

**2018 MID-YEAR
NORTH AND WEST TAHOE RESIDENTIAL SALES SUMMARY**

The following information is based upon residential sales reported to the Tahoe Sierra Multiple Listing Service (MLS) for the period of January 1 2018 through June 30, 2018 with comparative statistics for the same period in 2013, 2014, 2015, 2016 and 2017. **The area covered is Northshore Stateline to Emerald Bay.**

	SINGLE FAMILY RESIDENTIAL SALES					
	2013	2014	2015	2016	2017*	2018
TOTAL SALES REPORTED	137	125	145	127	123	123
% CHANGE IN MID-YEAR SALES REPORTED FROM 2018						0.0%
MEDIAN SALE PRICE	\$441,500	\$525,000	\$557,500	\$570,000	\$645,000	\$665,000
% CHANGE IN MEDIAN SALE PRICE FROM 2017						+0.03%
AVERAGE SALE PRICE	\$685,000	\$967,500	\$903,000	\$887,000	\$1,082,000	\$1,612,000
% CHANGE IN AVERAGE SALE PRICE FROM 2017						+49.0%
AVERAGE DAYS ON MARKET	102	100	142	110	92	85
INVENTORY OF HOMES FOR SALE ON JUNE 30**	296	287	253	242	193	197
% CHANGE IN INVENTORY OF HOMES FOR SALE FROM JUNE 30, 2017						+ 0.2%
	CONDOMINIUM SALES					
TOTAL SALES REPORTED	37	35	30	26	49	44
% CHANGE IN SALES REPORTED FROM 20167						- 10.3%
MEDIAN SALE PRICE	\$302,000	\$330,000	\$337,000	\$302,500	\$399,000	\$430,000
% CHANGE IN MEDIAN SALE PRICE FROM 2017						+07.8%
AVERAGE SALE PRICE	\$642,000	\$449,000	\$451,000	\$344,500	\$562,000	\$682,000
% CHANGE IN AVERAGE SALE PRICE FROM 2017						+ 21.4%
AVERAGE DAYS ON MARKET	149	108	48	148	112	86
INVENTORY OF CONDOS FOR SALE ON JUNE 30**	71	61	93	75	60	51
% CHANGE IN INVENTORY OF CONDOS FOR SALE FROM JUNE 30, 2017						- 15.0%

NOTE: This representation is based in whole or in part on data supplied by the Tahoe Sierra Board of Realtors or its MLS. Neither the Board or its MLS guarantees or is in any way responsible for its accuracy. Data maintained by the Board or its MLS may not reflect all real estate activity in the market. **Updated from 2017 sales review. **Includes properties in escrow but not closed.