The Corcoran Report

2020 | NORTH & WEST SHORE LAKE TAHOE

corcoran

GLOBAL LIVING

Overview

Total Sold

795

+50% YEAR OVER YEAR

Total properties sold for North & West Shore increased 50% year-over-year to 795, up from 528 in 2019.

Highest Sale

$9.5M

-74% YEAR OVER YEAR

The highest sale price in North & West Shore decreased 74% year-over-year to $9.5, down from $37M in 2019.

Days on Market

65

-24% YEAR OVER YEAR

Average days on market for North & West Shore declined 24% to 65 days, down from 86 days in 2019.

Lowest Sale

$123K

-1% YEAR OVER YEAR

The lowest sale price in North & West Shore decreased 1% to $123K, down from $125K in 2019.

Median Price

$760K

+16% YEAR OVER YEAR

Median price in North & West Shore increased 16% year-over-year to $760K, up from $650K in 2019.

Average Price

$1M

+9% YEAR OVER YEAR

Average price in North & West Shore increased 9% year-over-year to $1M, up from $957K in 2019.

North Shore Lakefront

- There were 12 North Shore Lakefront sales in 2020, 100% more than in 2019.
- The highest sale price increased by 73% year-over-year, and the lowest sale increased by 130%.
- Average days on market for North Shore Lakefront's declined 33% to 102 days, compared to 154 days in 2019.
- North Shore Lakefront average prices increased 31% year-over-year, and the median price increased 20% year-over-year.
- The total dollar volume sold for North Shore Lakefront's during 2020 was $63,120,666, which is up 162% year-over-year from $24,050,000 in 2019.

Total Properties Sold

12

+100% YEAR OVER YEAR

Average Price

$5.2M

+31% YEAR OVER YEAR

Highest Sale

$9.5M

+73% YEAR OVER YEAR

Days on Market

102

-33% YEAR OVER YEAR

Median Price

$5.1M

+20% YEAR OVER YEAR

Lowest Sale

$2.3M

+130% YEAR OVER YEAR

North Non-Lakefront

- North Shore Non-Lakefront sales rose 68% year-over-year.
- The highest sale price increased by 76% year-over-year, while the lowest sale price increased 18% year-over-year.
- Average days on market for North Shore Non-Lakefront's declined 44% to 41 days, compared to 74 days in 2019.
- North Shore Non-Lakefront average prices rose 14% year-over-year, and the median price increased 2.9% year-over-year.
- The total dollar volume sold for North Shore Non-Lakefront's during 2020 was $267,128,280, which is up 100% year-over-year from $133,033,210 in 2019.

Total Properties Sold

269

+68% YEAR OVER YEAR

Average Price

$993K

+19% YEAR OVER YEAR

Highest Sale

$4.4M

+76% YEAR OVER YEAR

Days on Market

41

-44% YEAR OVER YEAR

Median Price

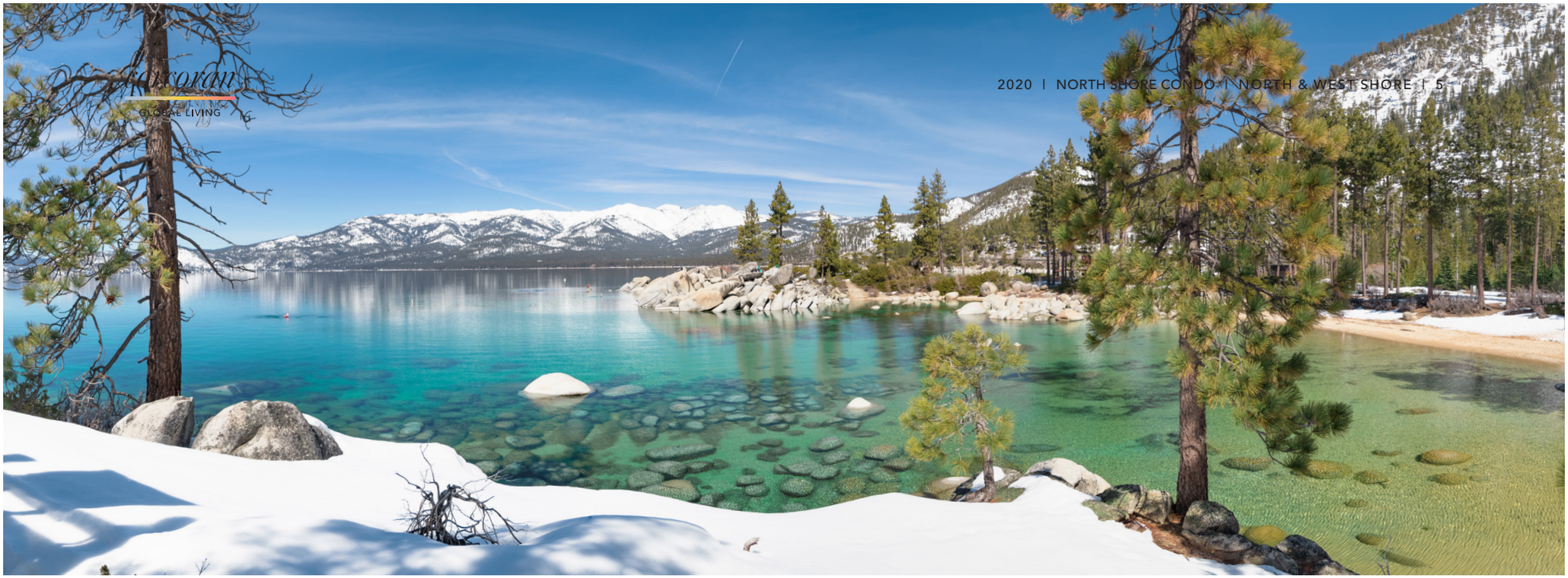
$820K

+13% YEAR OVER YEAR

Lowest Sale

$279K

+18% YEAR OVER YEAR



North Shore Condo

- North Shore condo sales rose 34% year-over-year.
- The highest sale price declined by 26% year-over-year, while the lowest sale price declined by 1% year-over-year.
- Average days on market for North Shore condo's declined 37% to 42 days, compared to 67 days in 2019.
- North Shore condo average prices increased 10% year-over-year, and the median price also increased 10% year-over-year.
- The total dollar volume sold for North Shore condo's during 2020 was $66,310,537, which is up 48% year-over-year from $44,691,200 in 2019.

Total Properties Sold

125

+34% YEAR OVER YEAR

Average Price

$530K

+10% YEAR OVER YEAR

Highest Sale

$1.9M

-26% YEAR OVER YEAR

Days on Market

42

-37% YEAR OVER YEAR

Median Price

$435K

+10% YEAR OVER YEAR

Lowest Sale

$123K

-1% YEAR OVER YEAR

Squaw Valley SF

- Squaw Valley single family home sales increased by 108% year over-year.
- The highest sale price increased by 26% year-over-year, and the lowest sale price increased 23% year-over-year.
- Average days on market for Squaw Valley single family homes increased 40% to 167 days, compared to 119 days in 2019.
- Squaw Valley single family home average prices declined 2% year-over-year, and the median price rose 4% year-over-year.
- The total dollar volume sold for Squaw Valley single family homes during 2020 was $73,429,743, which is up 104% year-over-year from $35,968,500 in 2019.

Total Properties Sold

48

+108% YEAR OVER YEAR

Average Price

$1.5M

-2% YEAR OVER YEAR

Highest Sale

$4.6M

+26% YEAR OVER YEAR

Days on Market

167

+40% YEAR OVER YEAR

Median Price

$1.4M

+4% YEAR OVER YEAR

Lowest Sale

$716K

+23% YEAR OVER YEAR

Squaw Valley Condo

- Squaw Valley condo sales rose 24% year-over-year.
- The highest sale price decreased by 4% year-over-year, while the lowest sale price increased 57% year-over-year.
- Average days on market for Squaw Valley condo's declined by 19% to 124 days, compared to 154 days in 2019.
- Squaw Valley condo average prices rose 14% year-over-year, and the median price rose 17% year-over-year.
- The total dollar volume sold for Squaw Valley condo's during 2020 was $49,864,115, which is up 42% year-over-year from $34,976,750 in 2019.

Total Properties Sold

81

+24% YEAR OVER YEAR

Average Price

$615K

+14% YEAR OVER YEAR

Highest Sale

$1.3M

-4% YEAR OVER YEAR

Days on Market

124

-19% YEAR OVER YEAR

Median Price

$575K

+21% YEAR OVER YEAR

Lowest Sale

$214K

+57% YEAR OVER YEAR

Alpine Meadows SF

- Alpine Meadows single family home sales rose 18% year-over-year.
- The highest sale price declined by 17% year-over-year, while the lowest sale price increased 48% year-over-year.
- Average days on market for Alpine Meadows single family homes increased by 7% to 70 days, compared to 65 days in 2019.
- Alpine Meadows single family home average prices increased 19% year-over-year, and the median price increased 15% year-over-year.
- The total dollar volume sold for Alpine Meadows single family homes during 2020 was $29,868,000, which is up 40% year-over-year from $21,186,000 in 2019.

Total Properties Sold

26

+18% YEAR OVER YEAR

Average Price

$1.1M

+19% YEAR OVER YEAR

Highest Sale

$2.9M

-17% YEAR OVER YEAR

Days on Market

70

+7% YEAR OVER YEAR

Median Price

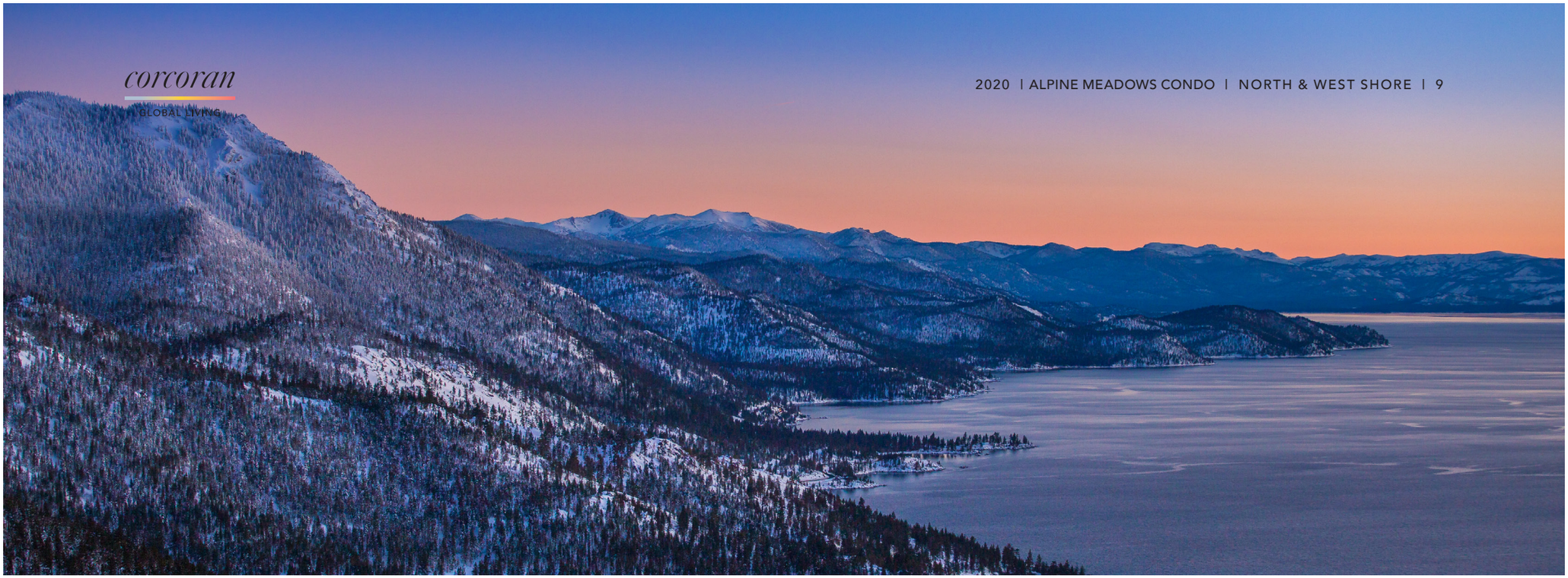
$925K

+15% YEAR OVER YEAR

Lowest Sale

$640K

+48% YEAR OVER YEAR



Alpine Meadows Condo

- Alpine Meadows condo sales rose 80% year-over-year.
- The highest sale price increased by 35% year-over-year while the lowest sale price increased by 1% year-over-year.
- Average days on market for Alpine Meadows condo's increased by 72% to 50 days, compared to 29 days in 2019.
- Alpine Meadows condo average price increased 9% year-over-year, and the median price declined 1% year-over-year.
- The total dollar volume sold for Alpine Meadows condo's during 2020 was $4,014,518, which is up 97% year-over-year from $2,034,000 in 2019.

Total Properties Sold

9

+80% YEAR OVER YEAR

Average Price

$446K

+9% YEAR OVER YEAR

Highest Sale

$695K

+35% YEAR OVER YEAR

Days on Market

50

+72% YEAR OVER YEAR

Median Price

$420K

-1% YEAR OVER YEAR

Lowest Sale

$312K

+1% YEAR OVER YEAR

West Shore Lakefront

- West Shore Lakefront sales rose 12% year-over-year.
- The highest sale price declined by 76% year-over-year, while the lowest price declined by 41% year-over-year..
- Average days on market for West Shore Lakefront's declined by 32% to 97 days, compared to 144 days in 2019.
- West Shore Lakefront average price decreased by 48% and median prices decreased by 1% year-over-year.
- The total dollar volume sold for West Shore Lakefront's during 2020 was $51,526,250, which is down 41% year-over-year from $88,800,000 in 2019.

Total Properties Sold

9

+12% YEAR OVER YEAR

Average Price

$5.7M

-48% YEAR OVER YEAR

Highest Sale

$8.7M

-76% YEAR OVER YEAR

Days on Market

97

-32% YEAR OVER YEAR

Median Price

$6.6M

-1% YEAR OVER YEAR

Lowest Sale

$2M

-41% YEAR OVER YEAR

West Non-Lakefront

- West Shore Non-Lakefront homes sales increased 48% year-over-year.
- The highest sale price increased by 43% year-over-year, while the lowest sale price increased by 38% year-over-year.
- Average days on market for West Shore Non-Lakefront homes decreased by 27% to 54 days, down from 74 days in 2019.
- West Shore Non-Lakefront home average prices increased 21% year-over-year, and the median price increased 8% year-over-year.
- The total dollar volume sold for West Shore Non-Lakefront homes during 2020 was $201,970,387, which increased 80% year-over-year from $111,890,588 in 2019.

Total Properties Sold

202

+48% YEAR OVER YEAR

Average Price

$999K

+21% YEAR OVER YEAR

Highest Sale

$4.8M

+43% YEAR OVER YEAR

Days on Market

54

-27% YEAR OVER YEAR

Median Price

$765K

+8% YEAR OVER YEAR

Lowest Sale

$275K

+38% YEAR OVER YEAR

West Shore Condo

- West Shore Condo sales increased 16% year-over-year.
- The highest sale price increased 137% year-over-year, while the lowest sale price increased 16% year-over-year.
- Average days on market for West Shore Condos increased by 197% to 176 days, up from 111 days in 2019.
- West Shore Condo average prices increased 154% year-over-year, and the median price increased 265% year-over-year.
- The total dollar volume sold for West Shore Condos during 2020 was $22,111,000, which increased 197% year-over-year from $7,436,000 in 2019.

Total Properties Sold

7

+16% YEAR OVER YEAR

Average Price

$3.1M

+154% YEAR OVER YEAR

Highest Sale

$5.2K

+137% YEAR OVER YEAR

Days on Market

176

+58% YEAR OVER YEAR

Median Price

$4M

+265% YEAR OVER YEAR

Lowest Sale

$485K

+16% YEAR OVER YEAR

Methodology

The Corcoran Report offers current and valuable information regarding the local market. Each region reported on is broken down by neighborhood and contains specific details and insights related to that market.

METRICS

TOTAL PROPERTIES SOLD is the total number of properties that closed within the quarter reported.

HIGHEST SALE is the highest priced property that was sold in the area being reported on during the quarter reported.

LOWEST SALE is the lowest priced property that was sold in the area being reported on during the quarter reported.

AVERAGE PRICE is the price calculated by dividing the combined prices of properties by the amount of sold properties in that same area.

MEDIAN PRICE is the middle or midpoint price where half of sales fall below and half fall above this number.

DAYS ON MARKET averages how long a unit takes to sell and is calculated from subtracting the list date from the date of close.

SOURCE

Figures in this report are based on publicly reported closed sales information via the Multiple Listing Service.

DISCLAIMER

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THE FOLLOWING MEMBERS MADE SIGNIFICANT CONTRIBUTIONS TO THIS REPORT:

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