

South Lake Tahoe 96150

ZIP code · CA · California > El Dorado County > South Lake Tahoe

BALANCED MARKET

\$693K

MEDIAN SALE PRICE

+3.7%

1-YR CHANGE

690

SALES (12 MO)

\$657K

MEDIAN VALUE (AVM)

Market temperature

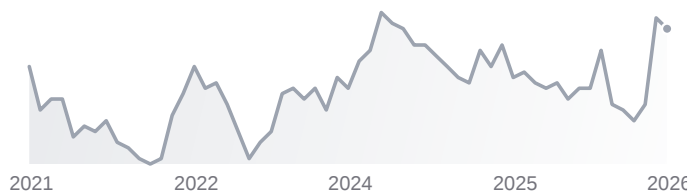
Balanced market · 47 / 100



MARKET TRENDS (5 YEARS)

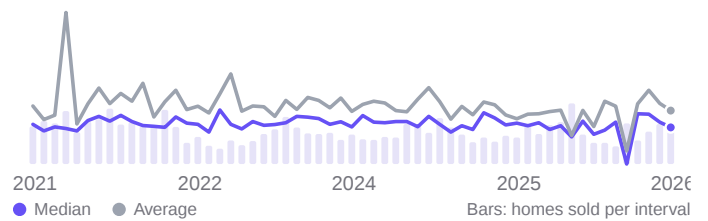
Market temperature (0–100)

47 / 100



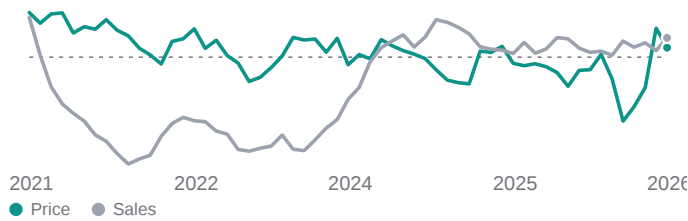
Sale prices

Median \$635K · Average \$795K



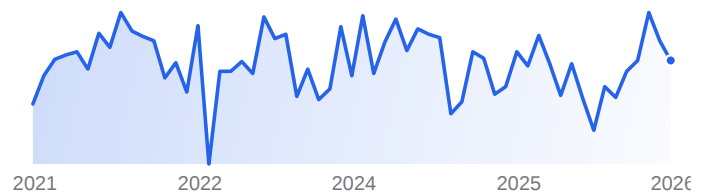
Growth (year over year)

Price +3.7% · Sales +7.6%



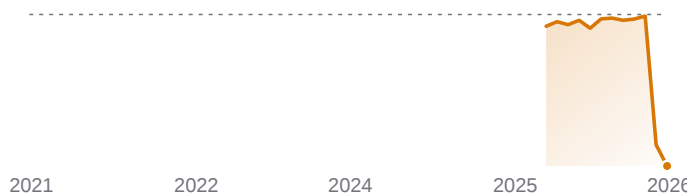
Price per square foot

\$464/ft²



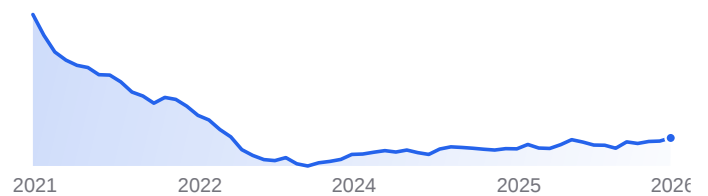
Sale premium vs estimated value

-2.8%



Annual turnover (share of homes sold)

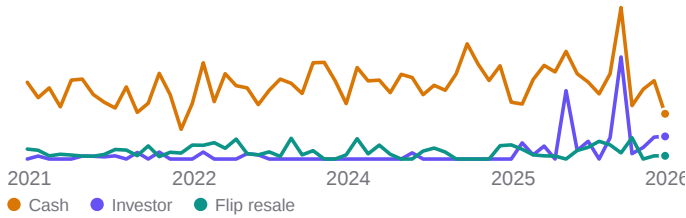
1.0%



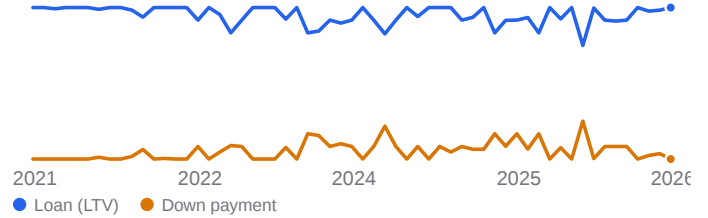
BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 11% · Flip resale 1.5%

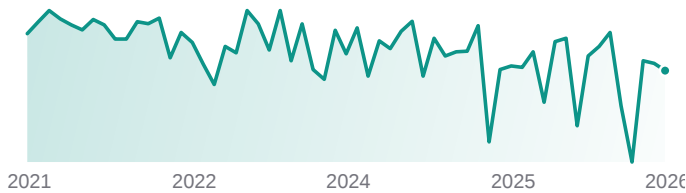


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



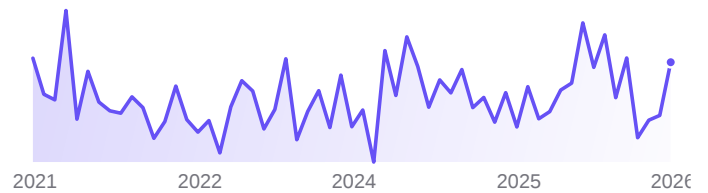
Sellers who sold at a gain

90%



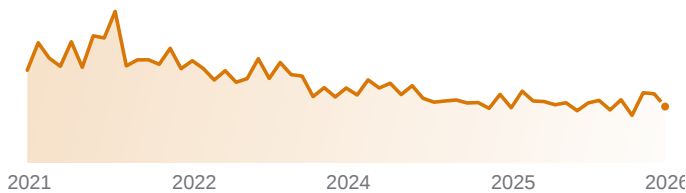
Typical hold before selling

11.1 yrs



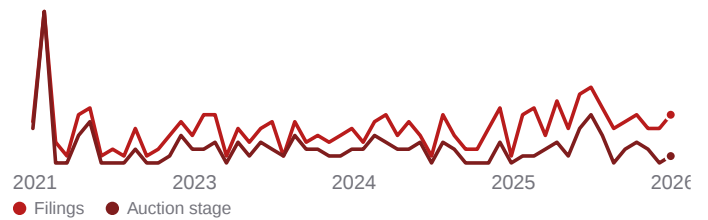
Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 7 · Auction stage 1



HOUSING STOCK

Homes	66,685
Median value (AVM)	\$657K
Median size	1,498 ft²
Median bedrooms	3
Median year built	1973
Single family	25%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.0%
Owner occupied	9.8%
Company owned	54%
Median loan-to-value	32%
Typical ownership tenure	18.1 yrs

COMMUNITY

Population	29,328
Density	162 / mi²
Median household income	\$82K
Average household income	\$117K
Crime index (US avg 100)	160
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	302
Homes occupied	56%
Bachelor's or higher	27%
Poverty rate	11.0%
Unemployment	1.7%
Average temp	42°F
Annual precip	44 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.