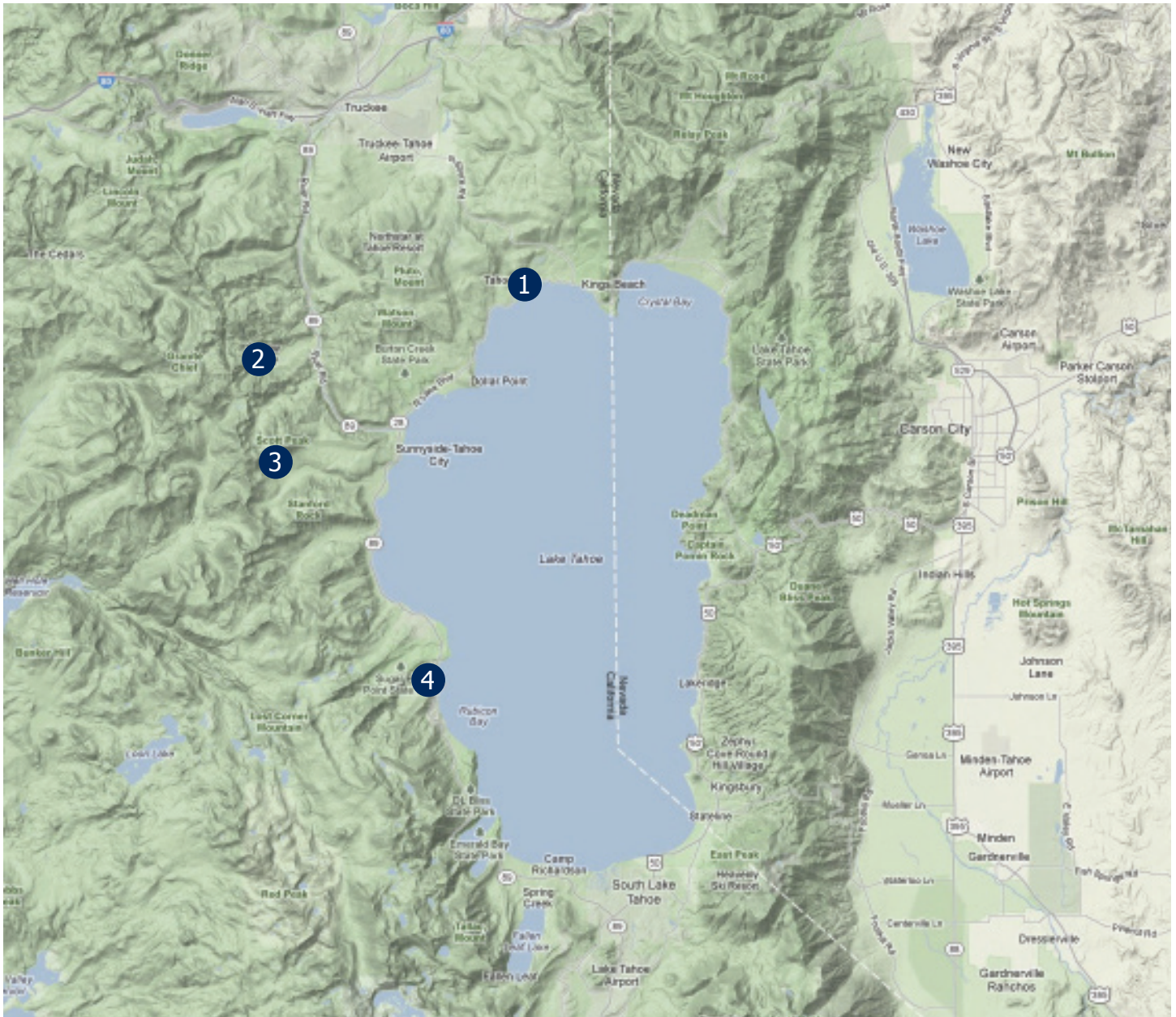


MICROMARKET REPORT | NORTH & WEST SHORE LAKE TAHOE



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

	2013	2014	% Change
Median Price	\$2,392,500	\$2,125,000	-11%
Average Price	\$2,392,500	\$4,534,333	90%
Average Days on Market.....	203	132	-35%
Highest Price.....	\$3,265,000	\$10,550,000	223%
Lowest Price	\$1,520,000	\$928,000	-39%
Properties Sold	2	3	50%
% Sold to Original List Price	102%	92%	-9%

NORTH SHORE SINGLE FAMILY NON-LAKEFRONT

January through March

	2013	2014	% Change
Median Price	\$439,500	\$612,500	39%
Average Price	\$592,681	\$783,695	32%
Average Days on Market.....	116	81	-30%
Highest Price.....	\$2,200,000	\$2,791,800	27%
Lowest Price	\$126,600	\$213,000	68%
Properties Sold	36	22	-39%
% Sold to Original List Price	96%	94%	-2%

NORTH SHORE CONDOMINIUMS

January through March

	2013	2014	% Change
Median Price	\$302,000	\$255,000	-16%
Average Price	\$382,577	\$356,030	-7%
Average Days on Market.....	173	152	-12%
Highest Price.....	\$1,595,000	\$1,150,000	-28%
Lowest Price	\$102,850	\$47,500	-54%
Properties Sold	11	13	18%
% Sold to Original List Price	89%	96%	8%

WEST SHORE SINGLE FAMILY LAKEFRONT

January through March

	2013	2014	% Change
Median Price	\$0	\$14,000,000	100%
Average Price	\$0	\$14,000,000	100%
Average Days on Market.....	0	632	100%
Highest Price.....	\$0	\$14,000,000	100%
Lowest Price	\$0	\$14,000,000	100%
Properties Sold	\$0	1	100%
% Sold Price to Original List Price	N/A	82%	100%



NORTH & WEST SHORE LAKE TAHOE MARKET | MARKETS BY AREA

WEST SHORE SINGLE FAMILY NON-LAKEFRONT

January through March

	2013	2014	% Change
Median Price	\$342,500	\$480,000	40%
Average Price	\$432,750	\$618,995	43%
Average Days on Market.....	142	67	--53%
Highest Price.....	\$1,015,600	\$1,506,500	48%
Lowest Price	\$200,000	\$172,500	-14%
Properties Sold	18	11	-39%
% Sold Price to Original List Price	92%	100%	9%

WEST SHORE CONDOMINIUMS

January through March

	2013	2014	% Change
Median Price	\$1,650,000	\$1,825,000	11%
Average Price	1,914,200	\$1,825,000	-5%
Average Days on Market.....	180	1	-99%
Highest Price.....	3,900,000	\$1,825,000	-53%
Lowest Price	120,000	\$1,825,000	1421%
Properties Sold	5	1	-80%
% Sold to Original List Price	95	100%	5%

SQUAW VALLEY SINGLE FAMILY

January through March

	2013	2014	% Change
Median Price	\$1,607,500	\$1,487,500	-7%
Average Price	\$1,607,500	\$1,485,000	-8%
Average Days on Market.....	196	108	-45%
Highest Price.....	\$1,995,000	\$2,350,000	18%
Lowest Price	\$1,220,000	\$650,000	-47%
Properties Sold	2	6	200%
% Sold to Original List Price	95%	92%	-3%

SQUAW VALLEY CONDOMINIUMS

January through March

	2013	2014	% Change
Median Price	\$425,000	\$473,500	11%
Average Price	\$593,727	\$395,250	-33%
Average Days on Market.....	211	195	-8%
Highest Price.....	\$1,637,500	\$549,500	-66%
Lowest Price	\$258,000	\$120,000	-53%
Properties Sold	11	12	9%
% Sold to Original List Price	95%	96%	1%



NORTH & WEST SHORE LAKE TAHOE MARKET | MARKETS BY AREA

THE VILLAGE AT SQUAW CONDOS

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
\$675,000	\$487,500.....	-28%
\$811,375	\$485,750.....	-40%
245	274.....	12%
\$1,637,500	\$549,500.....	-66%
\$258,000	\$418,500.....	62%
4	4.....	0%
95%	96%.....	1%

ALPINE MEADOWS 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
\$888,191	\$490,000.....	-45%
\$888,191	\$490,000.....	-45%
134	61.....	-54%
\$1,444,382	\$490,000.....	-66%
\$330,000	\$490,000.....	48%
2	1.....	-50%
96%	90%.....	-6%

ALPINE MEADOWS CONDOMINIUMS

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
\$0	\$280,000.....	100%
\$0	\$280,000.....	100%
0	89.....	100%
\$0	\$280,000.....	100%
\$0	\$280,000.....	100%
0	1.....	100%
0%	97%.....	100%

MICROMARKET REPORT | NORTH & WEST SHORE LAKE TAHOE

SQUAW VALLEY

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