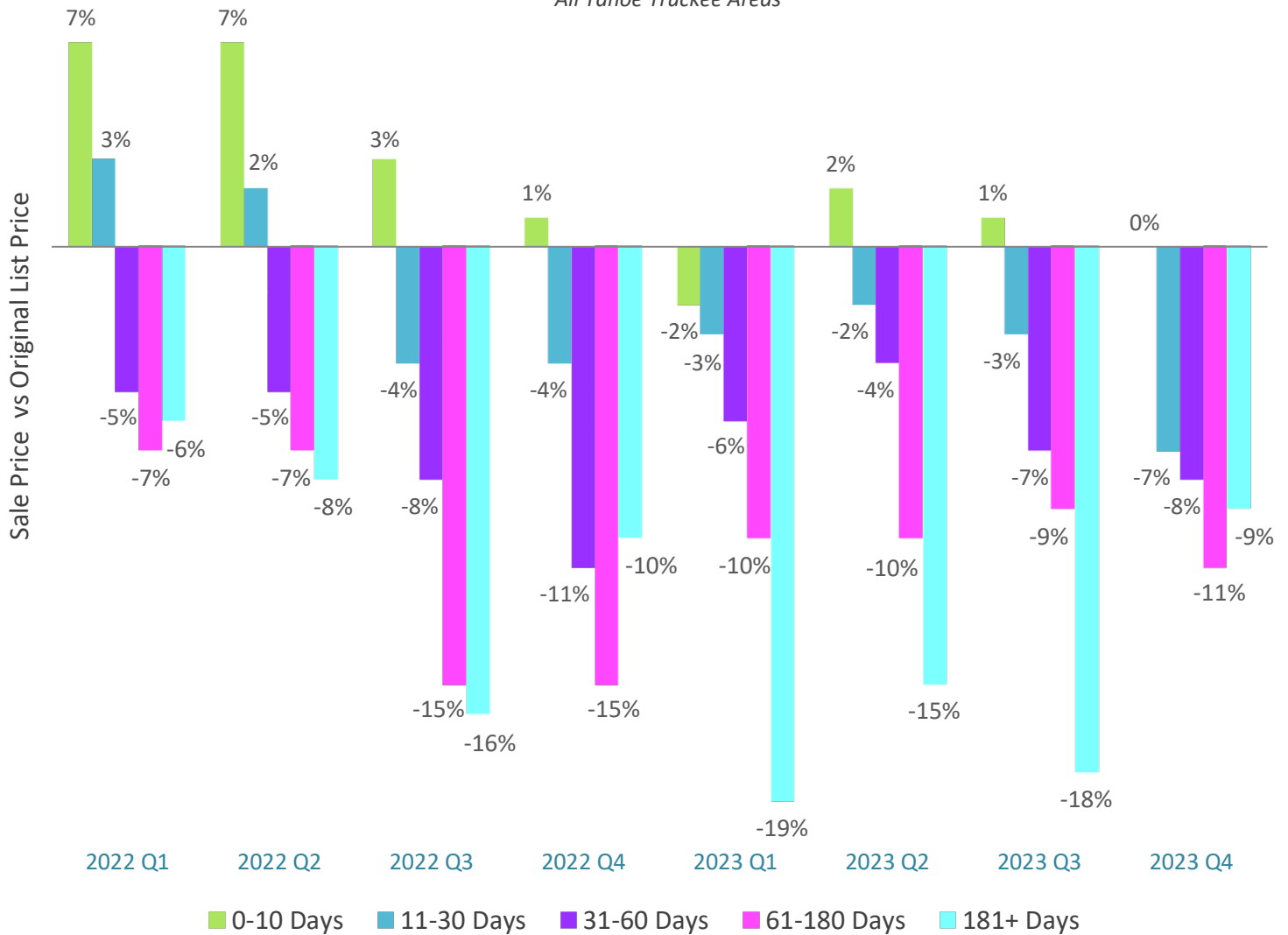
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Sale Price vs Original List Price 2022-2023 by Length of Listing

Single Family Home & Condo Under \$5 million
All Tahoe Truckee Areas



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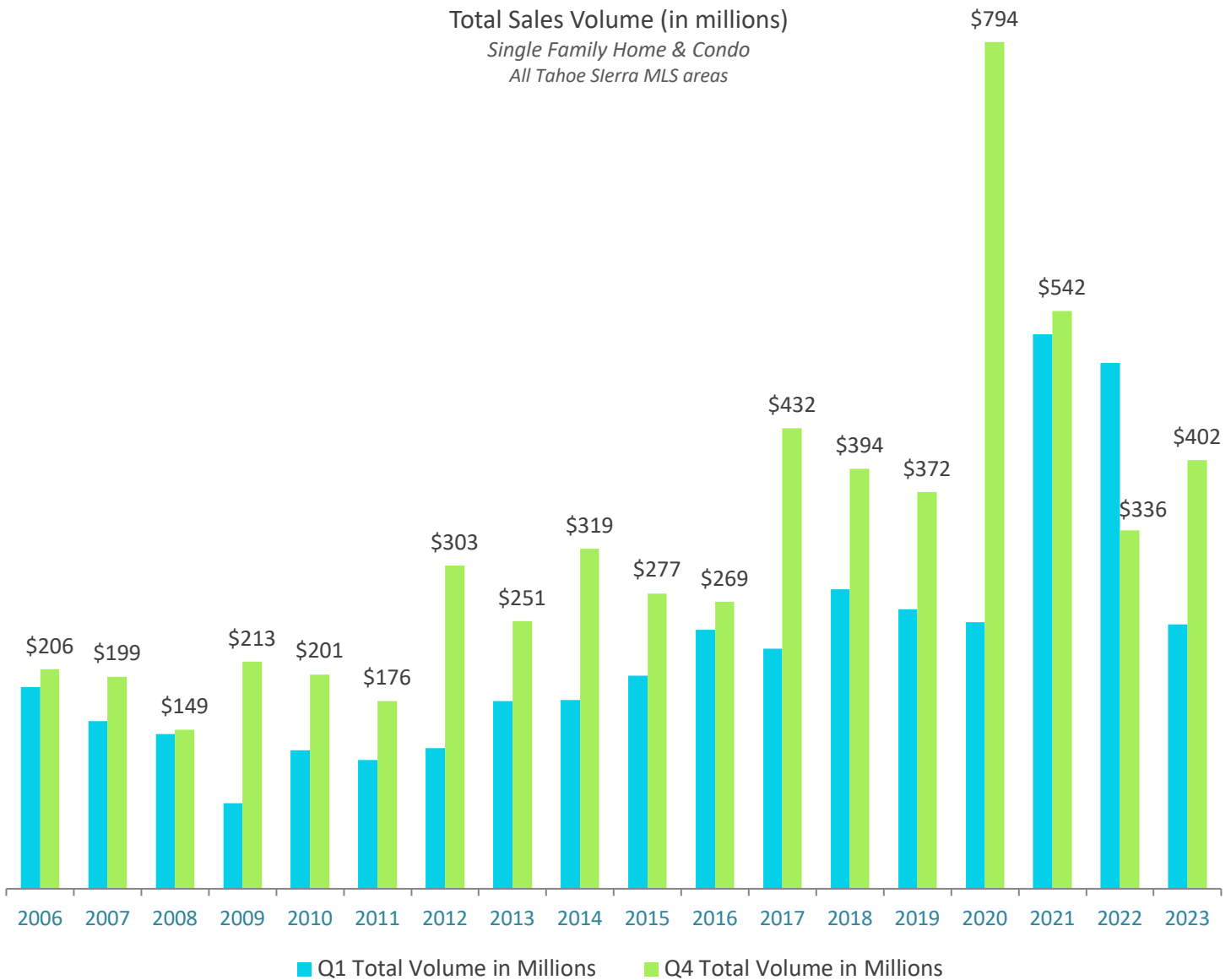
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Q1 Compared to Q4 2006-2023

Total Sales Volume (in millions)

Single Family Home & Condo

All Tahoe Sierra MLS areas



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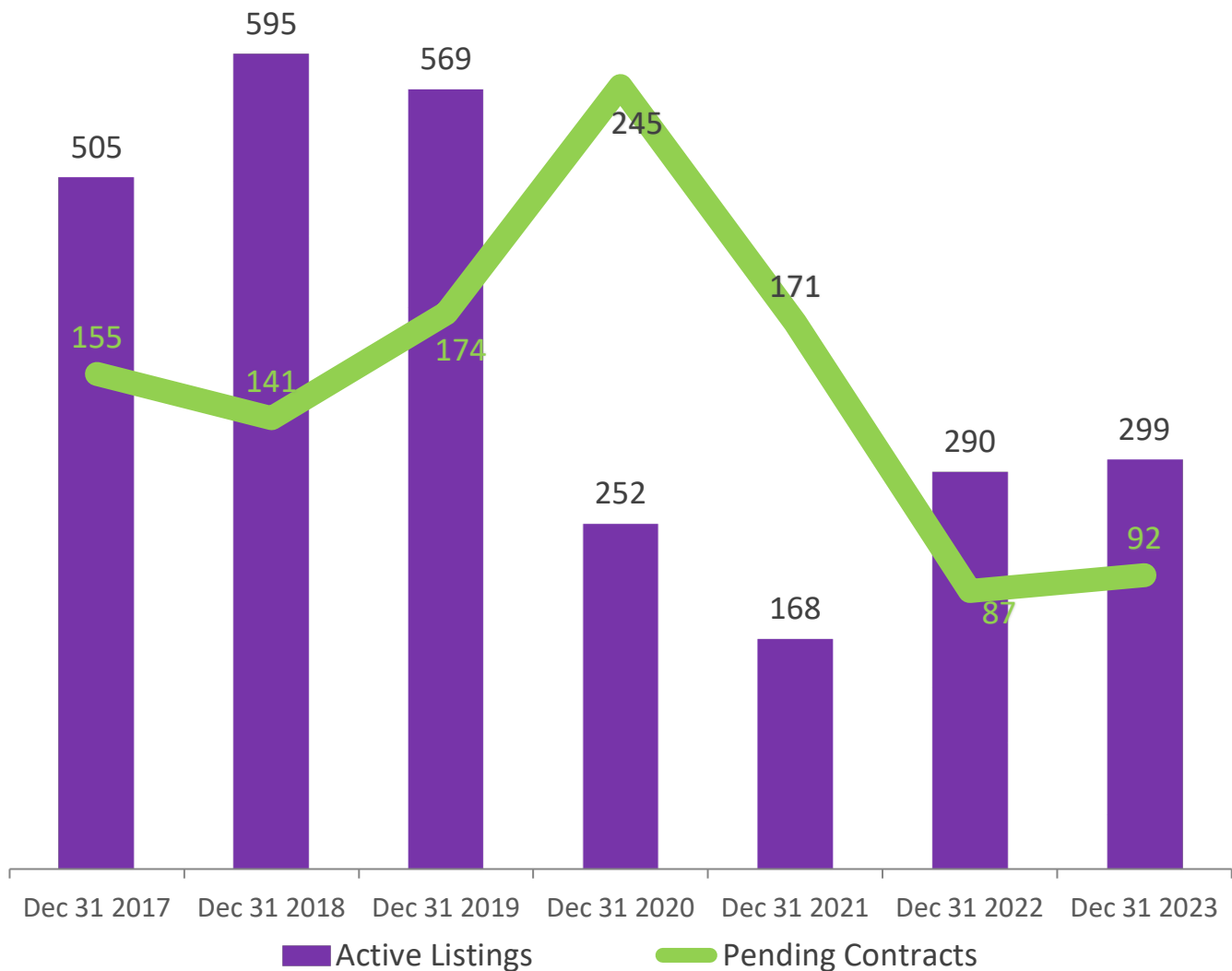
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Active Listings and Pending Contracts on December 31st

All Tahoe Sierra MLS areas, all residential property types



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