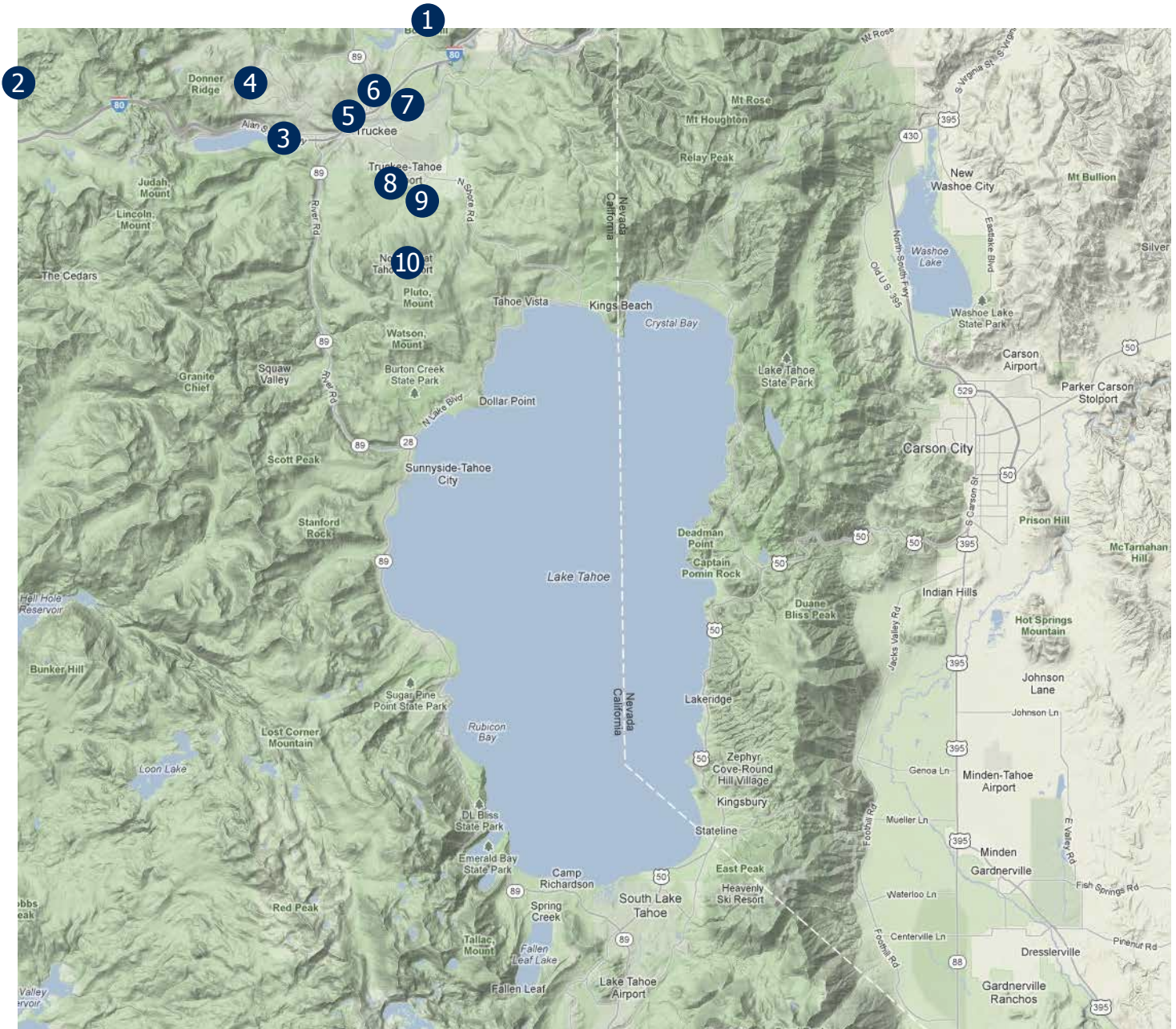


MICROMARKET REPORT | TRUCKEE



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

SIERRA COUNTY SINGLE FAMILY

January through December

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

2012	2013	% Change
\$92,500	\$187,500	102.70%
\$123,347	\$197,201	59.73%
121	88	27.27%
\$349,000	\$570,000	63.32%
\$41,950	\$30,000	-28.49%
20	24	20.00%
95.39%	91.81%	-3.75%

DONNER SUMMIT SINGLE FAMILY

January through December

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

2012	2013	% Change
\$255,000	\$315,000	23.53%
\$334,446	\$347,276	3.84%
115	91	-20.87%
\$1,350,000	\$845,000	-37.41%
\$105,000	\$72,000	-31.43%
39	63	61.54%
94.57%	93.77%	-0.85%

TAHOE DONNER SINGLE FAMILY

January through December

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

2012	2013	% Change
\$483,500	\$545,000	12.72%
\$522,609	\$596,014	14.05%
93	68	-26.88%
\$1,200,000	\$1,325,000	10.42%
\$164,000	\$185,000	12.80%
270	271	0.37%
96.46%	97.95%	1.55%

TAHOE DONNER CONDOMINIUMS

January through December

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

2012	2013	% Change
\$210,000	\$251,000	19.52%
\$220,826	\$267,548	21.16%
94	51	-45.74%
\$439,500	\$501,000	13.99%
\$40,000	\$60,000	50.00%
41	38	-7.32%
96.89%	98.18%	1.33%



TRUCKEE MARKET | MARKETS BY AREA

DONNER LAKE SINGLE FAMILY LAKEFRONT

January through December

	2012	2013	% Change
Median Price	\$950,000	\$1,667,100	75.48%
Average Price	\$1,043,571	\$1,667,100	59.75%
Average Days on Market	251	99	-60.56%
Highest Price	\$1,650,000	\$1,700,000	3.03%
Lowest Price	\$780,000	\$1,634,200	109.51%
Properties Sold	7	2	-71.43%
% Sold Price to List Price	79.93%	90.16%	12.80%

DONNER LAKE SINGLE FAMILY NON-LAKEFRONT

January through December

	2012	2013	% Change
Median Price	\$397,500	\$450,000	13.21%
Average Price	\$471,000	\$484,965	2.96%
Average Days on Market	116	79	-31.90%
Highest Price	\$1,240,000	\$1,260,000	1.61%
Lowest Price	\$136,000	\$247,000	81.62%
Properties Sold	36	32	-11.11%
% Sold Price to List Price	93.77%	95.96%	2.34%

TRUCKEE SINGLE FAMILY/OTHER

January through December

	2012	2013	% Change
Median Price	\$335,000	\$425,000	26.87%
Average Price	\$409,061	\$521,313	27.44%
Average Days on Market	99	70	-29.29%
Highest Price	\$2,200,000	\$2,350,000	6.82%
Lowest Price	\$80,000	\$145,000	81.25%
Properties Sold	263	273	3.80%
% Sold Price to List Price	96.68%	96.80%	0.13%

GRAY'S CROSSING

January through December

	2012	2013	% Change
Median Price	\$910,000	\$869,500	-4.45%
Average Price	\$804,000	\$964,041	19.91%
Average Days on Market	439	212	-51.71%
Highest Price	\$1,100,000	\$1,820,000	65.45%
Lowest Price	\$140,000	\$545,000	289.29%
Properties Sold	6	12	100.00%
% Sold Price to List Price	96.45%	95.09%	-1.41%



TRUCKEE MARKET | MARKETS BY AREA

OLD GREENWOOD

January through December

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

2012	2013	% Change
\$722,500 ...	\$1,062,125	47.01%
\$924,375 ...	\$1,374,041	48.65%
165	152	-7.88%
\$2,200,000 ...	\$2,350,000	6.82%
\$575,000	\$800,000	39.13%
8	6	-25.00%
95.44%	93.07%	-2.48%

LAHONTAN

January through December

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

2012	2013	% Change
\$1,575,000 ...	\$1,650,000	4.76%
\$1,549,318 ...	\$1,682,647	8.61%
254	233	-4.90%
\$1,970,000 ...	\$2,600,000	31.98%
\$720,000	\$1,050,000	45.83%
11	17	54.55%
88.86%	94.52%	6.37%

MARTIS CAMP SINGLE FAMILY

January through December

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

2012	2013	% Change
\$3,300,000 ...	\$3,697,500	12.05%
\$3,603,571 ...	\$3,977,926	10.39%
78	155	98.72%
\$5,975,000 ...	\$6,850,000	14.64%
\$2,850,000	\$2,400,000	-15.79%
7	16	128.57%
97.94%	94.90%	-3.11%

Based on Information from Tahoe Sierra Board of Realtors and Tahoe Sierra Multiple Listing Service, for the period 01/01/13 through 06/30/13. This representation is based in whole or in part on data supplied by Tahoe Sierra Board of Realtors and Tahoe Sierra Multiple Listing Service. Tahoe Sierra Board of Realtors and Tahoe Sierra Multiple Listing Service does not guarantee nor is in any way responsible for its accuracy and the data maintained may not reflect all real estate activity in the market.



TRUCKEE MARKET | MARKETS BY AREA

NORTHSTAR SINGLE FAMILY

January through December

	2012	2013	% Change
Median Price	\$600,000	\$830,000	38.33%
Average Price	\$835,591	\$1,009,568	20.82%
Average Days on Market	197	167	-15.23%
Highest Price	\$2,395,000	\$2,400,000	0.21%
Lowest Price	\$405,000	\$600,000	48.15%
Properties Sold	33	29	-12.12%
% Sold Price to List Price	90.81%	94.20%	3.72%

NORTHSTAR CONDOMINIUMS

January through December

	2012	2013	% Change
Median Price	\$375,000	\$361,500	-3.60%
Average Price	\$653,041	\$804,420	23.18%
Average Days on Market	186	165	-11.29%
Highest Price	\$2,450,000	\$4,560,000	86.12%
Lowest Price	\$155,000	\$150,000	-3.23%
Properties Sold	59	70	18.64%
% Sold Price to List Price	96.28%	97.22%	0.97%

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MICROMARKET REPORT | TRUCKEE

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