



**North Lake Tahoe - Truckee Region**  
**Real Estate Market Report**  
**2020 Vs. 2019**

**YEAR END TOTAL SALES (January - December)**

**SINGLE FAMILY HOMES**

**TOTAL MARKET SUMMARY**

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

Statistics	2020	2019	% Change
Units Sold	1,604	1,042	53.9%
Sales Volume	\$2,070,615,485	\$1,169,092,263	77.1%
Median Sales Price	\$850,000	\$745,000	14.1%
Average Sales Price	\$1,290,907	\$1,125,209	14.7%
Units Sold Under \$500,000	143	146	-2.1%
Units Sold - \$500,000-\$999,999	857	601	42.6%
Units Sold Over \$1,000,000	604	295	104.7%
Days on Market (Median)	15	33	-54.5%
Days on Market (Average)	51	67	-23.9%

**CONDOMINIUMS -TOWNHOMES**

**TOTAL MARKET SUMMARY**

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

Statistics	2020	2019	% Change
Units Sold	489	355	37.7%
Sales Volume	\$334,656,614	\$197,476,099	69.5%
Median Sales Price	\$503,000	\$430,000	17.0%
Average Sales Price	\$684,369	\$556,270	23.0%
Units Sold Under \$500,000	238	239	-0.4%
Units Sold Over \$500,000	116	116	0.0%
Days on Market (Median)	20	40	-50.0%
Days on Market (Average)	64	88	-27.3%

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

Kings Beach to Tahoe City to Emerald Bay

Statistics	2020	2019	% Change
Units Sold	492	310	58.7%
Sales Volume	\$583,745,583	\$351,443,798	66.1%
Median Sales Price	\$811,000	\$726,987	11.6%
Average Sales Price	\$1,186,474	\$1,137,358	4.3%
Units Sold Under \$500,000	52	43	20.9%
Units Sold - \$500,000-\$999,999	279	194	43.8%
Units Sold Over \$1,000,000	160	73	119.2%
Days on Market (Median)	16	33	-51.5%
Days on Market (Average)	49	78	-37.2%

**CONDOMINIUMS -TOWNHOMES**

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

Kings Beach to Tahoe City to Emerald Bay

Statistics	2020	2019	% Change
Units Sold	132	97	36.1%
Sales Volume	\$88,421,537	\$51,466,590	71.8%
Median Sales Price	\$452,000	\$400,000	13.0%
Average Sales Price	\$669,860	\$530,583	26.2%
Units Sold Under \$500,000	85	74	14.9%
Units Sold Over \$500,000	47	23	104.3%
Days on Market (Median)	18	40	-55.0%
Days on Market (Average)	49	71	-31.0%

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**SQUAW VALLEY - ALPINE MEADOWS SUMMARY (Area 6)**

**Squaw/Olympic Valley - Alpine Meadows - Truckee River**

Statistics	2020	2019	% Change
Units Sold	82	49	67.3%
Sales Volume	\$109,814,744	\$58,614,500	87.4%
Median Sales Price	\$1,185,000	\$1,023,000	15.8%
Average Sales Price	\$1,339,204	\$1,196,214	12.0%
Units Sold Under \$500,000	5	5	0.0%
Units Sold - \$500,000-\$999,999	27	19	42.1%
Units Sold Over \$1,000,000	50	25	100.0%
Days on Market (Median)	48	59	-18.6%
Days on Market (Average)	136	91	49.5%

**CONDOMINIUMS -TOWNHOMES**

**SQUAW VALLEY - ALPINE MEADOWS SUMMARY (Area 6)**

**Squaw/Olympic Valley - Alpine Meadows - Truckee River**

Statistics	2020	2019	% Change
Units Sold	90	70	28.6%
Sales Volume	\$53,878,633	\$37,010,750	45.6%
Median Sales Price	\$541,000	\$463,750	16.7%
Average Sales Price	\$598,651	\$528,725	13.2%
Units Sold Under \$500,000	35	38	-7.9%
Units Sold Over \$500,000	55	32	71.9%
Days on Market (Median)	38	46	-17.4%
Days on Market (Average)	117	145	-19.3%

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

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

<b>Statistics</b>	<b>2020</b>	<b>2019</b>	<b>% Change</b>
Units Sold	1030	683	50.8%
Sales Volume	\$1,377,055,158	\$759,033,965	81.4%
Median Sales Price	\$850,000	\$739,000	15.0%
Average Sales Price	\$1,336,946	\$1,114,587	19.9%
Units Sold Under \$500,000	86	98	-12.2%
Units Sold - \$500,000-\$999,999	551	388	42.0%
Units Sold Over \$1,000,000	393	197	99.5%
Days on Market (Median)	14	31	-54.8%
Days on Market (Average)	45	61	-26.2%

**CONDOMINIUMS -TOWNHOMES**

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

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

<b>Statistics</b>	<b>2020</b>	<b>2019</b>	<b>% Change</b>
Units Sold	267	188	42.0%
Sales Volume	\$192,356,444	\$108,998,759	76.5%
Median Sales Price	\$525,000	\$442,000	18.8%
Average Sales Price	\$720,436	\$579,780	24.3%
Units Sold Under \$500,000	118	127	-7.1%
Units Sold Over \$500,000	149	61	144.3%
Days on Market (Median)	15	38	-60.5%
Days on Market (Average)	53	75	-29.3%

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**TAHOE DONNER SUMMARY (Area 9TD)**

**Tahoe Donner (Units 1-11)**

Statistics	2020	2019	% Change
Units Sold	359	273	31.5%
Sales Volume	\$320,503,842	\$216,013,674	48.4%
Median Sales Price	\$815,000	\$719,000	13.4%
Average Sales Price	\$892,768	\$791,258	12.8%
Units Sold Under \$500,000	15	23	-34.8%
Units Sold - \$500,000-\$999,999	246	205	20.0%
Units Sold Over \$1,000,000	98	45	117.8%
Days on Market (Median)	9	25	-64.0%
Days on Market (Average)	28	42	-33.3%

**CONDOMINIUMS -TOWNHOMES**

**TAHOE DONNER SUMMARY (Area 9TD)**

**Tahoe Donner (Units 1-11)**

Statistics	2020	2019	% Change
Units Sold	66	66	0.0%
Sales Volume	\$25,800,240	\$24,524,259	5.2%
Median Sales Price	\$384,000	\$394,000	-2.5%
Average Sales Price	\$390,912	\$371,579	5.2%
Units Sold Under \$500,000	52	65	-20.0%
Units Sold Over \$500,000	14	1	1300.0%
Days on Market (Median)	7	23	-69.6%
Days on Market (Average)	33	37	-10.8%

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**SERENE LAKES SUMMARY (Area 875)**

**Serene Lakes Area**

Statistics	2020	2019	% Change
Units Sold	41	36	13.9%
Sales Volume	\$35,579,700	\$31,325,500	13.6%
Median Sales Price	\$670,000	\$687,500	-2.5%
Average Sales Price	\$867,797	\$870,152	-0.3%
Units Sold Under \$500,000	5	2	150.0%
Units Sold - \$500,000-\$999,999	29	27	7.4%
Units Sold Over \$1,000,000	7	7	0.0%
Days on Market (Median)	7	29	-75.9%
Days on Market (Average)	25	54	-53.7%

**SINGLE FAMILY HOMES**

**SODA SPRINGS-PLAVADA-KINGVALE SUMMARY**

**Soda Springs-Plavada-Kingvale (Areas 872-873-874-876)**

Statistics	2020	2019	% Change
Units Sold	50	21	138.1%
Sales Volume	\$23,522,500	\$7,503,500	213.5%
Median Sales Price	\$457,500	\$348,000	31.5%
Average Sales Price	\$470,450	\$357,309	31.7%
Units Sold Under \$500,000	33	15	120.0%
Units Sold - \$500,000-\$999,999	17	6	183.3%
Units Sold Over \$1,000,000	0	0	0.0%
Days on Market (Median)	14	35	-60.0%
Days on Market (Average)	47	56	-16.1%

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