

# Lake Tahoe Real Estate Market Report Mid-Year 2016

Market Analysis Includes:

- Median Home Price and Units Sold Data
- Year Over Year Trending
- Reporting By Region
  - Lakefronts, CA & NV
  - Tahoe Sierra MLS, CA
  - North & West Shores, CA
  - Incline Village & Crystal Bay, NV
  - Truckee, CA

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*Source: Tahoe Sierra MLS and Incline Village MLS*

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## Lakefronts Market Report: Mid-Year 2016

Single-Family Homes and Estates located on California's North and West Shores (to Rubicon Bay) and in Nevada's Incline Village and Crystal Bay

January through June Year-Over-Year



### Points of Interest:

- Units sold decreases 33% year-over-year
- Median price decreases 4% price year-over-year
- A word of caution, median price does not directly correlate to market appreciation/depreciation, and small sample size can heavily influence resultant data

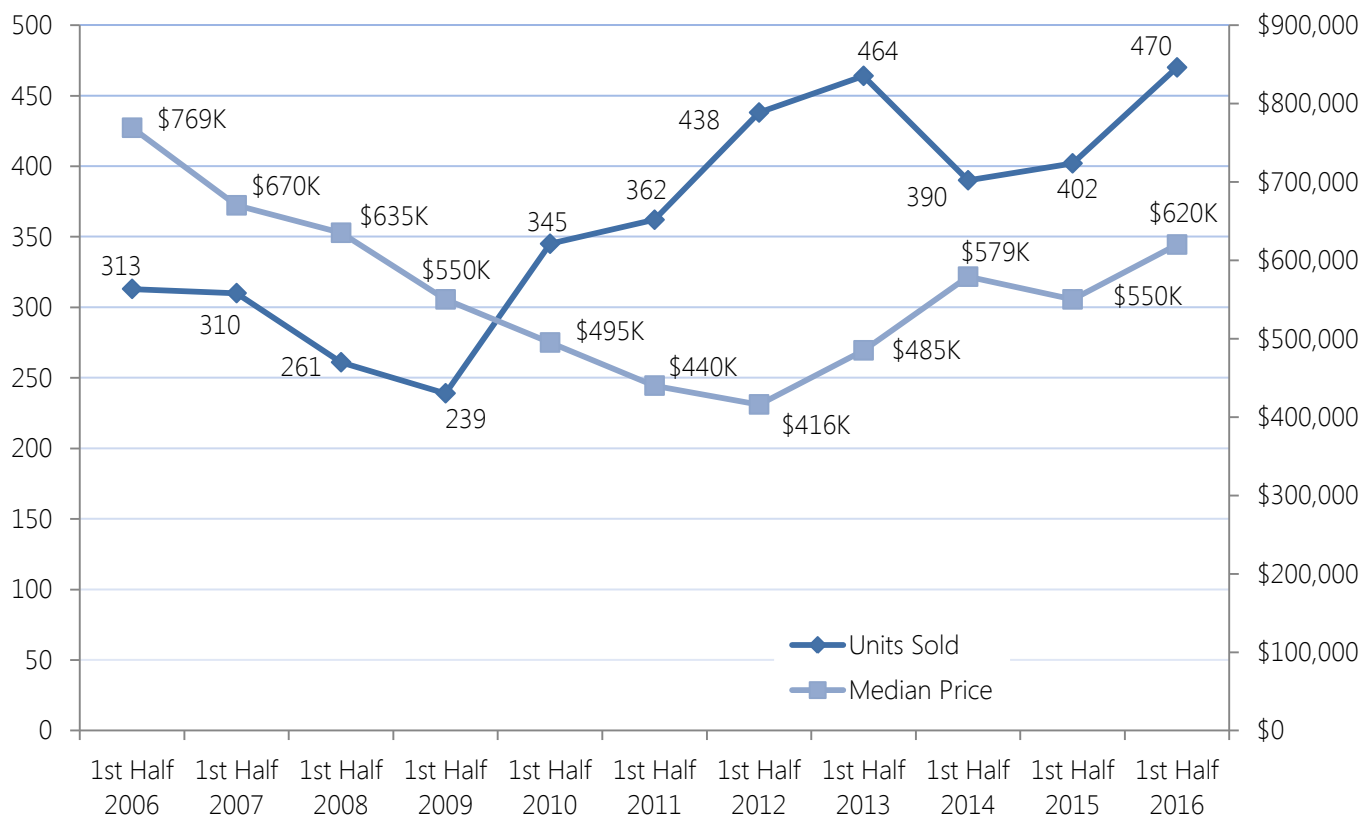
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## Tahoe Sierra MLS Market Report: Mid-Year 2016

Single-Family Homes in California on Lake Tahoe's North and West shores and in Truckee, Donner Lake, Northstar, Olympic Valley, and Alpine Meadows

January through June Year-Over-Year



### Points of Interest:

- Units sold increases 17% year-over-year
- Median price increases 13% year-over-year
- 470 units sold makes 2016 the highest First Half sales volume in over ten years
- 49 Homes of 470 (10%) sold for over \$2 million, an increase of 104% year over year

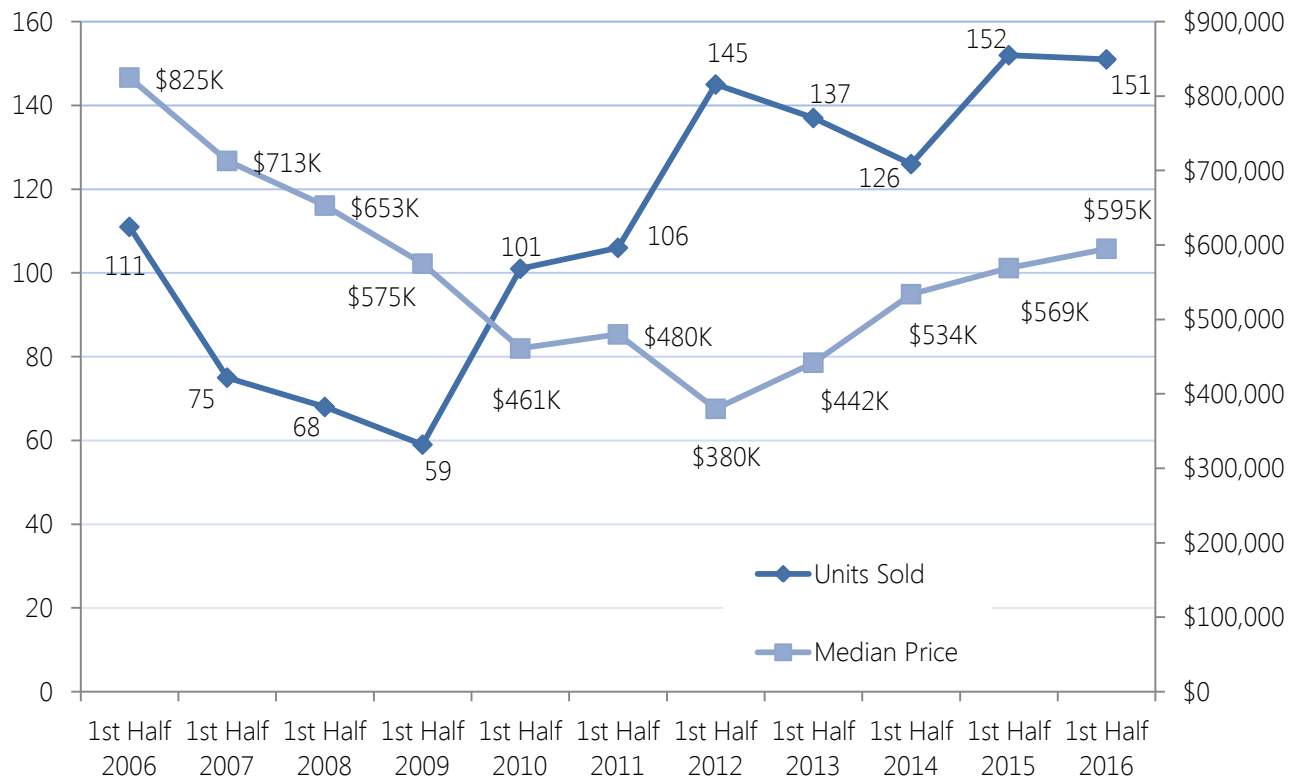
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## North & West Shores, CA Market Report: Mid-Year 2016

Single-Family Homes in the Lake Tahoe Basin in California including Tahoe's North and West Shores, as well as Alpine Meadows and Squaw Valley

January through June Year-Over-Year



### Points of Interest:

- Units sold decreases less than 1% year-over-year
- Median price increases 5% year-over-year
- 15 of the 151 homes sold for over \$2M, equal to 10%, making it the highest quantity of over \$2M homes sold in over 10 years and the highest percentage of over \$2M homes sold in this region since 2008

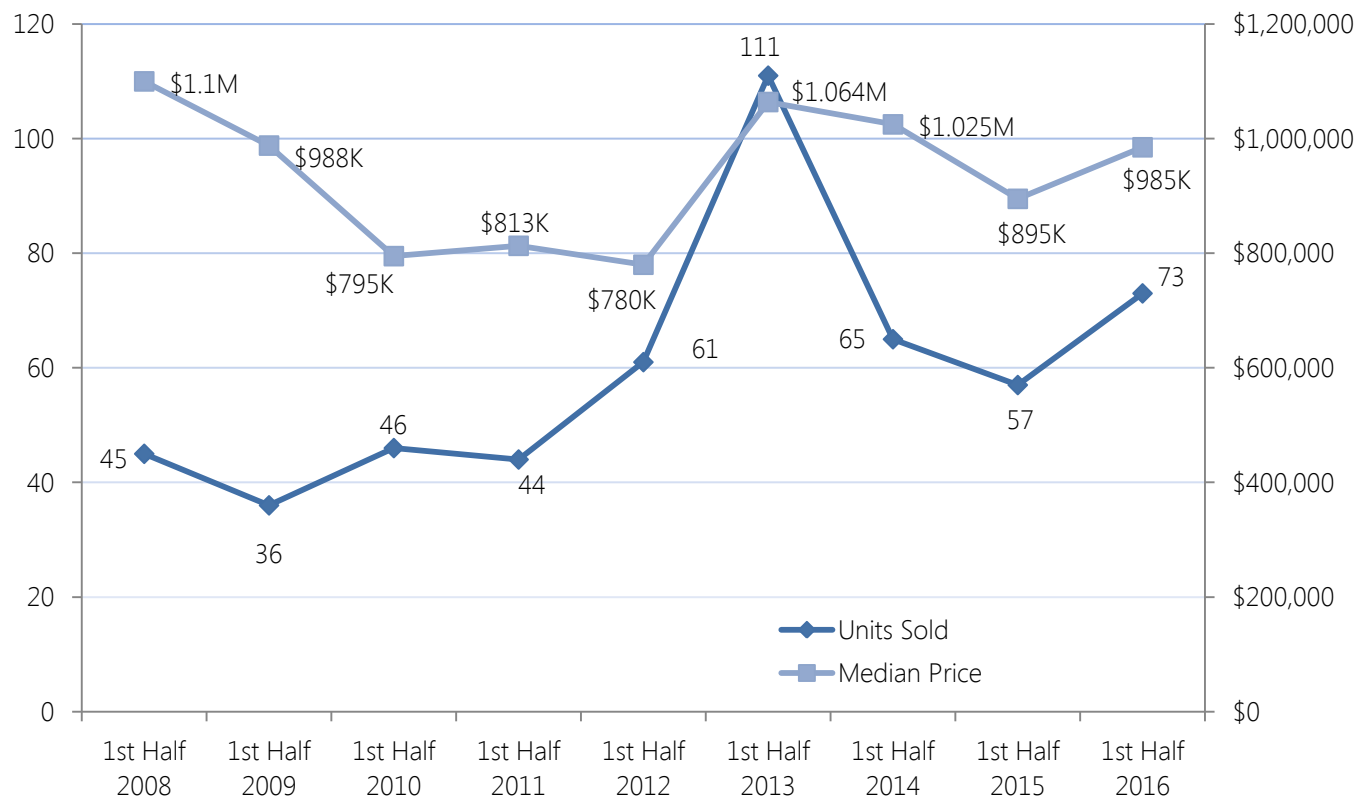
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## Incline Village & Crystal Bay, NV Market Report: Mid-Year 2016

### Single-Family Homes in Incline Village and Crystal Bay, Nevada

January through June Year-Over-Year



### Points of Interest:

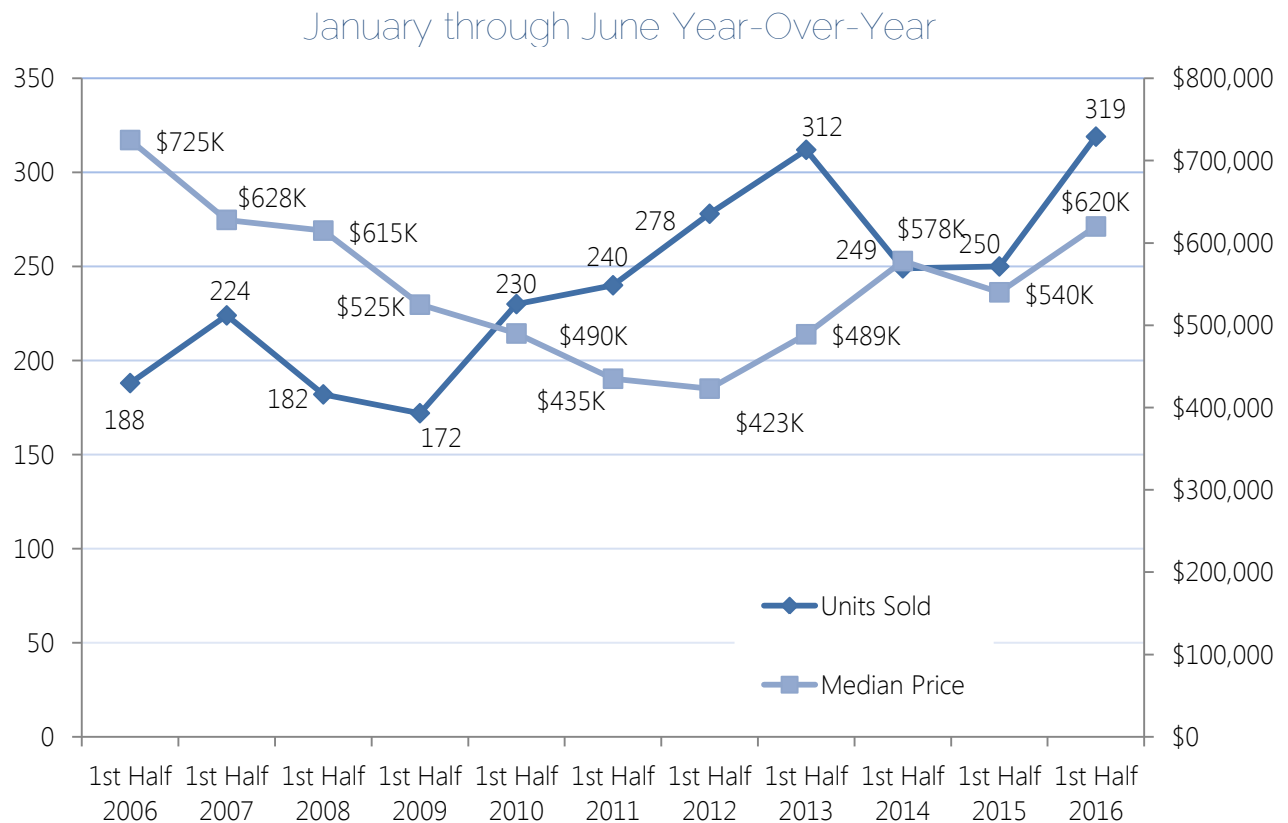
- Units sold increases by 48% year-over-year
- Median price increases by 10% year-over-year
- 9 of 73 homes (12%) sold for over \$2 million

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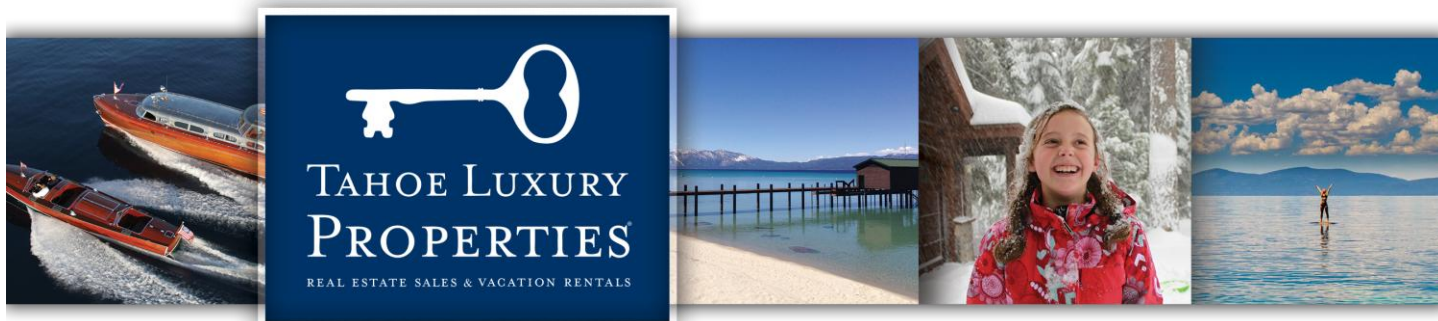
## Truckee, CA Market Report: Mid-Year 2016

Single-Family Homes in Truckee including Downtown Truckee, Glenshire, Prosser, Tahoe Donner, Donner Lake, Donner Summit, Sierra Meadows, Old Greenwood, Northstar, Martis Camp, & Lahontan



### Points of Interest:

- Units sold increases 28% year-over-year
- Median price increases 15% year-over-year
- 319 Units Sold marks the largest sales volume in the First Half is the in over 10 years
- 34 of 319 Homes (11%) sold for over \$2 million, over double year-over-year, and both the highest quantity and highest percentage of homes sold over \$2 million in this region in the first half in over 10 years
- 23 Homes sold over \$2 million were in Martis Camp



## About Tahoe Luxury Properties

Tahoe Luxury Properties is a full-service real estate company specializing in luxury real estate sales and premier vacation rentals in the Lake Tahoe region. Since January 2014, Bill Dietz closed over \$180.8 million in residential real estate sales in both California and Nevada, including 16 lakefront homes. These results reflect our commitment to our clients.

Tahoe Luxury Properties is best positioned to market and sell premier real estate throughout Lake Tahoe and its spectacular surrounding communities. Whether you are looking for a Tahoe family vacation home to enjoy for generations or for an investment property that will provide a sound return, Tahoe Luxury Properties' brokers and agents will help you comprehensively understand the real estate dynamic in the region. Whether you are ready to buy or simply initially exploring the options in Lake Tahoe Real Estate, let us show you Tahoe Luxury Properties.