

2018 FIRST QUARTER 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 March 31, 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	59	42	65	57	56	52
% CHANGE IN SALES REPORTED FROM FIRST QUARTER 2017						- 7.2%
MEDIAN SALE PRICE	\$417,000	\$640,000	\$545,000	\$535,000	\$610,500	\$624,000
% CHANGE IN MEDIAN SALE PRICE FROM FIRST QUARTER 2017						+ 02.2%
AVERAGE SALE PRICE	\$617,000	\$1,305,000	\$1,084,000	\$913,000	\$1,196,500	\$1,170,000
% CHANGE IN AVERAGE SALE PRICE FROM FIRST QUARTER 2017						- 02.2%
AVERAGE DAYS ON MARKET	124	93	186	109	127	96
INVENTORY OF HOMES FOR SALE ON MARCH 31	212	154	177	135	101	80
% CHANGE IN INVENTORY OF HOMES FOR SALE FROM MARCH 31, 2017						- 20.8%

CONDOMINIUM SALES

TOTAL SALES REPORTED	16	14	15	13	20	18
% CHANGE IN SALES REPORTED FROM FIRST QUARTER 2017						- 10.0%
MEDIAN SALE PRICE	\$302,000	\$262,000	\$335,000	\$290,000	\$376,000	\$452,000
% CHANGE IN MEDIAN SALE PRICE FROM FIRST QUARTER 2017						+ 20.2%
AVERAGE SALE PRICE	\$861,000	\$461,000	\$364,500	\$294,000	\$564,000	\$717,000
% CHANGE IN AVERAGE SALE PRICE FROM FIRST QUARTER 2017						+ 27.1%
AVERAGE DAYS ON MARKET	75	141	56	114	152	95
INVENTORY OF CONDOS FOR SALE ON MARCH 31	57	41	42	43	41	29
% CHANGE IN INVENTORY OF CONDOS FOR SALE FROM MARCH 31, 2017						- 29.3%

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 since last year's summary.