

Tahoe Sierra MLS - November Sales Statistics 2025

Area	Northshore Lake Tahoe			West Shore Lake Tahoe			Alpine/Squaw TRC			Northstar			Truckee			Tahoe Donner			Other			Total		
Type	SF	CND	OTH	SF	CND	OTH	SF	CND	OTH	SF	CND	OTH	SF	CND	OTH	SF	CND	OTH	SF	CND	OTH	SF	CND	OTH
Active Listings 11/25	37	23	2	37	2	0	15	31	0	12	27	0	68	20	0	22	9	0	52	11	1	243	123	3
Sold Listings 11/25	25	7	0	14	1	0	7	4	0	1	7	0	30	4	0	17	1	0	10	1	0	104	25	0
\$299,999 or less		1												1								0	2	0
\$300,000 - \$499,999		1					1				1		2	1					3	1		6	4	0
\$500,000 - \$699,999	1	4		3	1			1			3		2	1		1	1		3			10	11	0
\$700,000 - \$899,999	8			4				2			2		3	1								15	5	0
\$900,000 - \$1,199,999	8			5			2	1					7			6			1			29	1	0
\$1,200,000 - \$1,499,999	2						2						2			3						9	0	0
\$1,500,000 - \$1,999,999	4	1		1			2				1		3			5						15	2	0
\$2,000,000 - \$2,999,999	1									1			6			2			1			11	0	0
\$3,000,000 - \$4,999,999				1									3						1			5	0	0
\$5,000,000 - \$7,999,999	1												1						1			3	0	0
\$8,000,000 - \$9,999,999																						0	0	0
\$10,000,000 or more													1									1	0	0

*TSMLS information deemed reliable, but not guaranteed

Tahoe Sierra MLS - November Analysis 2025

SF SOLD ANALYSIS	N Shore	W Shore	Alpine/ Squaw	Northstar	Truckee	Tahoe Donner	Out of Area
No. of Lisitngs	25	14	7	1	30	17	10
Dollar Volume	\$34,224,707	\$16,008,999	\$8,610,000	\$2,600,000	\$62,382,924	\$24,714,250	\$17,030,300
Average Price	\$1,368,988	\$1,143,499	\$1,230,000	\$2,600,000	\$2,079,430	\$1,452,779	\$1,703,030
Median Price	\$1,025,000	\$937,499	\$1,250,000	\$2,600,000	\$1,284,500	\$1,388,750	\$566,500
Average DOM	79	69	127	16	61	42	132

CND SOLD ANALYSIS	N Shore	W Shore	Alpine/ Squaw	Northstar	Truckee	Tahoe Donner	Out of Area
No. of Lisitngs	7	1	4	7	4	1	1
Dollar Volume	\$4,270,000	\$695,000	\$3,180,125	\$5,696,292	\$2,084,000	\$599,000	\$325,000
Average Price	\$610,000	\$695,000	\$795,031	\$813,756	\$521,000	\$599,000	\$325,000
Median Price	\$520,000	\$695,000	\$807,562	\$685,000	\$512,000	\$599,000	\$325,000
Average DOM	82	6	180	71	42	18	155

OTH SOLD ANALYSIS	N Shore	W Shore	Alpine/ Squaw	Northstar	Truckee	Tahoe Donner	Out of Area
No. of Lisitngs	0	0	0	0	0	0	0
Dollar Volume	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Average Price	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Median Price	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Average DOM	0	0	0	0	0	0	0