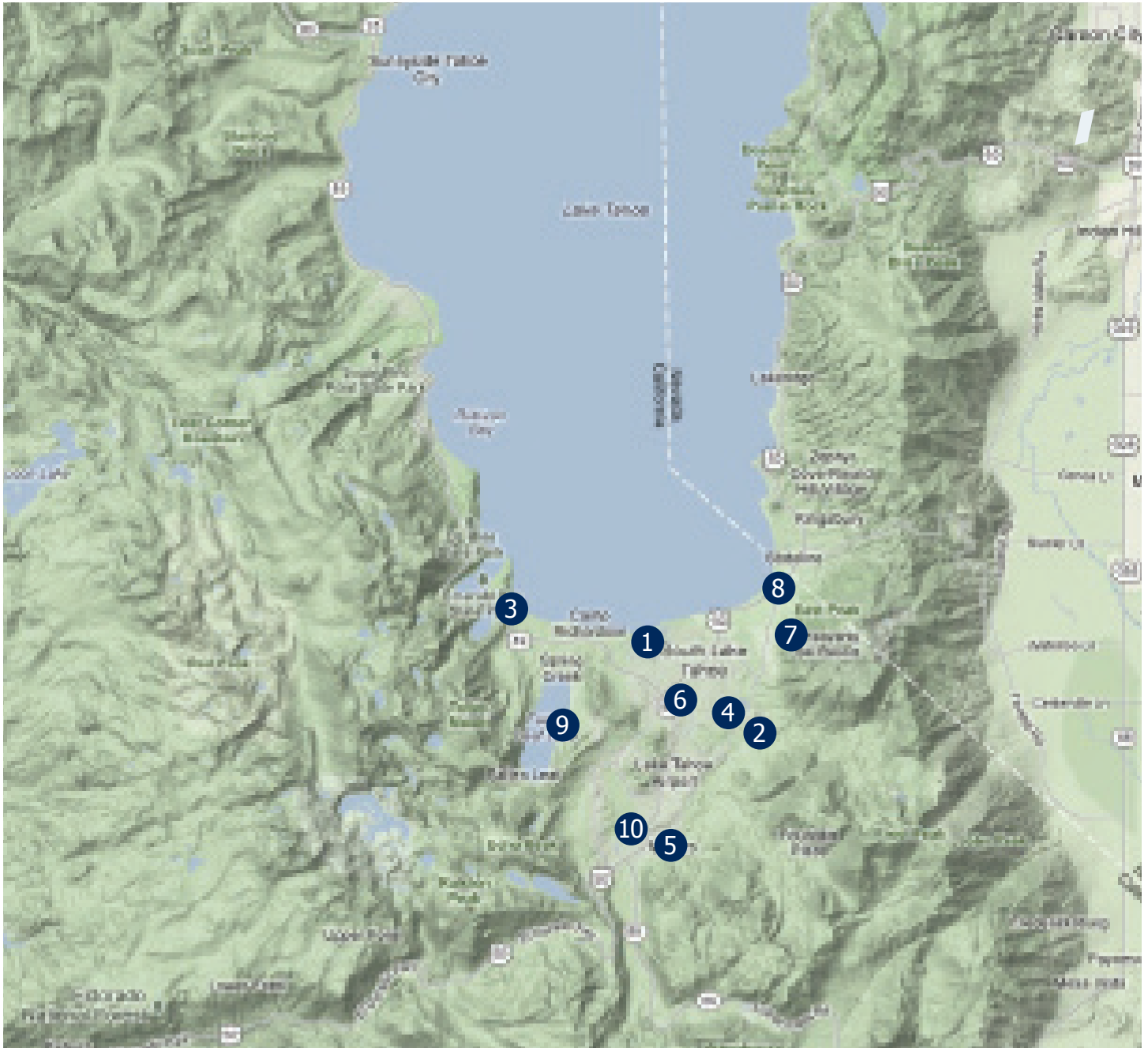


MICROMARKET REPORT | SOUTH LAKE TAHOE



Sierra | **Sotheby's**
INTERNATIONAL REALTY

SOUTH LAKE TAHOE NEIGHBORHOODS



- | | | |
|-----------------------|--------------------|--------------------------|
| 1. Tahoe Keys | 5. Meyers | 9. Fallen Leaf Lake |
| 2. Montgomery Estates | 6. Y Area | 10. Country Club Estates |
| 3. Cascade Properties | 7. Heavenly Valley | |
| 4. Pioneer Trail | 8. Stateline | |



SOUTH LAKE TAHOE MARKET | MARKETS BY AREA

SINGLE FAMILY LAKEFRONT

January through March

	2013	2014	% Change
Median Price	\$3,500,000	\$3,025,000	-13%
Average Price	\$3,500,000	\$2,715,000	-22%
Average Days on Market	187	251	34%
Highest Price	\$3,500,000	\$4,095,000	17%
Lowest Price	\$3,500,000	\$715,000	-80%
Properties Sold	1	4	300%
% Sold to Original List Price	95%	97%	2%

ALL PROPERTIES NON-LAKEFRONT

January through March

	2013	2014	% Change
Median Price	\$323,900	\$337,000	4%
Average Price	\$383,342	\$391,296	2%
Average Days on Market	130	138	6%
Highest Price	\$2,000,000	\$1,438,000	-28%
Lowest Price	\$52,000	\$110,000	112%
Properties Sold	137	131	-4%
% Sold to Original List Price	97%	96%	0%

CONDOS LAKEFRONT

January through March

	2013	2014	% Change
Median Price	\$359,000	\$280,000	-22%
Average Price	\$422,976	\$314,000	--26%
Average Days on Market	336	102	-70%
Highest Price	\$800,000	\$510,000	-36%
Lowest Price	\$265,000	\$152,000	-43%
Properties Sold	5	3	-40%
% Sold to Original List Price	92%	97%	5%

CONDOS NON-LAKEFRONT

January through March

	2013	2014	% Change
Median Price	\$228,000	\$247,500	9%
Average Price	\$278,450	\$252,567	-9%
Average Days on Market	253	169	-33%
Highest Price	\$612,500	\$468,650	-23%
Lowest Price	\$85,000	\$100,000	18%
Properties Sold	20	21	5%
% Sold to Original List Price	93%	97%	4%



SOUTH LAKE TAHOE MARKET | MARKETS BY AREA

TAHOE KEYS SINGLE FAMILY

January through March

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

2013	2014	% Change
\$614,000	\$930,000	51%
\$671,722	\$1,633,750	143%
184	45	-76%
\$1,490,000	\$4,095,000	175%
\$3,575,000	\$580,000	-84%
18	4	-78%
95%	97%	2%

TAHOE KEYS CONDO

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
\$262,500	\$292,500	11%
\$271,250	\$292,500	8%
76	125	64%
\$455,000	\$305,000	64%
\$105,000	\$280,000	167%
4	2	-50%
94%	99%	6%

MONTGOMERY ESATES SF & CONDO

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
\$381,500	\$450,000	18%
\$398,100	\$450,194	13%
97	173	78%
\$680,000	\$589,000	-13%
\$227,000	\$325,000	43%
12	9	-25%
97%	97%	1%

CASCADE PROPERTIES SF & CONDO

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
N/A	\$2,100,000	100%
N/A	\$2,100,000	100%
N/A	263	100%
N/A	\$2,100,000	100%
N/A	\$2,100,000	100%
N/A	1	100%
N/A	92%	100%



SOUTH LAKE TAHOE MARKET | MARKETS BY AREA

HEAVENLY VALLEY SF & CONDO

January through March

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

2013	2014	% Change
\$321,500	\$502,500	56%
\$291,344	\$544,944	87%
175	91	-48%
\$420,000	\$1,120,000	167%
\$139,000	\$165,000	19%
8	9	13%
96%	98%	3%

STATELINE SF & CONDO

January through March

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

2013	2014	% Change
\$52,000	\$245,000	371%
\$52,000	\$240,000	371%
646	356	-45%
\$52,000	\$390,000	650%
\$52,000	\$100,000	92%
1	2	100%
94%	87%	-7%

FALLEN LEAF LAKE SF & CONDO

January through March

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

2013	2014	% Change
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A

COUNTRY CLUB ESTATES SF & CONDO

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
\$419,750	\$305,000	-27%
\$511,083	\$385,000	-25%
180	163	-9%
\$1,075,000	\$575,000	-47%
\$252,000	\$275,000	9%
6	3	-50%
95%	94%	-1%



SOUTH LAKE TAHOE MARKET | MARKETS BY AREA

PIONEER TRAIL SF & CONDO

January through March

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

2013	2014	% Change
\$370,500	\$379,000	2%
\$366,250	\$428,772	17%
75	170	127%
\$465,000	\$648,000	39%
\$259,000	\$209,950	-19%
4	9	125%
99%	95%	-3%

MEYERS SF & CONDO

January through March

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

2013	2014	% Change
\$227,000	\$227,500	0%
\$240,588	\$279,417	16%
129	219	70%
\$415,000	\$450,000	8%
\$139,900	\$160,000	14%
8	6	-25%
96%	94%	-3%

Y AREA SF & CONDO

January through March

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

2013	2014	% Change
\$167,000	\$370,500	122%
\$156,750	\$370,500	136%
100	139	39%
\$208,000	\$482,000	132%
\$85,000	\$259,000	205%
4	2	-50%
96%	94%	-2%

MICROMARKET REPORT | SOUTH LAKE TAHOE

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