



THE CAROUSEL ESTATE
LISTED BY TEAM MOORE

2017 North & West Shore Lake Tahoe Market Report

660 N. LAKE BLVD. TAHOE CITY, CA | OLIVERLUX.COM | 530.581.5300

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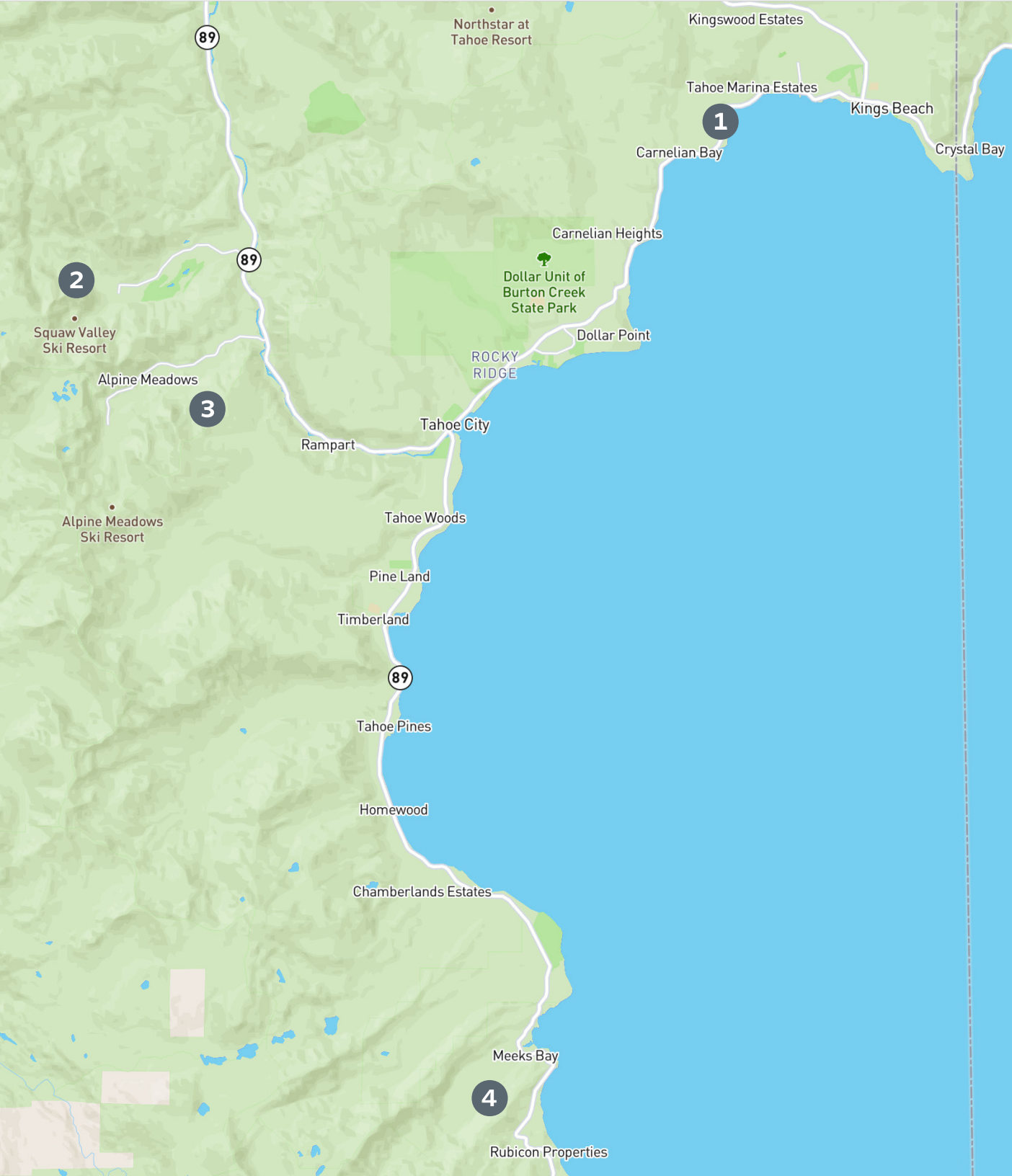
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North & West Shore Lake Tahoe Neighborhoods

- 1 North Shore - Lake Tahoe
- 2 Squaw Valley
- 3 Alpine Meadows
- 4 West Shore - Lake Tahoe

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North Shore Lakefront: Single Family

	2016	2017	CHANGE
Median Price	\$2,526,750	\$3,500,000	39%
Average Sold Price	\$2,526,750	\$3,576,923	41%
Average Days on Market	228	130	-43%
Highest Sold Price	\$2,958,500	\$5,725,000	94%
Lowest Sold Price	\$2,095,000	\$1,945,000	-7%
% Sold Price to Average List Price	81%	96%	19%
Total Dollar Volume Sold	\$5,053,500	\$46,500,000	820%
Total Properties Sold	2	13	550%

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North Shore Non-Lakefront: Single Family

	2016	2017	CHANGE
Median Price	\$575,000	\$662,500	15%
Average Sold Price	\$713,629	\$718,188	1%
Average Days on Market	94	76	-19%
Highest Sold Price	\$3,600,000	\$1,700,000	-53%
Lowest Sold Price	\$213,000	\$138,000	-35%
% Sold Price to Average List Price	97%	98%	1%
Total Dollar Volume Sold	\$114,180,658	\$126,401,217	11%
Total Properties Sold	160	176	10%

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North Shore: Condo

	2016	2017	CHANGE
Median Price	\$348,500	\$393,000	13%
Average Sold Price	\$441,350	\$533,176	21%
Average Days on Market	94	73	-22%
Highest Sold Price	\$210,000	\$1,752,000	734%
Lowest Sold Price	\$88,000	\$86,500	-2%
% Sold Price to Average List Price	96%	96%	0%
Total Dollar Volume Sold	\$26,481,010	\$55,983,500	111%
Total Properties Sold	60	105	75%

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Squaw Valley: Single Family

	2016	2017	CHANGE
Median Price	\$1,125,000	\$1,235,000	10%
Average Sold Price	\$1,528,895	\$1,380,276	-10%
Average Days on Market	294	216	-27%
Highest Sold Price	\$3,890,000	\$4,250,000	9%
Lowest Sold Price	\$500,000	\$380,000	-24%
% Sold Price to Average List Price	89%	95%	6%
Total Dollar Volume Sold	\$38,222,390	\$35,887,200	-6%
Total Properties Sold	25	27	8%

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Squaw Valley: Condo

	2016	2017	CHANGE
Median Price	\$374,500	\$480,000	28%
Average Sold Price	\$416,059	\$516,412	24%
Average Days on Market	214	220	3%
Highest Sold Price	\$980,000	\$1,710,000	74%
Lowest Sold Price	\$110,000	\$146,000	33%
% Sold Price to Average List Price	96%	96%	1%
Total Dollar Volume Sold	\$24,963,550	\$36,149,500	45%
Total Properties Sold	60	70	17%

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The Village at Squaw Valley: Condo

	2016	2017	CHANGE
Median Price	\$447,500	\$480,000	7%
Average Sold Price	\$484,408	\$560,391	16%
Average Days on Market	229	161	-30%
Highest Sold Price	\$980,000	\$1,710,000	74%
Lowest Sold Price	\$256,000	\$286,000	12%
% Sold Price to Average List Price	94%	94%	1%
Total Dollar Volume Sold	\$11,141,400	\$12,889,000	16%
Total Properties Sold	23	23	0%

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Alpine Meadows: Single Family

	2016	2017	CHANGE
Median Price	\$737,500	\$699,000	-5%
Average Sold Price	\$821,025	\$771,289	-6%
Average Days on Market	124	143	15%
Highest Sold Price	\$1,350,000	\$1,388,000	3%
Lowest Sold Price	\$452,000	\$290,000	-36%
% Sold Price to Average List Price	95%	94%	0%
Total Dollar Volume Sold	\$16,420,500	\$14,654,500	-11%
Total Properties Sold	20	19	-5%



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Alpine Meadows: Condo

	2016	2017	CHANGE
Median Price	\$347,500	\$436,000	25%
Average Sold Price	\$387,600	\$436,000	12%
Average Days on Market	141	58	-59%
Highest Sold Price	\$825,000	\$465,000	-44%
Lowest Sold Price	\$208,000	\$407,000	96%
% Sold Price to Average List Price	96%	96%	0%
Total Dollar Volume Sold	\$3,876,000	\$872,000	-78%
Total Properties Sold	10	2	-80%

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West Shore Lakefront: Single Family

	2016	2017	CHANGE
Median Price	\$4,900,000	\$4,000,000	-18%
Average Sold Price	\$5,889,000	\$5,466,384	-7%
Average Days on Market	186	147	-21%
Highest Sold Price	\$17,500,000	\$15,000,000	-14%
Lowest Sold Price	\$1,750,000	\$1,350,000	-23%
% Sold Price to Average List Price	96%	93%	-2%
Total Dollar Volume Sold	\$76,557,000	\$72,413,000	-5%
Total Properties Sold	13	14	8%

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West Shore Non-Lakefront: Single Family

	2016	2017	CHANGE
Median Price	\$580,500	\$600,000	3%
Average Sold Price	\$669,341	\$691,394	3%
Average Days on Market	90	72	-20%
Highest Sold Price	\$2,550,000	\$3,072,500	20%
Lowest Sold Price	\$192,000	\$205,000	7%
% Sold Price to Average List Price	97%	96%	-1%
Total Dollar Volume Sold	\$84,336,981	\$83,658,704	-1%
Total Properties Sold	126	121	-4%

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West Shore: Condo

	2016	2017	CHANGE
Median Price	\$415,000	\$623,000	50%
Average Sold Price	\$561,835	\$1,047,298	86%
Average Days on Market	115	71	-38%
Highest Sold Price	\$1,548,750	\$4,650,000	200%
Lowest Sold Price	\$170,000	\$200,000	18%
% Sold Price to Average List Price	96%	95%	-1%
Total Dollar Volume Sold	\$9,551,200	\$24,087,875	152%
Total Properties Sold	17	23	35%

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