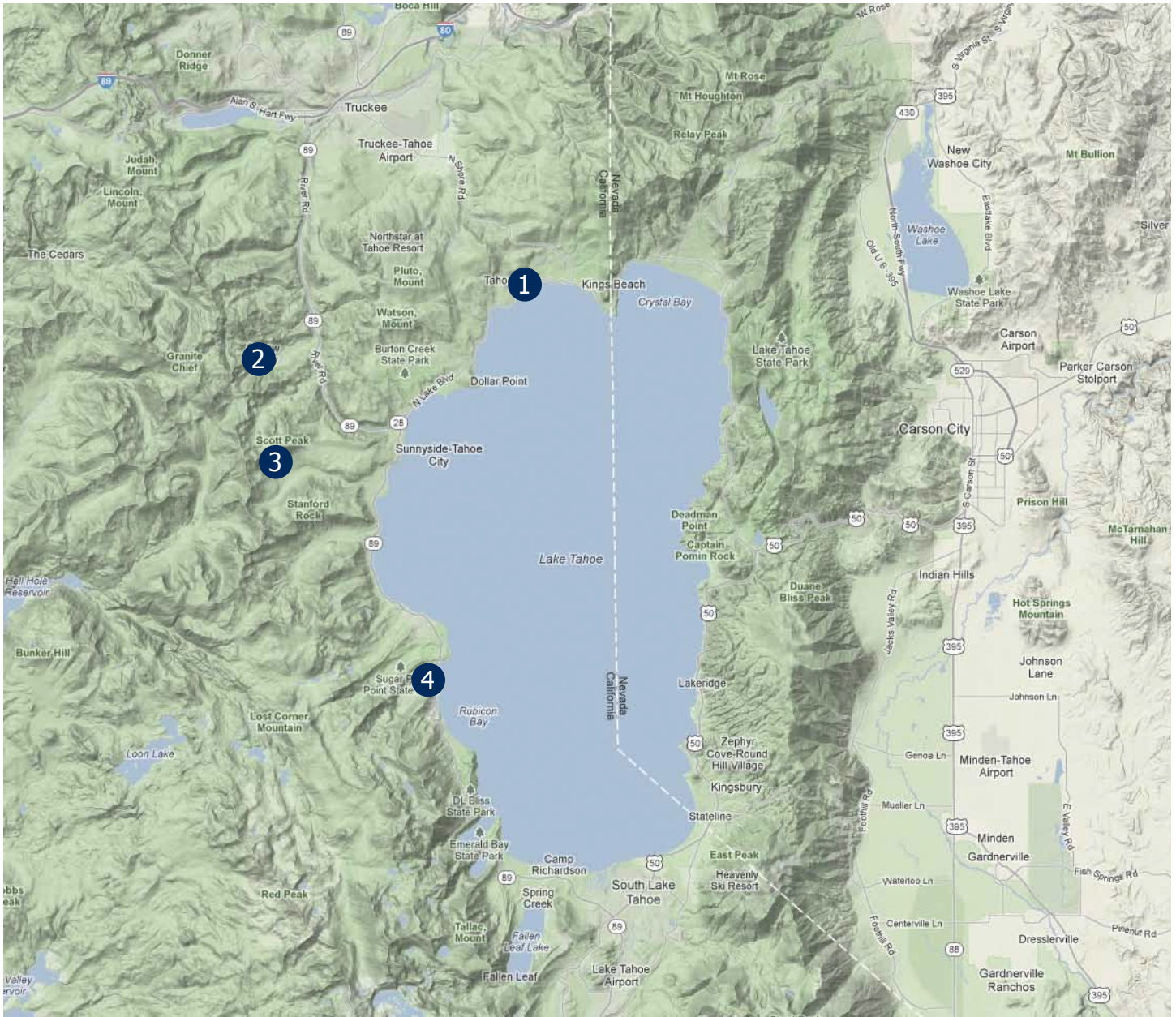


# MICROMARKET REPORT | NORTH & WEST SHORE LAKE TAHOE



Sierra | Sotheby's  
INTERNATIONAL REALTY

# NORTH AND WEST SHORE LAKE TAHOE NEIGHBORHOODS



1. Lake Tahoe - North Shore
2. Squaw Valley
3. Alpine Meadows
4. Lake Tahoe - West Shore



# NORTH & WEST SHORE LAKE TAHOE MARKET | MARKETS BY AREA

## NORTH SHORE SINGLE FAMILY LAKEFRONT

January through March

|                                     | 2012        | 2013        | % Change |
|-------------------------------------|-------------|-------------|----------|
| Median Price .....                  | \$5,640,000 | \$2,392,500 | -58%     |
| Average Price .....                 | \$5,046,666 | \$2,392,500 | -53%     |
| Average Days on Market.....         | 456         | 203         | -55%     |
| Highest Price.....                  | \$8,600,000 | \$3,265,000 | -62%     |
| Lowest Price .....                  | \$900,000   | \$1,520,000 | 69%      |
| Properties Sold .....               | 3           | 2           | -33%     |
| % Sold to Original List Price ..... | 84.2%       | 101.4%      | 20%      |

## NORTH SHORE SINGLE FAMILY NON-LAKEFRONT

January through March

|                                     | 2012        | 2013        | % Change |
|-------------------------------------|-------------|-------------|----------|
| Median Price .....                  | \$325,800   | \$425,000   | 30%      |
| Average Price .....                 | \$387,428   | \$523,607   | 35%      |
| Average Days on Market.....         | 145         | 116         | -20%     |
| Highest Price.....                  | \$1,000,000 | \$2,180,000 | 118%     |
| Lowest Price .....                  | \$80,000    | \$126,600   | 58%      |
| Properties Sold .....               | 26          | 33          | 27%      |
| % Sold to Original List Price ..... | 91.8%       | 96.5%       | 5%       |

## NORTH SHORE CONDOMINIUMS

January through March

|                                     | 2012      | 2013        | % Change |
|-------------------------------------|-----------|-------------|----------|
| Median Price .....                  | \$192,500 | \$302,000   | 57%      |
| Average Price .....                 | \$196,327 | \$382,577   | 95%      |
| Average Days on Market.....         | 131       | 173         | 32%      |
| Highest Price.....                  | \$515,000 | \$1,595,000 | 210%     |
| Lowest Price .....                  | \$54,849  | \$102,850   | 88%      |
| Properties Sold .....               | 12        | 11          | -8%      |
| % Sold to Original List Price ..... | 94.4%     | 89.3%       | -5%      |

## WEST SHORE SINGLE FAMILY LAKEFRONT

January through March

|   | 2012 | 2013 | % Change |
|---|------|------|----------|
| Median Price .....                        | N/A  | N/A  | 0%       |
| Average Price .....                       | N/A  | N/A  | 0%       |
| Average Days on Market.....               | N/A  | N/A  | 0%       |
| Highest Price.....                        | N/A  | N/A  | 0%       |
| Lowest Price .....                        | N/A  | N/A  | 0%       |
| Properties Sold .....                     | N/A  | N/A  | 0%       |
| % Sold Price to Original List Price ..... | N/A  | N/A  | 0%       |



# NORTH & WEST SHORE LAKE TAHOE MARKET | MARKETS BY AREA

## WEST SHORE SINGLE FAMILY NON-LAKEFRONT

January through March

|   | 2012        | 2013        | % Change |
|---|-------------|-------------|----------|
| Median Price .....                        | \$325,000   | \$347,000   | 7%       |
| Average Price .....                       | \$483,645   | \$506,105   | 5%       |
| Average Days on Market.....               | 133         | 115         | -14%     |
| Highest Price.....                        | \$2,650,000 | \$1,873,000 | -29%     |
| Lowest Price .....                        | \$76,000    | \$200,000   | 163%     |
| Properties Sold .....                     | 31          | 19          | -39%     |
| % Sold Price to Original List Price ..... | 0%          | 0%          | 0%       |

## WEST SHORE CONDOMINIUMS

January through March

|                                     | 2012 | 2013        | % Change |
|-------------------------------------|------|-------------|----------|
| Median Price .....                  | N/A  | \$2,662,500 | 100%     |
| Average Price .....                 | N/A  | \$2,362,750 | 100%     |
| Average Days on Market.....         | N/A  | 157         | 100%     |
| Highest Price.....                  | N/A  | \$3,900,000 | 100%     |
| Lowest Price .....                  | N/A  | \$226,000   | 100%     |
| Properties Sold .....               | N/A  | 4           | 100%     |
| % Sold to Original List Price ..... | N/A  | 95.4%       | 100%     |

## SQUAW VALLEY/ALPINE MEADOWS SINGLE FAMILY

January through March

|                                     | 2012        | 2013        | % Change |
|-------------------------------------|-------------|-------------|----------|
| Median Price .....                  | \$850,000   | \$1,333,191 | 57%      |
| Average Price .....                 | \$872,166   | \$1,274,845 | 43%      |
| Average Days on Market.....         | 351         | 165         | -53%     |
| Highest Price.....                  | \$1,475,000 | \$1,995,000 | 35%      |
| Lowest Price .....                  | \$338,000   | \$330,000   | -15%     |
| Properties Sold .....               | 6           | 4           | -33%     |
| % Sold to Original List Price ..... | 95.0%       | 95.2%       | 0%       |

## SQUAW VALLEY/ALPINE MEADOWS CONDOMINIUMS

January through March

|                             | 2012      | 2013        | % Change |
|-----------------------------|-----------|-------------|----------|
| Median Price .....          | \$245,000 | \$422,500   | 72%      |
| Average Price .....         | \$326,000 | \$578,272   | 77%      |
| Average Days on Market..... | 122       | 225         | 84%      |
| Highest Price.....          | \$610,000 | \$1,637,500 | 168%     |
| Lowest Price .....          | \$145,000 | \$255,000   | 76%      |

# MICROMARKET REPORT | NORTH & WEST SHORE LAKE TAHOE

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