



**TAHOE LUXURY  
PROPERTIES®**  
REAL ESTATE SALES & VACATION RENTALS



*This West Shore lakefront home sold for \$9,702,000 on 10.30.24.  
The Dietz Group represented the buyer.*

LAKE TAHOE REAL ESTATE  
**MARKET REPORT**  
YEAR END 2024

# LAKE TAHOE REAL ESTATE MARKET REPORT

JANUARY - DECEMBER 2024

Analysis Includes:  
Median Home Prices  
Units Sold Data  
Year-Over-Year Trending  
Reporting by Region

TAHOE SIERRA MLS, CA

NORTH & WEST SHORES, CA

INCLINE VILLAGE & CRYSTAL BAY, NV

LAKEFRONTS, CA & NV

TRUCKEE, CA



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Source: Tahoe Sierra MLS and Incline Village MLS

## MARKET ANALYSIS

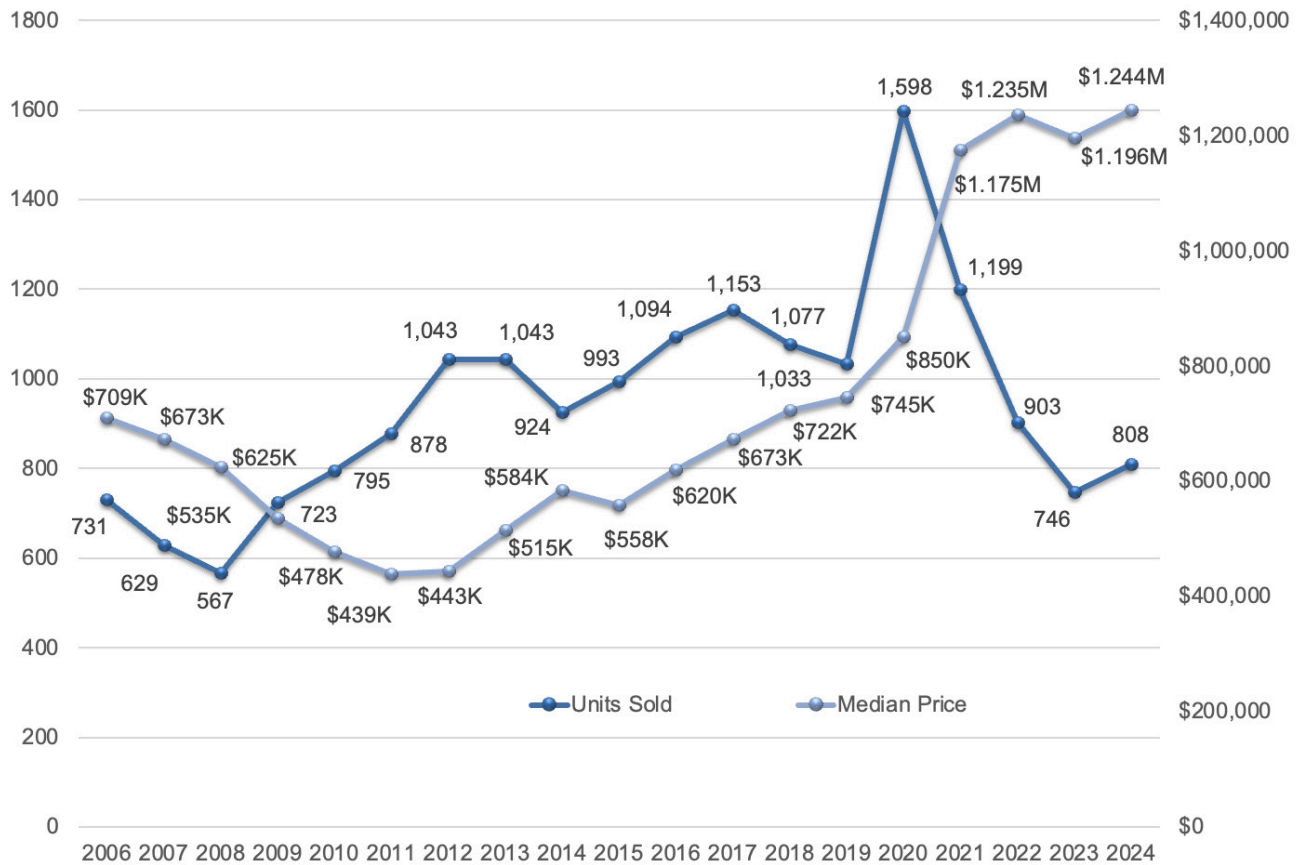
In 2024, the Lake Tahoe real estate market demonstrated remarkable resilience and growth. Despite broader economic uncertainties, rising interest rates and market corrections seen in other regions, Tahoe saw median prices begin to stabilize near the peak levels reached during the pandemic surge. The Tahoe Sierra MLS, Truckee, and Lakefront sectors all achieved record-high median prices, reflecting continued demand for premium properties in the region. The Tahoe Basin, spanning both California and Nevada, closely followed suit—each finishing the year within 2% of their historic highs. Sales volume also experienced a notable uptick, averaging a 10% increase across most sectors. However, it was the Lakefront market that made the most dramatic rebound, with sales surging 67% year-over-year—a sharp recovery from the 2022 record low. This year's performance underscores Lake Tahoe's enduring appeal as both a luxury destination and a sound long-term investment, cementing its position as one of the most desirable real estate markets in the country. Looking ahead to 2025, low inventory is expected to be one of the most significant factors shaping the market. With limited new construction and fewer existing homeowners choosing to sell, buyers will likely face tight competition for available properties. This continued supply shortage is expected to support strong pricing, particularly in high-demand segments like lakefronts and luxury homes, while reinforcing Lake Tahoe's status as a premium, high-value market.





## TAHOE SIERRA MLS

Single-family homes in California on Lake Tahoe's North and West Shores, plus all of Truckee, Northstar, Olympic Valley and Alpine Meadows



**POINTS of INTEREST**

### January - December 2024

Single-family homes sold increased 8% year over year.

Median price increased 4% year over year, reaching a record high.

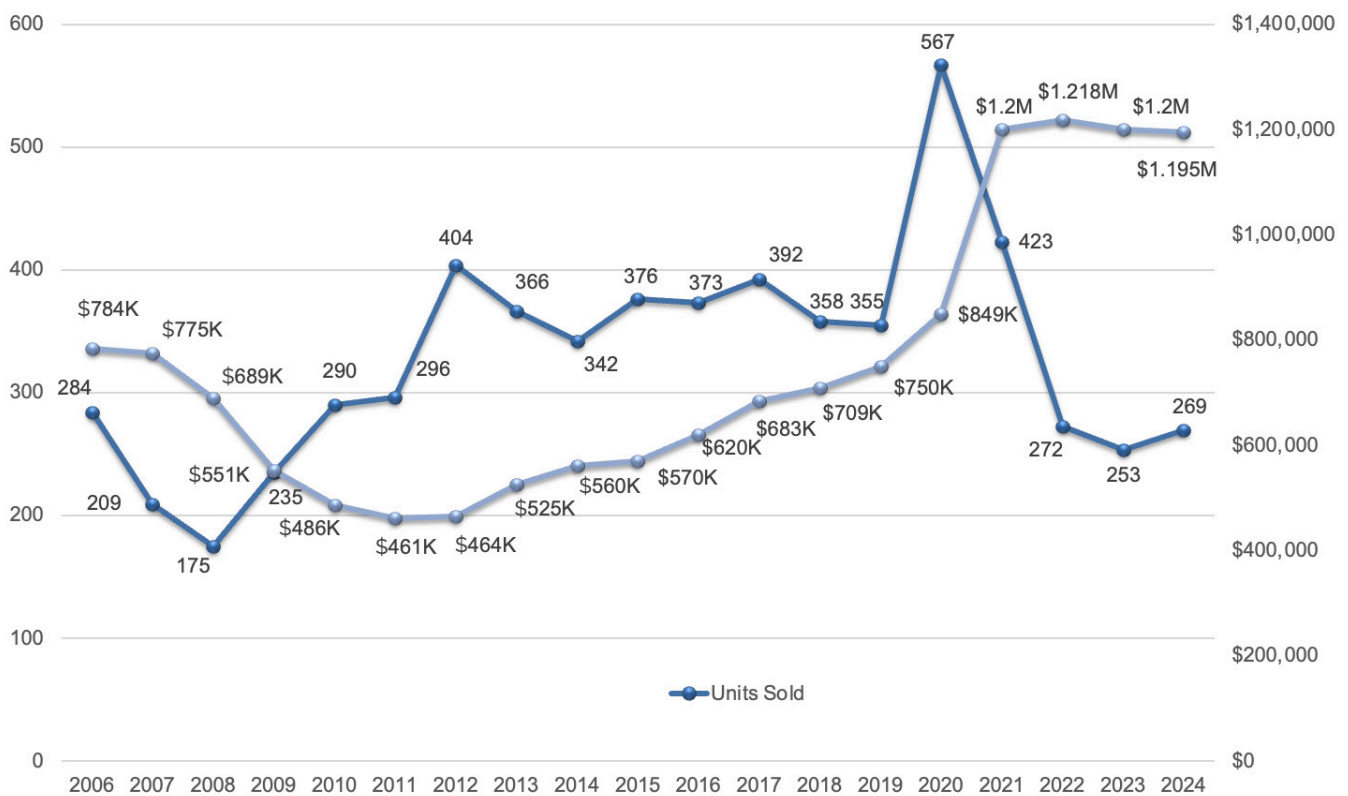
Average Days on Market was 56 days, a 27% increase over 2023.

37 of 808 (5%) homes sold over \$5 million. 176 homes (22%) sold over \$2 million.



## NORTH & WEST SHORES

Single-family homes in the Lake Tahoe Basin in California including Tahoe's North and West Shores, as well as Alpine Meadows and Olympic Valley



### POINTS of INTEREST

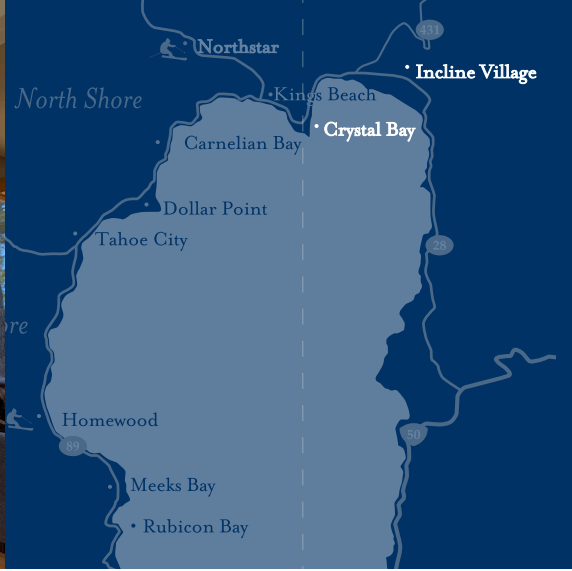
### January - December 2024

Single-family homes sold increased 6% year over year.

Median price remained nearly flat year over year.

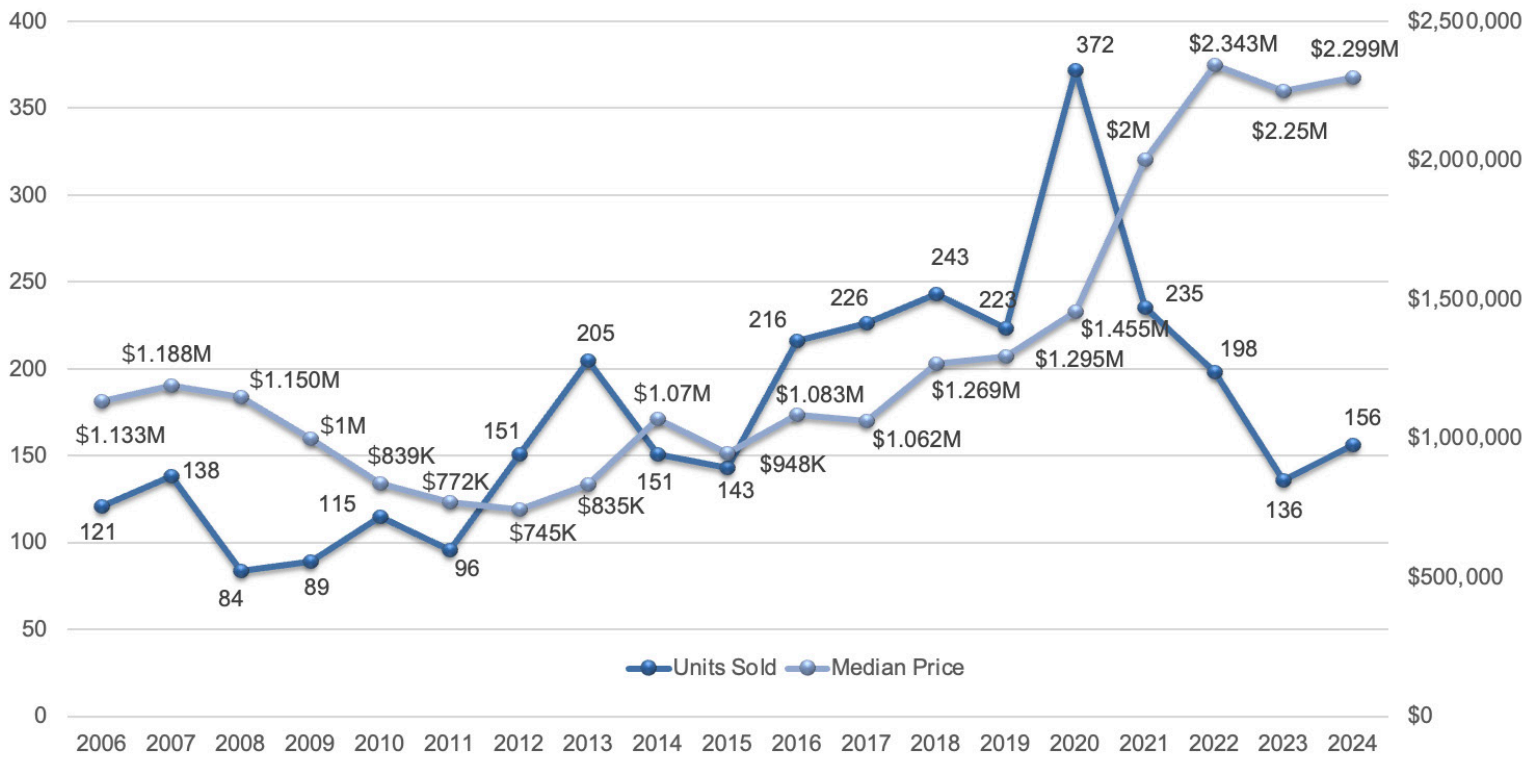
Average Days on Market was 70 days, a 63% increase over 2023.

14 of 269 (5%) homes sold over \$5 million. 59 homes (22%) sold over \$2 million.



## INCLINE VILLAGE & CRYSTAL BAY

Single-family homes in Incline Village, NV and Crystal Bay, NV



### POINTS of INTEREST

#### January - December 2024

Single-family homes sold increased 15% year over year.

Median price increased 2% year over year.

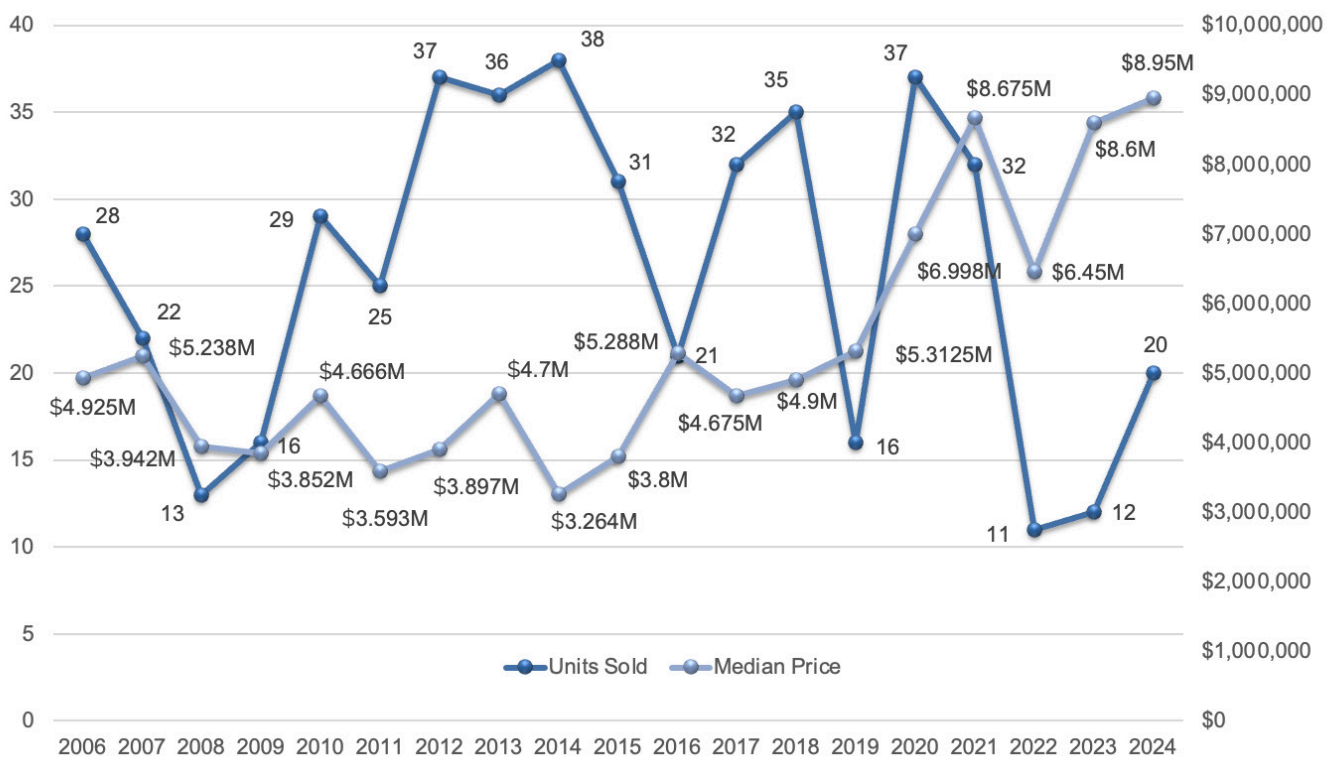
Average Days on Market was 117 days, a 1% decrease from 2023.

23 of 156 (15%) homes sold over \$5 million. 98 homes (63%) sold over \$2 million.



## LAKEFRONTS

Single-family lakefront homes located between Rubicon Bay, CA and Incline Village, NV



### POINTS of INTEREST

#### January - December 2024

Single-family homes sold increased 67% year over year.

Median price increased 4% year over year, reaching a record high.

Average Days on Market was 146 days, a 70% increase from 2023.

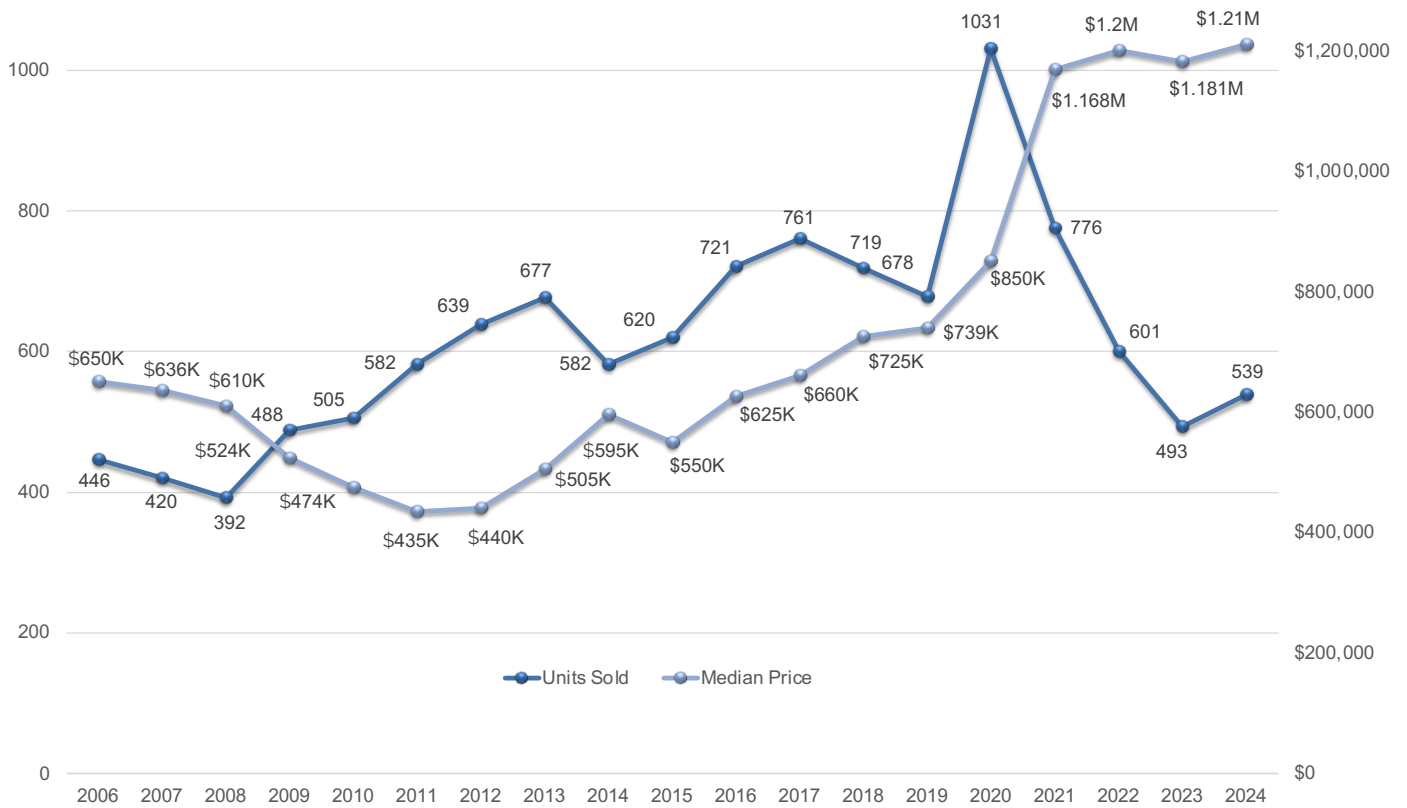
15 of 20 homes (75%) sold for over \$5 million. All 20 homes sold for over \$2 million.

*Note: Small sample size can heavily influence data. Median price does not directly correlate to market appreciation/depreciation.*



## TRUCKEE

Single-family homes in Truckee including Downtown Truckee, Glenshire, Prosser, Tahoe Donner, Donner Lake, Donner Summit, Sierra Meadows, Old Greenwood, Northstar, Martis Camp & Lahontan



**POINTS of INTEREST**

### January - December 2024

Single-family homes sold increased 9% year over year.

Median price increased 2% year over year, reaching a record high.

Average Days on Market was 49 days, an 11% increase from 2023.

25 of 539 (5%) homes sold over \$5 million. 117 homes (22%) sold over \$2 million.



## ABOUT THE DIETZ GROUP

Tahoe Luxury Properties is a full-service real estate company specializing in luxury real estate sales and premier vacation rentals in the Lake Tahoe region. Since 2004, Bill Dietz and the Dietz Group have sold over \$1.4 billion, including 87 lakefronts totaling over \$789 million in lakefront sales in both California and Nevada. These results reflect our commitment to our clients.

Tahoe Luxury Properties is best positioned to market and sell premier real estate throughout Lake Tahoe and its spectacular surrounding communities. Whether you are looking for a Tahoe family vacation home to enjoy for generations or for an investment property that will provide a sound return, the Tahoe Luxury Properties team will help you comprehensively understand the real estate dynamic in the region. Whether you are ready to buy, sell or are simply exploring the options in Lake Tahoe real estate, let us show you Tahoe Luxury Properties.

For more information, please contact us at 530.584.3444 or visit [TLUXP.com](http://TLUXP.com).

