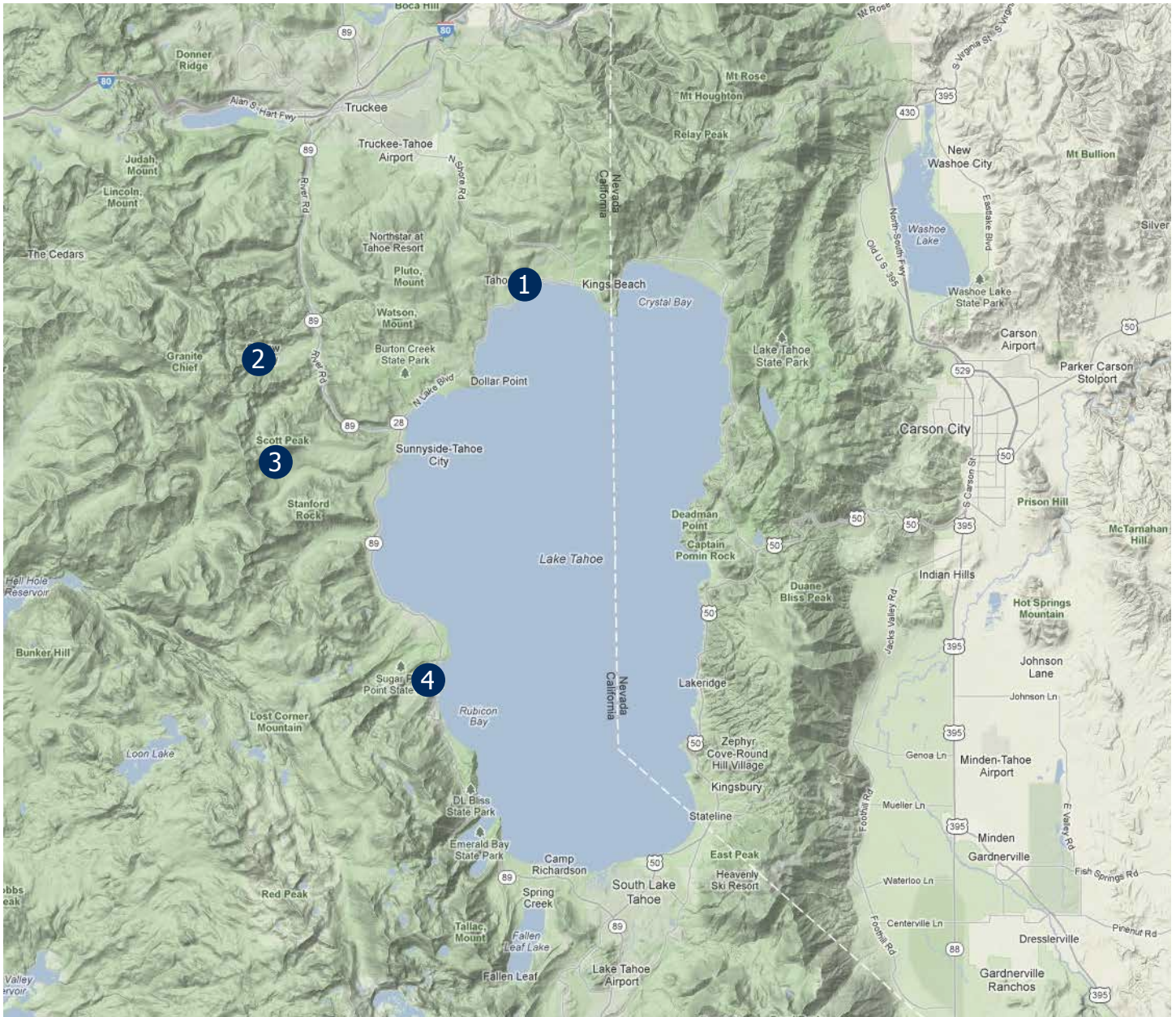


MICROMARKET REPORT | NORTH & WEST SHORE LAKE TAHOE



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 September

	2012	2013	% Change
Median Price	\$3,005,000	\$3,357,500	11.73%
Average Price	\$4,000,000	\$3,229,375	-19.27%
Highest Price.....	\$8,600,000	\$5,250,000	-38.95%
Lowest Price	\$900,000	\$1,520,000	68.89%
Properties Sold	6	8	33.33%
% Sold Price to List Price.....	88.97%	93.96%	5.62%

NORTH SHORE SINGLE FAMILY NON-LAKEFRONT

January through September

	2012	2013	% Change
Median Price	\$385,000	\$455,000	18.18%
Average Price	\$476,627	\$536,064	12.47%
Highest Price.....	\$4,050,000	\$2,200,000	-45.68%
Lowest Price	\$80,000	\$104,000	30.00%
Properties Sold	130	139	6.92%
% Sold Price to List Price.....	95.53%	97.03%	1.58%

NORTH SHORE CONDOMINIUMS

January through September

	2012	2013	% Change
Median Price	\$210,000	\$290,000	38.10%
Average Price	\$292,210	\$370,720	26.87%
Highest Price.....	\$1,225,000	\$1,595,000	30.20%
Lowest Price	\$54,849	\$102,850	87.51%
Properties Sold	53	47	-11.32%
% Sold Price to List Price.....	93.99%	93.57%	-0.45%

WEST SHORE SINGLE FAMILY LAKEFRONT

January through September

	2012	2013	% Change
Median Price	\$3,350,000	\$5,150,000	53.73%
Average Price	\$4,058,548	\$5,566,666	37.16%
Highest Price.....	\$11,000,000	\$9,495,000	-13.68%
Lowest Price	\$1,800,000	\$2,155,000	19.72%
Properties Sold	9	6	-33.33%
% Sold Price to List Price	87.12%	93.71%	7.56%

NORTH & WEST SHORE LAKE TAHOE MARKET | MARKETS BY AREA

WEST SHORE SINGLE FAMILY NON-LAKEFRONT

January through September

	2012	2013	% Change
Median Price	\$392,450	\$475,250	21.10%
Average Price	\$472,458	\$544,424	15.23%
Highest Price	\$1,800,000	\$1,675,000	-6.94%
Lowest Price	\$76,000	\$1,000	-98.68%
Properties Sold	90	88	-2.22%
% Sold Price to List Price	93.80%	95.35%	1.66%

WEST SHORE CONDOMINIUMS

January through September

	2012	2013	% Change
Median Price	\$560,000	\$632,500	12.95%
Average Price	\$918,222	\$1,142,333	24.41%
Highest Price	\$2,250,000	\$3,900,000	73.33%
Lowest Price	\$139,000	\$120,000	-13.67%
Properties Sold	9	12	33.33%
% Sold Price to List Price	90.53%	95.51%	5.50%

SQUAW VALLEY/ALPINE MEADOWS SINGLE FAMILY

January through September

	2012	2013	% Change
Median Price	\$590,000	\$765,000	29.66%
Average Price	\$713,000	\$1,294,679	81.58%
Highest Price	\$1,475,000	\$8,500,000	476.27%
Lowest Price	\$100,000	\$330,000	230.00%
Properties Sold	28	24	-14.29%
% Sold Price to List Price	94.46%	95.70%	1.31%

SQUAW VALLEY/ALPINE MEADOWS CONDOMINIUMS

January through September

	2012	2013	% Change
Median Price	\$285,000	\$422,500	48.25%
Average Price	\$323,919	\$473,201	46.09%
Highest Price	\$765,000	\$1,637,500	114.05%
Lowest Price	\$124,000	\$165,000	33.06%
Properties Sold	31	36	16.13%
% Sold Price to List Price	96.80%	94.59%	-2.28%

MICROMARKET REPORT | NORTH & WEST SHORE LAKE TAHOE

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