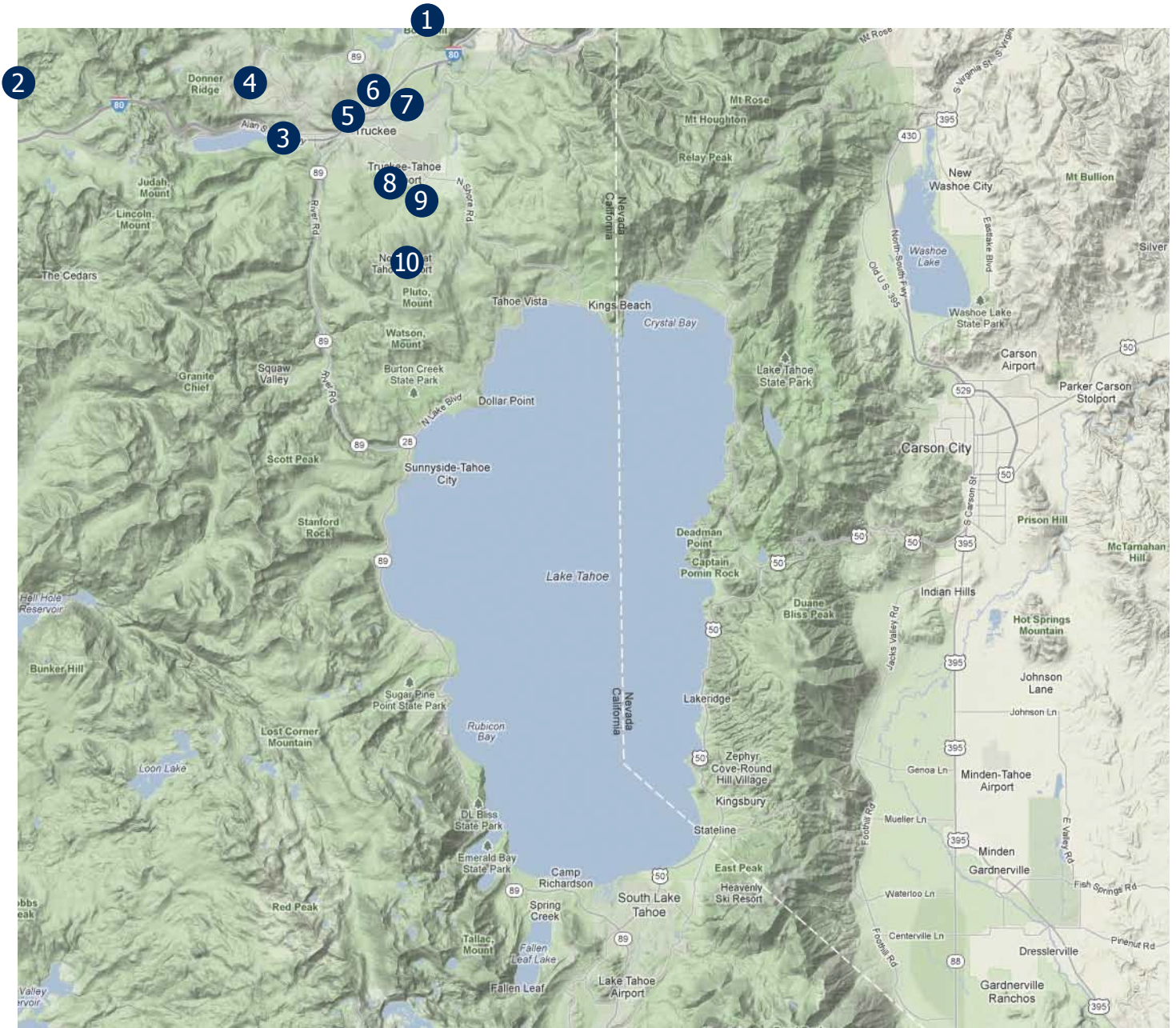


MICROMARKET REPORT | TRUCKEE



Sierra | Sotheby's
INTERNATIONAL REALTY

TRUCKEE NEIGHBORHOODS



- | | |
|------------------|--------------------|
| 1. Sierra County | 6. Gray's Crossing |
| 2. Donner Summit | 7. Old Greenwood |
| 3. Donner Lake | 8. Lahontan |
| 4. Tahoe Donner | 9. Martis Valley |
| 5. Truckee | 10. Northstar |



TRUCKEE MARKET | MARKETS BY AREA

TAHOE DONNER SINGLE FAMILY

January through March

	2012	2013	% Change
Median Price	\$442,000	\$499,000	13%
Average Price	\$495,276	\$525,683	6%
Average Days on Market	115	81	-30%
Highest Price	\$1,200,000	\$1,065,000	-11%
Lowest Price	\$164,000	\$195,000	19%
Properties Sold	63	53	-16%
% Sold to Original List Price	96.1%	97.3%	1%

TAHOE DONNER CONDOMINIUMS

January through March

	2012	2013	% Change
Median Price	\$442,000	\$232,525	-47%
Average Price	\$231,500	\$265,758	15%
Average Days on Market	117	20	-83%
Highest Price	\$337,000	\$501,000	49%
Lowest Price	\$40,000	\$80,000	100%
Properties Sold	8	6	-25%
% Sold to Original List Price	98.6%	96.7%	-2%

DONNER LAKE SINGLE FAMILY LAKEFRONT

January through March

	2012	2013	% Change
Median Price	\$852,500	N/A	-100%
Average Price	\$852,500	N/A	-100%
Average Days on Market	120	N/A	-100%
Highest Price	\$925,000	N/A	-100%
Lowest Price	\$780,000	N/A	-100%
Properties Sold	2	N/A	-100%
% Sold to Original List Price	81.2%	N/A	-100%

DONNER LAKE SINGLE FAMILY NON-LAKEFRONT

January through March

	2012	2013	% Change
Median Price	\$249,000	\$520,000	109%
Average Price	\$233,000	\$477,200	105%
Average Days on Market	58	83	43%
Highest Price	\$315,000	\$670,000	113%
Lowest Price	\$136,000	\$247,000	82%
Properties Sold	5	5	0%
% Sold to Original List Price	96.8%	93.2%	-4%



TRUCKEE MARKET | MARKETS BY AREA

TRUCKEE SINGLE FAMILY/OTHER

January through March

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

2012	2013	% Change
\$315,000	\$440,000	40%
\$359,995	\$636,697	77%
79	116	47%
\$900,000	\$2,100,000	133%
\$105,400	\$145,000	-4%
39	49	26%
93.7%	94.5%	1%

GRAY'S CROSSING

January through March

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

2012	2013	% Change
\$900,000	\$665,000	-26.11%
\$900,000	\$665,000	-26.11%
708	99	-86.02%
\$900,000	\$665,000	-26.11%
\$900,000	\$665,000	-26.11%
1	1	0.00%
66.67%	95.68%	43.53%

OLD GREENWOOD

January through March

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

2012	2013	% Change
\$575,000	\$1,485,000	158.26%
\$575,000	\$1,485,000	158.26%
49	91	85.71%
\$575,000	\$2,150,000	273.91%
\$575,000	\$820,000	42.61%
1	2	100.00%
95.17%	89.48%	-5.97%

LAHONTAN

January through March

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

2012	2013	% Change
\$1,950,000	\$1,515,000	-22.31%
\$1,825,000	\$1,506,666	-17.44%
264	223	-15.53%
\$1,950,000	\$1,950,000	0.00%
\$1,575,000	\$1,050,000	-33.33%
3	6	100.00%
87.06%	91.88%	5.54%



TRUCKEE MARKET | MARKETS BY AREA

MARTIS CAMP SINGLE FAMILY

January through March

	2012	2013	% Change
Median Price	\$2,850,000	\$2,865,000	1%
Average Price	\$2,850,000	\$3,121,666	10%
Average Days on Market	26	105	304%
Highest Price	\$2,850,000	\$4,100,000	44%
Lowest Price	\$2,850,000	\$2,400,000	-16%
Properties Sold	1	3	200%
% Sold to Original List Price	100.0%	93.2%	-7%

NORTHSTAR SINGLE FAMILY

January through March

	2012	2013	% Change
Median Price	\$570,000	\$1,285,250	125%
Average Price	\$710,000	\$1,504,666	112%
Average Days on Market	65	341	425%
Highest Price	\$1,300,000	\$2,400,000	85%
Lowest Price	\$405,000	\$872,500	115%
Properties Sold	7	6	-14%
% Sold to Original List Price	90.5%	95.3%	5%

NORTHSTAR CONDOMINIUMS

January through March

	2012	2013	% Change
Median Price	\$575,000	\$324,450	-44%
Average Price	\$664,100	\$674,361	2%
Average Days on Market	112	176	57%
Highest Price	\$1,200,000	\$2,200,000	83%
Lowest Price	\$161,000	\$175,000	9%
Properties Sold	11	26	136%
% Sold to Original List Price	93.1%	96.5%	4%

MICROMARKET REPORT | TRUCKEE

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

TAHOE CITY

2095 West Lake Blvd.
Tahoe City, CA 96145
(530) 581-1800
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

Sierra

Sotheby's
INTERNATIONAL REALTY

SIERRASOTHEBYSREALTY.COM