



**COLDWELL  
BANKER  
REALTY**

**North Lake Tahoe - Truckee Region  
Real Estate Market Report  
2024 vs 2023 vs. 2019**

**1ST Quarter TOTAL SALES (January - March)**

**SINGLE FAMILY HOMES**

**TOTAL MARKET SUMMARY**

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

Statistics	2024	2023	% Change	2019	% Change 5yr
Units Sold	131	100	31.0%	155	-15.5%
Sales Volume	\$231,308,032	\$189,027,150	22.4%	\$222,713,227	3.9%
Median Sales Price	\$1,325,000	\$1,144,500	15.8%	\$715,000	85.3%
Average Sales Price	\$1,765,710	\$1,890,271	-6.6%	\$1,436,859	22.9%
Units Sold Under \$1,000,000	42	40	5.0%	112	-62.5%
Units Sold - \$1,000,000-\$1,999,999	57	37	54.1%	22	159.1%
Units Sold \$2,000,000 - \$4,999,999	26	14	85.7%	16	62.5%
Units Sold Over \$5,000,000	6	9	-33.3%	5	20.0%
Days on Market (Median)	49	52	-5.8%	49	0.0%
Days on Market (Average)	75	73	2.7%	82	-8.5%

**CONDOMINIUMS -TOWNHOMES**

**TOTAL MARKET SUMMARY**

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

Statistics	2024	2023	% Change	2019	%Change 5yr
Units Sold	57	52	9.6%	70	-18.6%
Sales Volume	\$51,615,999	\$58,913,853	-12.4%	\$40,038,000	28.9%
Median Sales Price	\$650,000	\$767,500	-15.3%	\$437,000	48.7%
Average Sales Price	\$905,543	\$1,132,958	-20.1%	\$571,971	58.3%
Units Sold Under \$500,000	10	13	-23.1%	46	-78.3%
Units Sold - \$500,000-\$1,000,000	32	17	88.2%	15	113.3%
Units Sold Over \$1,000,000	15	22	-31.8%	9	66.7%
Days on Market (Median)	29	37	-21.6%	54	-46.3%
Days on Market (Average)	49	53	-7.5%	90	-45.6%

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

**Kings Beach to Tahoe City to Emerald Bay**

Statistics	2024	2023	% Change	2019	% Change 5yr
Units Sold	34	23	47.8%	40	-15.0%
Sales Volume	\$47,709,000	\$29,934,000	59.4%	\$72,028,962	-33.8%
Median Sales Price	\$1,150,000	\$1,300,000	-11.5%	\$645,000	78.3%
Average Sales Price	\$1,403,205	\$1,301,478	7.8%	\$1,800,724	-22.1%
Units Sold Under \$1,000,000	12	9	33.3%	32	-62.5%
Units Sold - \$1,000,000-\$1,999,999	20	12	66.7%	4	400.0%
Units Sold \$2,000,000 - \$4,999,999	1	2	-50.0%	3	-66.7%
Units Sold Over \$5,000,000	1	0	undef	1	0.0%
Days on Market (Median)	64	31	106.5%	50	28.0%
Days on Market (Average)	90	69	30.4%	90	0.0%

**CONDOMINIUMS -TOWNHOMES**

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

**Kings Beach to Tahoe City to Emerald Bay**

Statistics	2024	2023	% Change	2019	%Change 5yr
Units Sold	19	17	11.8%	17	11.8%
Sales Volume	\$12,883,000	\$15,941,300	-19.2%	\$6,488,000	98.6%
Median Sales Price	\$625,000	\$649,000	-3.7%	\$340,000	83.8%
Average Sales Price	\$678,052	\$937,723	-27.7%	\$381,647	77.7%
Units Sold Under \$500,000	6	5	20.0%	15	-60.0%
Units Sold - \$500,000-\$1,000,000	11	7	57.1%	2	450.0%
Units Sold Over \$1,000,000	2	5	-60.0%	0	undef
Days on Market (Median)	35	61	-42.6%	88	-60.2%
Days on Market (Average)	72	59	22.0%	107	-32.7%

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

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

Statistics	2024	2023	% Change	2019	% Change 5yr
Units Sold	5	6	-16.7%	9	-44.4%
Sales Volume	\$16,413,000	\$14,577,000	12.6%	\$11,452,500	43.3%
Median Sales Price	\$2,453,000	\$1,405,000	74.6%	\$862,500	184.4%
Average Sales Price	\$3,282,600	\$2,429,500	35.1%	\$1,272,500	158.0%
Units Sold Under \$1,000,000	0	2	-100.0%	5	-100.0%
Units Sold - \$1,000,000-\$1,999,999	1	2	-50.0%	3	-66.7%
Units Sold \$2,000,000 - \$4,999,999	3	1	200.0%	1	200.0%
Units Sold Over \$5,000,000	1	1	0.0%	0	undef
Days on Market (Median)	168	59	184.7%	71	136.6%
Days on Market (Average)	140	97	44.3%	91	53.8%

**CONDOMINIUMS -TOWNHOMES**

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

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

Statistics	2024	2023	% Change	2019	%Change 5yr
Units Sold	7	11	-36.4%	14	-50.0%
Sales Volume	\$10,131,000	\$9,153,000	10.7%	\$6,299,000	60.8%
Median Sales Price	\$1,140,000	\$735,000	55.1%	\$447,500	154.7%
Average Sales Price	\$1,447,285	\$832,090	73.9%	\$449,928	221.7%
Units Sold Under \$500,000	0	5	-100.0%	8	-100.0%
Units Sold - \$500,000-\$1,000,000	3	3	0.0%	6	-50.0%
Units Sold Over \$1,000,000	4	3	33.3%	0	undef
Days on Market (Median)	9	12	-25.0%	33	-72.7%
Days on Market (Average)	22	63	-65.1%	112	-80.4%

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

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

Statistics	2024	2023	% Change	2019	% Change 5yr
Units Sold	92	71	29.6%	106	-13.2%
Sales Volume	\$167,186,032	\$144,516,150	15.7%	\$139,231,765	20.1%
Median Sales Price	\$1,361,500	\$1,137,500	19.7%	\$742,290	83.4%
Average Sales Price	\$1,817,239	\$2,035,438	-10.7%	\$1,313,507	38.4%
Units Sold Under \$1,000,000	30	29	3.4%	75	-60.0%
Units Sold - \$1,000,000-\$1,999,999	36	23	56.5%	15	140.0%
Units Sold \$2,000,000 - \$4,999,999	22	11	100.0%	12	83.3%
Units Sold Over \$5,000,000	4	8	-50.0%	4	0.0%
Days on Market (Median)	44	56	-21.4%	46	-4.3%
Days on Market (Average)	66	72	-8.3%	79	-16.5%

**CONDOMINIUMS -TOWNHOMES**

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

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

Statistics	2024	2023	% Change	2019	%Change 5yr
Units Sold	31	24	29.2%	39	-20.5%
Sales Volume	\$28,601,999	\$33,819,553	-15.4%	\$27,251,000	5.0%
Median Sales Price	\$648,500	\$1,262,500	-48.6%	\$452,500	43.3%
Average Sales Price	\$922,645	\$1,409,148	-34.5%	\$698,743	32.0%
Units Sold Under \$500,000	4	3	33.3%	23	-82.6%
Units Sold - \$500,000-\$1,000,000	18	7	157.1%	7	157.1%
Units Sold Over \$1,000,000	9	14	-35.7%	9	0.0%
Days on Market (Median)	29	35	-17.1%	30	-3.3%
Days on Market (Average)	41	45	-8.9%	75	-45.3%

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

Tahoe Donner (Units 1-11)

Statistics	2024	2023	% Change	2019	% Change 5yr
Units Sold	30	23	30.4%	40	-25.0%
Sales Volume	\$40,576,242	\$25,568,000	58.7%	\$31,496,080	28.8%
Median Sales Price	\$1,265,000	\$1,100,000	15.0%	\$742,290	70.4%
Average Sales Price	\$1,352,541	\$1,111,652	21.7%	\$787,402	71.8%
Units Sold Under \$1,000,000	10	9	11.1%	34	-70.6%
Units Sold - \$1,000,000-\$1,999,999	16	14	14.3%	6	166.7%
Units Sold \$2,000,000 - \$4,999,999	4	0	undef	0	undef
Units Sold Over \$5,000,000	0	0	undef	0	undef
Days on Market (Median)	36	20	80.0%	35	2.9%
Days on Market (Average)	67	36	86.1%	49	36.7%

**CONDOMINIUMS -TOWNHOMES**

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

Tahoe Donner (Units 1-11)

Statistics	2024	2023	% Change	2019	%Change 5yr
Units Sold	6	4	50.0%	12	-50.0%
Sales Volume	\$3,413,000	\$1,928,000	77.0%	\$4,562,000	-25.2%
Median Sales Price	\$575,000	\$471,500	22.0%	\$394,500	45.8%
Average Sales Price	\$568,833	\$482,000	18.0%	\$380,166	49.6%
Units Sold Under \$500,000	1	2	-50.0%	12	-91.7%
Units Sold - \$500,000-\$1,000,000	5	2	150.0%	0	undef
Units Sold Over \$1,000,000	0	0	undef	0	undef
Days on Market (Median)	36	22	63.6%	20	80.0%
Days on Market (Average)	74	39	89.7%	36	105.6%

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**SERENE LAKES SUMMARY (Area 875)**

**Serene Lakes Area**

Statistics	2024	2023	% Change	2019	% Change 5yr
Units Sold	5	1	400.0%	6	-16.7%
Sales Volume	\$6,238,000	\$1,250,000	399.0%	\$7,231,500	-13.7%
Median Sales Price	\$1,348,000	\$1,250,000	7.8%	\$790,000	70.6%
Average Sales Price	\$1,247,600	\$1,250,000	-0.2%	\$1,205,250	3.5%
Units Sold Under \$1,000,000	1	0	undef	4	-75.0%
Units Sold - \$1,000,000-\$1,999,999	4	1	300.0%	1	300.0%
Units Sold \$2,000,000 - \$4,999,999	0	0	undef	1	-100.0%
Units Sold Over \$5,000,000	0	0	undef	0	undef
Days on Market (Median)	15	17	-11.8%	136	-89.0%
Days on Market (Average)	15	17	-11.8%	141	-89.4%

**SINGLE FAMILY HOMES**

**SODA SPRINGS-PLAVADA-KINGVALE SUMMARY**

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

Statistics	2024	2023	% Change	2019	% Change 5yr
Units Sold	4	5	-20.0%	5	-20.0%
Sales Volume	\$1,774,000	\$3,720,000	-52.3%	\$1,928,000	-8.0%
Median Sales Price	\$437,000	\$650,000	-32.8%	\$348,000	25.6%
Average Sales Price	\$443,500	\$744,000	-40.4%	\$385,600	15.0%
Units Sold Under \$1,000,000	4	4	0.0%	5	-20.0%
Units Sold - \$1,000,000-\$1,999,999	0	1	-100.0%	0	undef
Units Sold \$2,000,000 - \$4,999,999	0	0	undef	0	undef
Units Sold Over \$5,000,000	0	0	undef	0	undef
Days on Market (Median)	76	73	4.1%	97	-21.6%
Days on Market (Average)	91	90	1.1%	98	-7.1%

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