

Lahontan Homesites – Comparable Sales

Properties sold from 2016 through present

Information below is from the Tahoe Sierra MLS and is deemed reliable but not guaranteed.

2018 Sales								
COE	MLS #	Lot #	Address	Asking	Sold	% of Ask	Acres	DOM
04/25/2018	20180545	245	8280 Lahontan Dr	\$239,000	\$221,000	92.4%	0.60	8
04/10/2018	20170858	439	13131 Snowshoe Thompson	\$263,000	\$245,000	93.1%	0.63	377
03/22/2018	20160526	376	524 Lars Haugen	\$320,000	\$285,000	89.0%	0.87	711
03/08/2018	20153304	220	11302 Elle Ellen	\$129,000	\$118,000	91.5%	0.52	749
02/21/2018	20171665	445	140 James Reed	\$109,900	\$109,900	100.0%	0.69	213
02/14/2018	20170479	378	7825 Lahontan Dr	\$379,000	\$348,800	92.0%	0.88	285
02/06/2018	20180052	411	730 John McKinney	\$315,000	\$326,000	103.5%	0.66	5
01/31/2018	20170143	315	7500 Lahontan Dr	\$149,500	\$140,000	93.6%	0.77	367
01/30/2018	20153042	212	11334 Elle Ellen	\$118,500	\$75,000	63.3%	0.51	792
01/30/2018	20153041	285	11338 Elle Ellen	\$119,500	\$80,000	66.9%	0.67	792
01/05/2018	20170732	303	312 Bob Haslem	\$250,000	\$225,000	90.0%	0.63	180
2017 Sales								
COE	MLS #	Lot #	Address	Asking	Sold	% of Ask	Acres	DOM
11/20/2017	20160973	483	387 James Mclver	\$469,000	\$400,000	85.3%	0.67	553
10/25/2017	20172941	235	8154 Lahontan Dr	\$232,500	\$232,500	100.0%	0.62	0
10/2/2017	20170458	441	111 James Reed	\$124,900	\$120,000	96.1%	0.75	171
9/27/2017	20171369	308	7575 Lahontan Dr	\$199,000	\$170,000	85.4%		49
8/15/2017	20161613	436	12660 Lodgetrail Dr	\$395,000	\$305,000	77.2%	0.74	431
8/14/2017	20162560	426	590 Stewart McKay	\$289,000	\$275,000	95.2%	0.68	350
8/3/2017	20171650	478	13268 Snowshoe Thompson	\$199,000	\$190,000	95.5%	1.00	18
7/14/2017	20170869	163	8805 George Whittell	\$259,900	\$240,000	92.3%	0.70	46
7/7/2017	20170733	13	350 David Frink	\$319,500	\$295,000	92.3%	1.00	24
6/22/2017	20171082	43	260 George Giffen	\$350,000	\$375,000	107.1%	0.58	7
6/16/2017	20170574	411	730 John McKinney	\$315,000	\$290,000	92.1%	0.66	27
3/30/2017	20170082	307	7565 Lahontan Dr	\$215,000	\$210,500	97.9%	0.59	31
2/17/2017	20152972	497	13212 Snowshoe Thompson	\$159,000	\$147,000	92.5%	0.75	463
2/10/2017	20160660	475	13300 Snowshoe Thompson	\$210,000	\$185,000	88.1%	1.00	309
1/24/2017	20140915	42	240 George Giffen	\$198,000	\$170,000	85.9%	0.60	996
2016 Sales								
COE	MLS #	Lot #	Address	Asking	Sold	% of Ask	Acres	DOM
12/13/2016	20161618	266	10320 Dick Barter	\$398,000	\$349,000	87.7%		158
10/25/2016	20160473	118	12227 Pete Alvertson	\$449,000	\$400,000	89.1%	0.69	216
10/6/2016	20160525	333	255 Laura Knight	\$199,000	\$185,000	93.0%	0.68	189

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

Lahontan Homesites – Comparable Sales

Properties sold from 2016 through present

Information below is from the Tahoe Sierra MLS and is deemed reliable but not guaranteed.

8/10/2016	20162513	465	13281 Snowshoe Thompson	\$155,000	\$155,000	100.0%	1.10	0
6/29/2016	20161325	235	8154 Lahontan Dr	\$210,000	\$209,000	99.5%	0.63	13
6/24/2016	20160663	467	13297 Snowshoe Thompson	\$155,000	\$160,000	103.2%	1.30	61
6/17/2016	20161553	395	7750 Lahontan Dr	\$359,000	\$315,000	87.7%	0.67	0
6/15/2016	20160886	300	7475 Lahontan Dr	\$169,000	\$140,000	82.8%	0.77	58
6/10/2016	20151099	455	13201 Snowshoe Thompson	\$319,000	\$295,000	92.5%	0.75	378
5/27/2016	20151880	353	435 Carrie Pryor	\$495,000	\$455,000	91.9%	0.75	160
5/17/2016	20153006	315	7500 Lahontan Dr	\$115,000	\$110,000	95.7%	0.77	169
4/29/2016	20150033	295	7405 Lahontan Dr	\$125,000	\$120,000	96.0%	0.67	461
4/26/2016	20142868	155	8621 Lloyd Tevis	\$279,000	\$225,000	80.6%	0.59	539
4/26/2016	20142869	156	8631 Lloyd Tevis	\$349,000	\$225,000	64.5%	0.63	539
4/26/2016	20151320	63	801 Joseph Gray	\$330,000	\$310,000	93.9%		313
4/26/2016	20160476	499	13296 Snowshoe Thompson	\$399,000	\$375,000	94.0%	0.76	29
4/22/2016	20150800	409	750 John McKinney	\$365,000	\$335,000	91.8%	0.78	369
4/8/2016	20153007	316	7480 Lahontan Dr	\$110,000	\$110,000	100.0%	0.76	140
3/28/2016	20160157	477	13284 Snowshoe Thompson	\$149,000	\$143,000	96.0%	1.00	32
3/25/2016	20160436	247	10240 Dick Barter	\$350,000	\$315,000	90.0%	0.75	18
3/21/2016	20160115	51	950 Paul Doyle	\$310,000	\$295,000	95.2%	0.65	16
3/18/2016	20153305	207	11311 Elle Ellen	\$180,000	\$170,000	94.4%	0.52	59
1/29/2016	20150719	474	13316 Snowshoe Thompson	\$115,000	\$115,000	100.0%	1.00	260
1/27/2016	20160015	509	13110 Snowshoe Thompson	\$149,000	\$149,500	100.3%	0.75	11
1/7/2016	20152570	439	13131 Snowshoe Thompson	\$279,000	\$250,000	89.6%	0.65	49