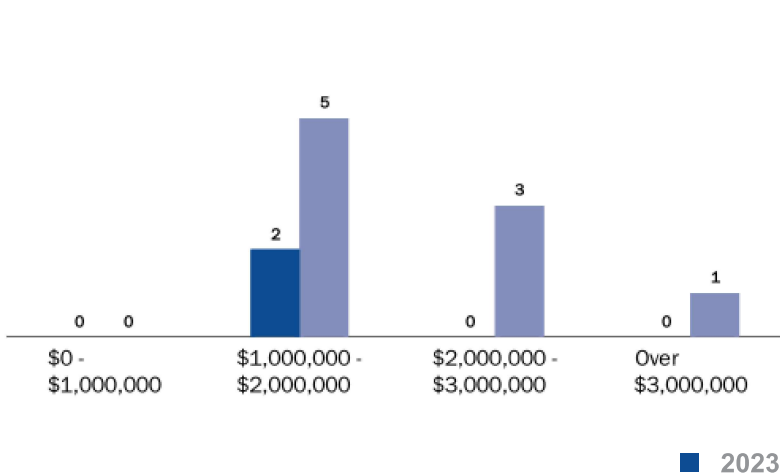


Northstar Community

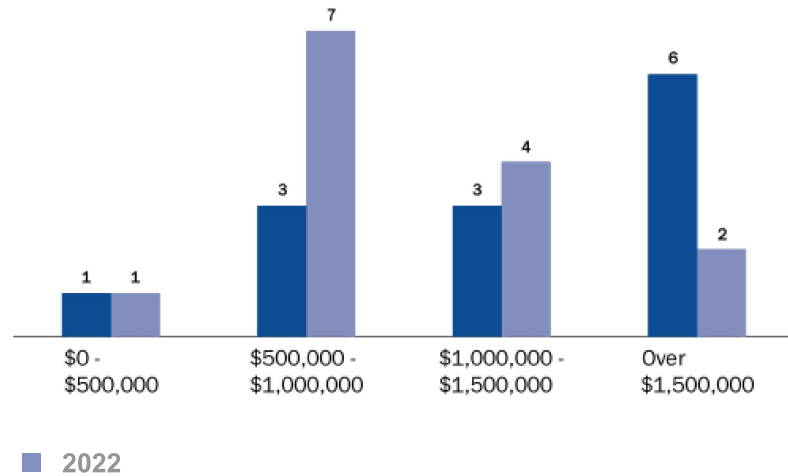
Northstar Homes, The Village, Mountainside

1st Quarter Market Report | Jan 01 - Mar 31
2023 vs 2022

Single Family Homes Sold



Condos/Townhomes Sold



■ 2023 ■ 2022

Single Family Home	2023	2022	Change %	Condos/Townhomes	2023	2022	Change %
Median Sales Price	\$1,655,000	\$1,945,000	(14.9%)	Median Sales Price	\$1,489,000	\$883,000	68.6%
Average List Price	\$1,795,000	\$2,344,389	(23.4%)	Average List Price	\$1,838,154	\$1,045,136	75.9%
Average Sold Price	\$1,655,000	\$2,302,222	(28.1%)	Average Sold Price	\$1,738,656	\$1,070,133	62.5%
Average Days on Market	96	82	16.9%	Average Days on Market	52	31	67.0%
Highest Sold Price	\$1,910,000	\$5,200,000	(63.3%)	Highest Sold Price	\$5,000,000	\$2,304,862	116.9%
Lowest Sold Price	\$1,400,000	\$1,300,000	7.7%	Lowest Sold Price	\$475,000	\$275,000	72.7%
Properties Sold	2	9	(77.8%)	Properties Sold	13	14	(7.1%)
Sold Price to Last List Price	92.2%	98.2%	(6.1%)	Sold Price to Last List Price	94.6%	102.4%	(7.6%)
Avg Cost per Square Foot	\$673	\$724	(7.1%)	Avg Cost per Square Foot	\$1,053	\$823	28.0%

Information gathered from TSMLS 04/03/2023.

Alison Elder
530.582.8103
CA DRE #01399851

ElderGroupTahoeRealEstate.com

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