

Lahontan Homes – Comparable Sales

Properties sold from 2017 through present

Information below is from the Tahoe Sierra MLS and is deemed reliable but not guaranteed. Square Footage is approximate and unconfirmed.

Page 1

2018 Sales												
COE	MLS #	Asking	Sold	% of Ask	Lot #	Address	Bed	Bath	SqFt	\$/SqFt	Built	DOM
12/27/2018	20181867	\$2,595,000	\$2,500,000	96.3%	438	13123 Snowshoe Thompson	5	5.5	4337	\$576.44	2007	135
12/10/2018	20180066	\$2,100,000	\$1,987,500	94.6%	50	930 Paul Doyle	4	4	4128	\$481.47	2001	308
12/10/2018	20180550	\$1,995,000	\$1,995,000	100.0%	496	13228 Snowshoe Thompson	4	4.5	3534	\$564.52	2018	153
11/9/2018	20182347	\$3,275,000	\$3,090,000	94.4%	393	7770 Lahontan Drive	4	4.5	4250	\$727.06	2018	23
10/10/2018	20182143	\$2,995,000	\$2,895,000	96.7%		8621 Lloyd Tevis	4	3.5	3920	\$738.52	2018	35
10/5/2018	20182402	\$2,195,000	\$2,195,000	100.0%		745 John McKinney	4	4.5	3725	\$589.26	2007	9
10/5/2018	20181023	\$2,649,000	\$2,600,000	98.2%	451	214 John Keiser	4	4.5	4645	\$559.74	2008	101
10/5/2018	20181418	\$3,600,000	\$3,500,000	97.2%	369	7765 Lahontan Drive	4	4.5	5200	\$673.08	2012	96
08/31/2018	20182020	\$3,295,000	\$3,240,000	98.3%	23	12245 Pete Alvertson	4	4.5	4957	\$653.62	2005	22
08/28/2018	20180320	\$2,850,000	\$2,750,000	96.5%	156	10310 Dick Barter	6	6.5	4795	\$573.51	2007	155
8/24/2018	20181927	\$2,855,000	\$2,800,000	98.0%	266	10320 Dick Barter	4	4.5	3581	\$781.90	2018	20
8/16/2018	20181820	\$2,350,000	\$2,340,000	99.6%		12428 Tom Dolley	5	4.5	3890	\$601.54	2007	4
7/26/2018	20181745	\$1,695,000	\$1,695,000	100.0%	87	8455 Lahontan Drive	4	4.5	3165	\$535.55	2000	18
7/9/2018	20181134	\$2,195,000	\$2,000,000	91.1%	60	877 Joseph Gray	4	3.5	3318	\$602.77	2001	10
7/2/2018	20181184	\$2,495,000	\$2,430,000	97.4%	330/338	260 Laura Knight	5	4.5	4671	\$520.23	2002	8
6/13/2018	20181150	\$2,990,000	\$2,900,000	97.0%	468	13305 Snowshoe Thompson	5	5.5	3877	\$748.00	2015	23
6/6/2018	20172503	\$4,150,000	\$4,100,000	98.8%	110	605 EJ Brickell	5	4.5	5927	\$691.75	2002	234
04/25/2018	20180506	\$1,960,000	\$1,960,000	100.0%		13050 Camp Trail	4	3	3010	\$651.16	2002	3
04/10/2018	20171179	\$1,749,000	\$1,635,000	93.4%	440	13139 Snowshoe Thompson	3	3	2667	\$613.05	2015	258
03/15/2018	20172670	\$3,150,000	\$2,900,000	92.0%	454	13193 Snowshoe Thompson	7	7	5013	\$578.50	2003	153
03/08/2018	20172673	\$2,495,000	\$2,162,000	86.6%	509	13110 Snowshoe Thompson	5	4.5	3799	\$569.10	2017	148
03/05/2018	20172082	\$1,399,000	\$1,250,000	89.3%	73	715 Joseph Marzen	3	4	2957	\$422.73	2000	210
03/01/2018	20171252	\$1,875,000	\$1,800,000	96.0%	20	8575 Lahontan Dr	3	3.5	2616	\$688.07	2009	220
02/14/2018	20172516	\$1,349,000	\$1,349,000	100.0%	45	245 George Giffen	5	4.5	3783	\$356.60	1999	120

Sheridan Brokers Northstar Real Estate
 100 Northstar Drive, Truckee, CA 96161
 (530) 562-1140 info@SheridanBrokers.com
 DRE Lic# 0129879

Lahontan Homes – Comparable Sales

Properties sold from 2017 through present

Information below is from the Tahoe Sierra MLS and is deemed reliable but not guaranteed. Square Footage is approximate and unconfirmed.

Page 2

01/31/2018	20180021	\$1,799,000	\$1,766,000	98.1%	32	420 William Hurd	4	4.5	3795	\$465.35	2002	11
01/19/2018	20171475	\$1,785,000	\$1,750,000	97.2%		310 Elias Baldwin	4	4.5	3782	\$462.72	2002	162
01/16/2018	20171525	\$1,625,000	\$1,499,900	92.3%	147	12361 Garwood Dean	3	4	2500	\$599.96	2013	136

2017 Sales

COE	MLS #	Asking	Sold	% of Ask	Lot #	Address	Bed	Bath	SqFt	\$/SqFt	Built	DOM
12/15/2017	20170673	\$2,645,000	\$2,537,500	95.9%	373	503 Lars Haugen	4	4.5	3719	\$682.31	2016	185
12/11/2017	20172742	\$1,895,000	\$1,825,000	96.3%	481	357 James McIver	4	3.5	4001	\$456.14	2003	14
11/22/2017	20163438	\$1,775,000	\$1,580,000	89.0%	304	306 Bob Haslem	4	4.5	3916	\$403.47	2005	294
11/16/2017	20171659	\$3,250,000	\$3,150,000	96.9%	459	13233 Snowshoe Thompson	4	3.5	4456	\$706.91	2017	108
11/9/2017	20171413	\$1,390,000	\$1,325,000	95.3%	377	502 Lars Haugen	3	3.5	2427	\$545.94	2010	117
10/23/2017	20171565	\$2,080,000	\$1,940,000	93.3%	123	12205 Pete Alvertson	4	4.5	4442	\$436.74	2002	86
10/1/2017	20160898	\$1,695,000	\$1,665,000	98.2%	418	13033 Camp Trail	4	3.5	3157	\$527.40	2007	161
9/29/2017	20163165	\$2,995,000	\$2,700,000	90.2%	374	525 Lars Haugen	6	6.5	5457	\$494.78	2007	292
9/29/2017	20171126	\$3,150,000	\$2,950,000	93.7%	482	377 James McIver	5	4	4061	\$726.42	2017	103
9/22/2017	20170252	\$2,095,000	\$1,975,000	94.3%	344	329 Elias Baldwin	4	3.5	3851	\$512.85	2002	182
8/30/2017	20170944	\$2,490,000	\$2,490,000	100.0%	44	267 George Giffen	5	4.5	4908	\$507.33	2002	78
6/30/2017	20170755	\$2,425,000	\$2,375,000	97.9%	468	13305 Snowshoe Thompson	4	4.5	3386	\$701.42	2015	51
6/30/2017	20171638	\$2,915,000	\$2,915,000	100.0%		435 Carrie Pryor	4	4.5	3783	\$770.55	2017	0
6/23/2017	20152175	\$3,395,000	\$3,000,000	88.4%	329/340	340 Elias Baldwin	5	6.5	5936	\$505.39	2002	648
6/22/2017	20171490	\$2,400,000	\$2,400,000	100.0%	233	8112 Lahontan Drive	4	3.5	3249	\$738.69	2015	0
5/19/2017	20171063	\$2,250,000	\$2,145,000	95.3%	201	7125 Lahontan Drive	4	4.5	4426	\$484.64	2006	1

Sheridan Brokers Northstar Real Estate
 100 Northstar Drive, Truckee, CA 96161
 (530) 562-1140 info@SheridanBrokers.com
 DRE Lic# 0129879