

CMA SUMMARY REPORT

Tahoe Sierra 2015

RESIDENTIAL Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$8,950,000	\$2,575,000	\$4,678,047	\$3,995,000
SP:	\$8,850,000	\$2,201,000	\$4,543,417	\$3,800,000

RESIDENTIAL - Sold

ADDRESS	#Beds	Sq Feet	Garage	Sq Feet	DOM	LP	\$/Sq Feet	SP	\$/Sq Feet
4784 North Lake Boulevard	5	2465	2	2465	301	\$2,700,000	\$1,095.33	\$2,201,000	\$892.90
5680 North Lake Boulevard	5	3400	2	3400	282	\$2,899,000	\$852.65	\$2,600,000	\$764.71
5270 North Lake Boulevard	3	1601	3	1601	5	\$2,575,000	\$1,608.37	\$2,632,500	\$1,644.28
8401 Meeks Bay Avenue	4	3500	2	3500	138	\$2,990,000	\$854.29	\$2,650,000	\$757.14
8357 Meeks Bay Avenue	4	2338	2	2338	121	\$2,890,000	\$1,236.10	\$2,800,000	\$1,197.60
4080 North Lake Boulevard	4	2234	1	2234	9	\$3,175,000	\$1,421.22	\$3,150,000	\$1,410.03
160 Sierra Terrace	4	1690	2	1690	33	\$3,350,000	\$1,982.25	\$3,190,000	\$1,887.57
6290 West Lake Boulevard	4	2356	2	2356	0	\$3,295,000	\$1,398.56	\$3,200,000	\$1,358.23
8669 Beach Lane	6	3235	2	3235	12	\$3,695,000	\$1,142.19	\$3,325,000	\$1,027.82
5132 West Lake Boulevard	4	2458	1	2458	6	\$3,500,000	\$1,423.92	\$3,502,574	\$1,424.97
6780 North Lake Boulevard	4	2997	2	2997	15	\$3,995,000	\$1,333.00	\$3,800,000	\$1,267.93
7170 North Lake Boulevard	7+	7000	2	7000	582	\$4,400,000	\$628.57	\$4,200,000	\$600.00
6542 North Lake Boulevard	4	3976	2	3976	0	\$5,000,000	\$1,257.55	\$4,900,000	\$1,232.39
4100 Ferguson Avenue	5	0	2	0	9	\$4,950,000		\$4,900,000	
220 Four Ring Road	5	1988	1	1988	600	\$5,500,000	\$2,766.60	\$5,250,000	\$2,640.85
3740 North Lake Boulevard	6	5080	3	5080	334	\$5,450,000	\$1,072.83	\$5,250,000	\$1,033.46
5100 West Lake Boulevard	6	5200	2	5200	286	\$5,750,000	\$1,105.77	\$5,761,700	\$1,108.02
48 Moana Circle	4	3368	2	3368	0	\$7,800,000	\$2,315.91	\$7,300,000	\$2,167.46
1340 West Lake Boulevard	6	0	0	0	176	\$8,950,000		\$7,750,000	
3266 Edgewater Drive	5	4600	3	4600	403	\$8,750,000	\$1,902.17	\$8,199,000	\$1,782.39
6980 West Lake Boulevard	7+	10185	0	10185	641	\$6,625,000	\$650.47	\$8,850,000	\$868.92
Total Listings					Avg	Avg	Avg	Avg	Avg
21					188	\$4,678,047	\$1,370.93	\$4,543,417	\$1,319.30

22 SALES
Add Crayfish Cove

\$95m
+ \$28.5
\$123.5m year to date
14% over 2014 volume

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Tahoe Sierra

2014

RESIDENTIAL Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$17,000,000	\$899,000	\$4,466,961	\$3,272,750
SP:	\$14,000,000	\$850,000	\$4,111,508	\$3,118,690

RESIDENTIAL - Sold

ADDRESS	#Beds	Sq Feet	Garage	Sq Feet	DOM	LP	\$/Sq Feet	SP	\$/Sq Feet
7442 North Lake Boulevard	2	970	0	970	34	\$899,000	\$926.80	\$850,000	\$876.29
7150 North Lake Boulevard	2	545	0	545	384	\$899,500	\$1,650.46	\$875,000	\$1,605.50
95 Chipmunk Street	2	920	0	920	119	\$978,000	\$1,063.04	\$928,000	\$1,008.70
7470 North Lake Boulevard	2	1450	Carpt	1450	180	\$1,449,000	\$999.31	\$1,365,000	\$941.38
7728 North Lake Boulevard	3	0	0	0	12	\$1,595,000		\$1,536,500	
3970 North Lake Boulevard	4	0	1	0	21	\$1,990,000		\$2,050,000	
4960 North Lake Boulevard	3	1446	2	1446	25	\$2,250,000	\$1,556.02	\$2,125,000	\$1,469.57
3765 Bellevue Avenue	3	2428	2	2428	97	\$2,900,000	\$1,194.40	\$2,575,000	\$1,060.54
4570 North Lake Boulevard	4	2529	1	2529	33	\$3,100,000	\$1,225.78	\$2,800,000	\$1,107.16
648 Olympic Drive	3	1648	2	1648	59	\$3,000,000	\$1,820.39	\$2,950,000	\$1,790.05
8555 Meeks Bay Avenue	3	2700	2	2700	15	\$2,950,000	\$1,092.59	\$2,950,000	\$1,092.59
5070 West Lake Boulevard	1	633	0	633	44	\$4,200,000	\$6,635.07	\$3,000,000	\$4,739.34
8642 Brockway Vista Avenue	4	1344	2	1344	262	\$3,295,500	\$2,452.01	\$3,050,000	\$2,269.35
5116 West Lake Boulevard	4	2514	1	2514	43	\$3,150,000	\$1,252.98	\$3,187,380	\$1,267.85
5230 North Lake Boulevard	6	4076	3	4076	99	\$3,495,000	\$857.46	\$3,340,000	\$819.43
5120 West Lake Boulevard	4	2514	1	2514	57	\$3,250,000	\$1,292.76	\$3,346,345	\$1,331.08
5112 West Lake Boulevard	4	2600	1	2600	443	\$3,400,000	\$1,307.69	\$3,400,000	\$1,307.69
4762 North Lake Boulevard	5	3428	2	3428	14	\$3,995,000	\$1,165.40	\$3,633,000	\$1,059.80
2930 Lake Terrace Avenue	4	4013	2	4013	11	\$5,000,000	\$1,245.95	\$4,788,000	\$1,193.12
9810-9820 Brockway Springs Drive	6	4227	2	4227	354	\$6,500,000	\$1,537.73	\$5,750,000	\$1,360.30
3334 Edgewater Drive	5	3955	2	3955	4	\$5,950,000	\$1,504.42	\$5,850,000	\$1,479.14
8833 Rubicon Drive	7+	0	2	0	408	\$6,900,000		\$6,250,000	
2570 West Lake Boulevard	7+	0	2	0	360	\$6,995,000		\$6,500,000	
5344 North Lake Boulevard	6	7844	3	7844	251	\$9,500,000	\$1,211.12	\$9,250,000	\$1,179.25
5340 North Lake Boulevard	6	7150	2	7150	254	\$11,500,000	\$1,608.39	\$10,550,000	\$1,475.52
281 Paradise Flat Lane	7+	4038	3	4038	632	\$17,000,000	\$4,210.00	\$14,000,000	\$3,467.06
Total Listings					Avg	Avg	Avg	Avg	Avg
26					162	\$4,466,961	\$1,718.63	\$4,111,508	\$1,540.94

Total \$106.9m thru 11/5/2014