

Tahoe Sierra MLS - December 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 12/25	36	19	2	25	1	0	14	31	0	9	26	0	83	26	0	21	10	0	37	11	1	225	124	3
Sold Listings 12/25	13	8	0	8	1	0	3	4	0	4	6	0	16	4	0	15	3	0	9	1	0	68	27	0
\$299,999 or less	1																					1	0	0
\$300,000 - \$499,999		2		1									2				1		4			7	3	0
\$500,000 - \$699,999		3		1							3			1		1	1		1	1		3	9	0
\$700,000 - \$899,999	4			1			1	1		1	1		1	1		1	1					9	4	0
\$900,000 - \$1,199,999	4				1			1					5	1		1						10	3	0
\$1,200,000 - \$1,499,999	1									1			1			2						5	0	0
\$1,500,000 - \$1,999,999	1	2		1						2	1		1			7			2			14	3	0
\$2,000,000 - \$2,999,999	1							2					2	1		3			1			7	3	0
\$3,000,000 - \$4,999,999		1		2			1				1		3									6	2	0
\$5,000,000 - \$7,999,999	1			1			1						1									4	0	0
\$8,000,000 - \$9,999,999				1																		1	0	0
\$10,000,000 or more																			1			1	0	0

*TSMLS information deemed reliable, but not guaranteed

Tahoe Sierra MLS - December Analysis 2025

SF SOLD ANALYSIS	N Shore	W Shore	Alpine/ Squaw	Northstar	Truckee	Tahoe Donner	Out of Area
No. of Lisitngs	13	8	3	4	16	15	9
Dollar Volume	\$19,606,000	\$25,557,500	\$9,358,000	\$5,825,000	\$32,301,000	\$23,029,000	\$49,606,000
Average Price	\$1,508,153	\$3,194,687	\$3,119,333	\$1,456,250	\$2,018,812	\$1,535,266	\$5,511,777
Median Price	\$1,035,000	\$2,813,750	\$3,500,000	\$1,470,000	\$1,227,000	\$1,525,000	\$600,000
Average DOM	54	79	95	105	53	49	70

CND SOLD ANALYSIS	N Shore	W Shore	Alpine/ Squaw	Northstar	Truckee	Tahoe Donner	Out of Area
No. of Lisitngs	8	1	4	6	4	3	1
Dollar Volume	\$8,727,000	\$965,000	\$6,932,460	\$8,055,000	\$4,830,000	\$1,785,000	\$555,000
Average Price	\$1,090,875	\$965,000	\$1,733,115	\$1,342,500	\$1,207,500	\$595,000	\$555,000
Median Price	\$639,000	\$965,000	\$1,757,030	\$715,000	\$965,000	\$610,000	\$555,000
Average DOM	94	49	52	45	75	51	47

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