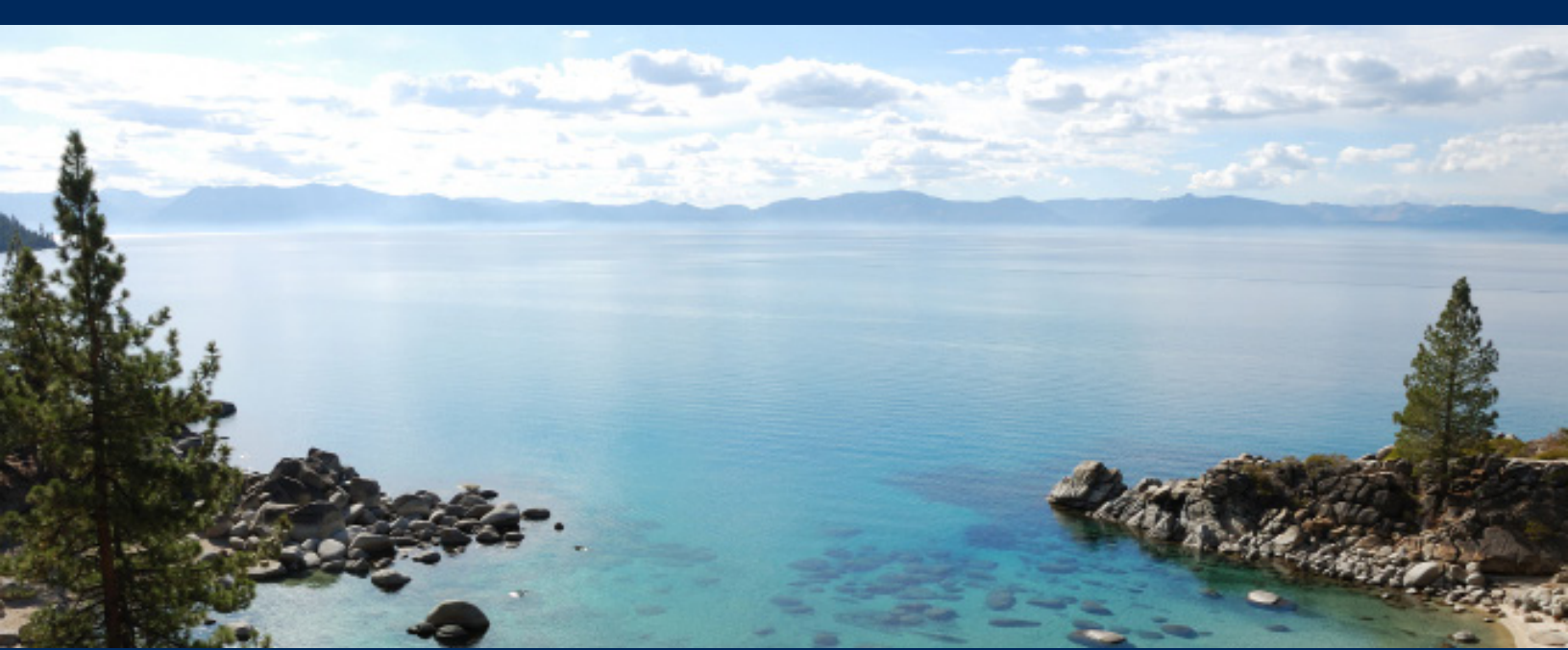
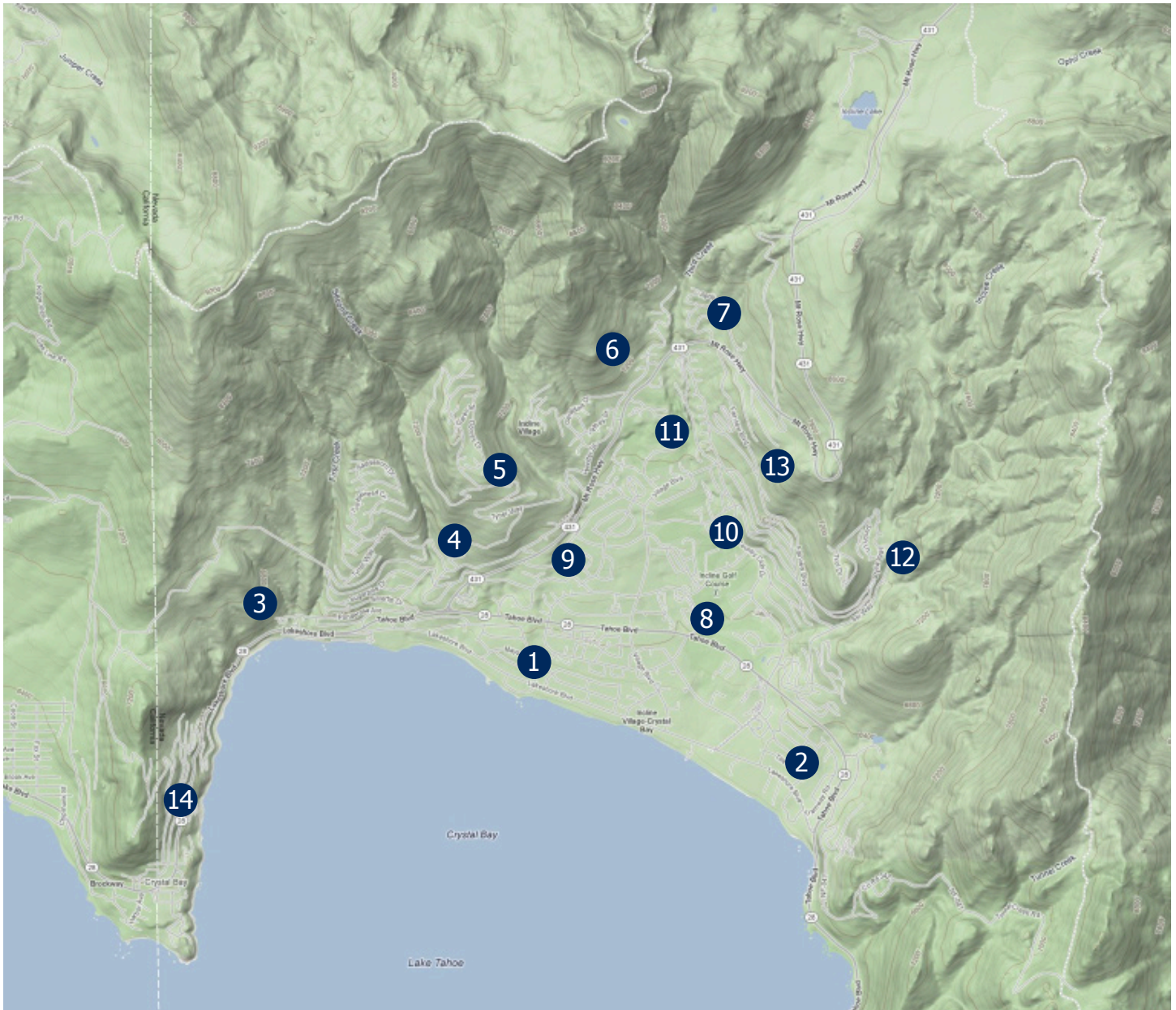


MICROMARKET REPORT | INCLINE VILLAGE



Sierra | Sotheby's
INTERNATIONAL REALTY

INCLINE VILLAGE LAKE TAHOE NEIGHBORHOODS



- 1. Lakeview Subdivision
- 2. Millcreek
- 3. Ponderosa
- 4. Lower Tyner
- 5. Upper Tyner

- 6. Jennifer
- 7. Apollo
- 8. Central
- 9. The Woods
- 10. Golf Course Championship

- 11. Golf Course Executive
- 12. Ski Way
- 13. Eastern Slope
- 14. Crystal Bay

INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

SINGLE FAMILY NON-LAKEFRONT

January through March

	2013	2014	% Change
Median Price	\$1,010,000	\$1,087,500	8%
Average Price	\$1,215,424	\$1,247,474	3%
Average Days on Market	231	210	-9%
Highest Price	\$3,350,000	\$3,715,000	11%
Lowest Price	\$210,000	\$395,000	88%
Properties Sold	44	30	-32%
% Sold Price to Original List Price	94%	93%	-1%

CONDO NON-LAKEFRONT

January through March

	2013	2014	% Change
Median Price	\$345,000	\$392,000	14%
Average Price	\$417,826	\$554,614	33%
Average Days on Market	180	124	-31%
Highest Price	\$1,770,000	\$2,025,000	14%
Lowest Price	\$110,000	\$133,000	21%
Properties Sold	40	32	-20%
% Sold Price to Original List Price	93%	96%	3%

SINGLE FAMILY LAKEFRONT

January through March

	2013	2014	% Change
Median Price	\$11,875,000	\$10,999,999	-7%
Average Price	\$11,875,000	\$8,800,000	-26%
Average Days on Market	140	99	-29%
Highest Price	\$11,875,000	\$13,000,000	9%
Lowest Price	\$11,875,000	\$2,400,000	-80%
Properties Sold	1	3	200%
% Sold Price to Original List Price	77%	87%	14%

CONDO LAKEFRONT

January through March

	2013	2014	% Change
Median Price	\$1,637,500	\$2,015,000	23%
Average Price	\$1,637,500	\$3,330,000	103%
Average Days on Market	119	0	100%
Highest Price	\$2,175,000	\$6,725,000	209%
Lowest Price	\$1,100,000	\$1,250,000	14%
Properties Sold	2	3	50%
% Sold Price to Original List Price	89%	92%	4%

INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

CRYSTAL BAY ALL PROPERTIES

January through March

	2013	2014	% Change
Median Price	\$543,269	\$2,014,000	271%
Average Price	\$543,269	\$3,303,333	508%
Average Days on Market	156	280	79%
Highest Price	\$808,000	\$6,725,000	732%
Lowest Price	\$278,538	\$1,170,000	320%
Properties Sold	2	3	50%
% Sold Price to Original List Price	96%	91%	-5%

LAKEVIEW SUBDIVISION ALL PROPERTIES

January through March

	2013	2014	% Change
Median Price	\$2,150,000	\$1,500,000	-30%
Average Price	\$1,932,600	\$1,738,571	-10%
Average Days on Market	381	243	-36%
Highest Price	\$2,513,000	\$3,715,000	48%
Lowest Price	\$575,000	\$990,000	72.17%
Properties Sold	5	7	40%
% Sold Price to Original List Price	97%	95%	-2%

MILLCREEK ALL PROPERTIES

January through March

	2013	2014	% Change
Median Price	\$875,000	\$495,000	-43%
Average Price	\$859,600	\$495,000	-42%
Average Days on Market	285	165	-42%
Highest Price	\$1,758,000	\$620,000	-65%
Lowest Price	\$350,000	\$370,000	6%
Properties Sold	5	2	-60%
% Sold Price to Original List Price	94%	94%	1%

PONDEROSA ALL PROPERTIES

January through March

	2013	2014	% Change
Median Price	\$1,750,000	\$1,350,000	-23%
Average Price	\$2,022,000	\$1,808,500	-11%
Average Days on Market	310	180	-42%
Highest Price	\$3,350,000	\$2,962,500	-12%
Lowest Price	\$210,000	\$780,000	271%
Properties Sold	5	5	0%
% Sold Price to Original List Price	95%	90%	-6%

INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

LOWER TYNER ALL PROPERTIES

January through March

Median Price	
Average Price	
Average Days on Market	
Highest Price	
Lowest Price	
Properties Sold	
% Sold Price to Original List Price	

	2013	2014	% Change
Median Price	\$1,900,000	\$955,000	-50%
Average Price	\$1,900,000	\$963,903	-49%
Average Days on Market	655	217	-67%
Highest Price	\$1,900,000	\$1,600,000	-16%
Lowest Price	\$1,900,000	\$539,000	-72%
Properties Sold	1	5	400%
% Sold Price to Original List Price	84%	94%	11%

UPPER TYNER ALL PROPERTIES

January through March

Median Price	
Average Price	
Average Days on Market	
Highest Price	
Lowest Price	
Properties Sold	
% Sold Price to Original List Price	

	2013	2014	% Change
Median Price	\$775,000	\$850,000	10%
Average Price	\$823,220	\$850,000	3%
Average Days on Market	148	198	34%
Highest Price	\$1,250,000	\$850,000	-32%
Lowest Price	\$440,000	\$850,000	93%
Properties Sold	5	1	-80%
% Sold Price to Original List Price	95%	95%	-1%

JENNIFER ALL PROPERTIES

January through March

Median Price	
Average Price	
Average Days on Market	
Highest Price	
Lowest Price	
Properties Sold	
% Sold Price to Original List Price	

	2013	2014	% Change
Median Price	\$440,000	\$630,000	43%
Average Price	\$454,000	\$629,500	39%
Average Days on Market	116	177	53%
Highest Price	\$530,000	\$760,000	43%
Lowest Price	\$370,000	\$505,000	36%
Properties Sold	5	5	0%
% Sold Price to Original List Price	96%	96%	0%

APOLLO ALL PROPERTIES

January through March

Median Price	
Average Price	
Average Days on Market	
Highest Price	
Lowest Price	
Properties Sold	
% Sold Price to Original List Price	

	2013	2014	% Change
Median Price	N/A	N/A	N/A
Average Price	N/A	N/A	N/A
Average Days on Market	N/A	N/A	N/A
Highest Price	N/A	N/A	N/A
Lowest Price	N/A	N/A	N/A
Properties Sold	N/A	N/A	N/A
% Sold Price to Original List Price	N/A	N/A	N/A

INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

CENTRAL ALL PROPERTIES

January through March

Median Price	
Average Price	
Average Days on Market	
Highest Price	
Lowest Price	
Properties Sold	
% Sold Price to Original List Price	

	2013	2014	% Change
Median Price	\$301,000	\$385,000	28%
Average Price	\$383,671	\$556,340	45%
Average Days on Market	201	130	-35%
Highest Price	\$1,770,000	\$2,025,000	14%
Lowest Price	\$110,000	\$133,000	21%
Properties Sold	24	10	-58%
% Sold Price to Original List Price	91%	97%	6%

THE WOODS ALL PROPERTIES

January through March

Median Price	
Average Price	
Average Days on Market	
Highest Price	
Lowest Price	
Properties Sold	
% Sold Price to Original List Price	

	2013	2014	% Change
Median Price	\$420,000	\$585,000	39%
Average Price	\$697,000	\$585,000	-16%
Average Days on Market	117	230	97%
Highest Price	\$1,950,000	\$775,000	-60%
Lowest Price	\$280,000	\$395,000	41%
Properties Sold	5	2	-60%
% Sold Price to Original List Price	95%	94%	-1%

CHAMPIONSHIP GOLF COURSE ALL PROPERTIES

January through March

Median Price	
Average Price	
Average Days on Market	
Highest Price	
Lowest Price	
Properties Sold	
% Sold Price to Original List Price	

	2013	2014	% Change
Median Price	\$1,077,500	\$735,000	-32%
Average Price	\$1,179,375	\$895,800	-24%
Average Days on Market	181	57	-69%
Highest Price	\$2,220,000	\$1,300,000	-41%
Lowest Price	\$410,000	\$599,000	46%
Properties Sold	8	5	-38%
% Sold Price to Original List Price	91%	96%	5%

EXECUTIVE GOLF COURSE ALL PROPERTIES

January through March

Median Price	
Average Price	
Average Days on Market	
Highest Price	
Lowest Price	
Properties Sold	
% Sold Price to Original List Price	

	2013	2014	% Change
Median Price	\$569,500	\$489,000	-14%
Average Price	\$608,252	\$717,668	18%
Average Days on Market	272	49	-82%
Highest Price	\$960,000	\$1,235,000	29%
Lowest Price	\$350,000	\$429,000	23%
Properties Sold	6	3	-50%
% Sold Price to Original List Price	95%	97%	2%

INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

SKI WAY ALL PROPERTIES

January through March

Median Price	
Average Price	
Average Days on Market	
Highest Price	
Lowest Price	
Properties Sold	
% Sold Price to Original List Price	

	2013	2014	% Change
Median Price	\$300,000	\$320,000	7%
Average Price	\$330,075	\$476,788	44%
Average Days on Market	64	145	127%
Highest Price	\$552,500	\$1,575,000	185%
Lowest Price	\$200,000	\$250,000	25%
Properties Sold	6	13	117%
% Sold Price to Original List Price	94%	95%	1%

EASTERN SLOPE ALL PROPERTIES

January through March

Median Price	
Average Price	
Average Days on Market	
Highest Price	
Lowest Price	
Properties Sold	
% Sold Price to Original List Price	

	2013	2014	% Change
Median Price	\$1,279,643	\$1,450,000	13%
Average Price	\$1,284,286	\$1,139,667	-11%
Average Days on Market	183	276	51%
Highest Price	\$2,230,000	\$1,750,000	-22%
Lowest Price	\$700,000	\$219,000	-69%
Properties Sold	7	3	-57%
% Sold Price to Original List Price	92%	91%	-1%

MICROMARKET REPORT | INCLINE VILLAGE

SQUAW VALLEY

1750 Village East Road #63B
Olympic Valley, CA 96146
(530) 581-1800
info@sierrasothebysrealty.com

INCLINE VILLAGE

570 Lakeshore Blvd.
Incline Village, NV 89451
(775) 832-4900
info@sierrasothebysrealty.com

SOUTH LAKE TAHOE

2247 Lake Tahoe Blvd.
South Lake Tahoe, CA 96150
(530) 494-7600
info@sierrasothebysrealty.com

ZEPHYR COVE

210 Elks Point Road, Suite 102
P.O. Box #1370
Zephyr Cove, NV 89448
(775) 588-7710
info@sierrasothebysrealty.com

