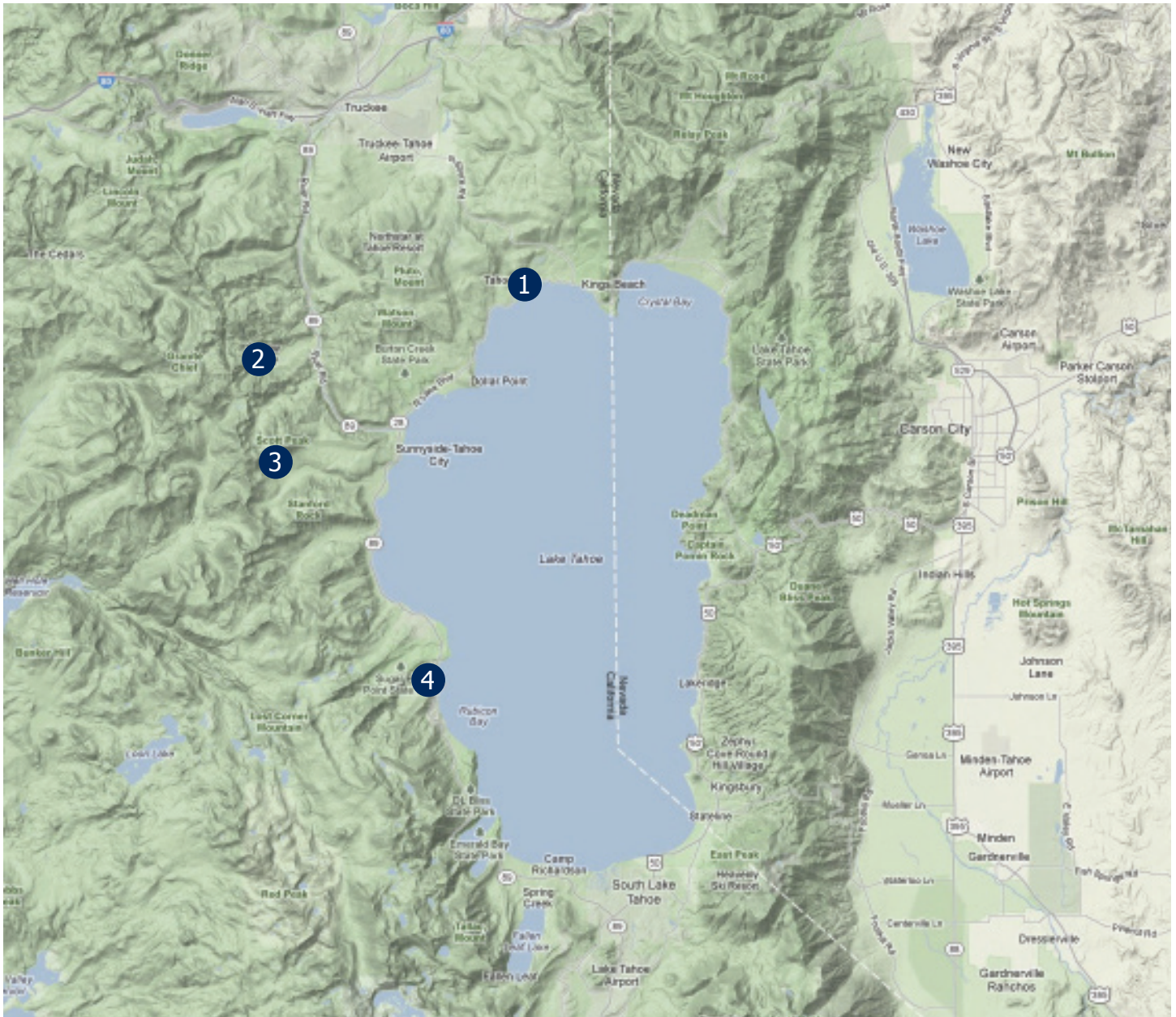


MICROMARKET REPORT | NORTH & WEST SHORE LAKE TAHOE



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 June

	2013	2014	% Change
Median Price	\$3,265,000	\$2,125,000	-35%
Average Price	\$2,807,000	\$3,563,600	27%
Average Days on Market.....	120	176	47%
Highest Price.....	\$3,550,000	\$10,550,000	197%
Lowest Price	\$1,520,000	\$875,000	-42%
Properties Sold	5	5	0%
% Sold to Original List Price	96%	93%	-3%

NORTH SHORE SINGLE FAMILY NON-LAKEFRONT

January through June

	2013	2014	% Change
Median Price	\$421,000	\$520,000	24%
Average Price	\$510,080	\$657,900	29%
Average Days on Market.....	86	86	0%
Highest Price.....	\$2,200,000	\$2,791,800	27%
Lowest Price	\$126,600	\$105,000	-17%
Properties Sold	74	63	-15%
% Sold to Original List Price	97%	95%	-1%

NORTH SHORE CONDOMINIUMS

January through June

	2013	2014	% Change
Median Price	\$290,000	\$317,419	9%
Average Price	\$402,030	\$416,173	4%
Average Days on Market.....	149	115	-23%
Highest Price.....	\$1,595,000	\$115,000	-93%
Lowest Price	\$102,850	\$475,000	362%
Properties Sold	28	31	11%
% Sold to Original List Price	92%	96%	4%

WEST SHORE SINGLE FAMILY LAKEFRONT

January through June

	2013	2014	% Change
Median Price	\$4,700,000	\$3,346,345	-29%
Average Price	\$4,700,000	\$5,871,745	25%
Average Days on Market.....	66	247	274%
Highest Price.....	\$4,700,000	\$14,000,000	198%
Lowest Price	\$4,700,000	\$2,575,000	-45%
Properties Sold	1	5	400%
% Sold Price to Original List Price	90%	88%	-2%



WEST SHORE SINGLE FAMILY NON-LAKEFRONT

January through June

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

2013	2014	% Change
\$460,000	\$480,000.....	4%
\$508,835	\$549,665.....	8%
112	105.....	-6%
\$1,675,000	\$1,575,000.....	-6%
\$1,000	\$1.....	-100%
52	42.....	-19%
94%	96%.....	2%

WEST SHORE CONDOMINIUMS

January through June

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

2013	2014	% Change
\$970,000	\$393,000.....	-59%
\$1,465,750	\$820,000.....	-44%
166	57.....	-66%
\$3,900,000	\$1,825,000.....	-53%
\$120,000	\$242,000.....	102%
8	3.....	-63%
96%	99%.....	3%

SQUAW VALLEY SINGLE FAMILY

January through June

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

2013	2014	% Change
\$1,056,000	\$1,250,000.....	18%
\$1,261,325	\$1,555,333.....	23%
115	83.....	-28%
\$2,100,000	\$3,500,000.....	67%
\$590,000	\$650,000.....	10%
10	9.....	-10%
95%	107%.....	12%

SQUAW VALLEY CONDOMINIUMS

January through June

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

2013	2014	% Change
\$423,750	\$490,000.....	16%
\$527,736	\$458,695.....	-13%
210	236.....	12%
\$1,637,500	\$895,000.....	-45%
\$179,000	\$120,000.....	-33%
22	23.....	5%
94%	95%.....	1%



THE VILLAGE AT SQUAW CONDOS

January through June

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

2013	2014	% Change
\$665,000	\$549,500.....	-17%
\$692,750	\$600,111.....	-13%
274	301.....	10%
\$1,637,500	\$895,000.....	-45%
\$240,000	\$418,500.....	74%
8	9.....	13%
94%	94%.....	0%

ALPINE MEADOWS SINGLE FAMILY

January through June

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

2013	2014	% Change
\$625,000	\$535,000.....	-14%
\$702,276	\$793,333.....	13%
78	115.....	47%
\$1,446,382	\$1,515,000.....	5%
\$330,000	\$490,000.....	48%
5	6.....	20%
97%	94%.....	-4%

ALPINE MEADOWS CONDOMINIUMS

January through June

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

2013	2014	% Change
\$219,000	\$329,500.....	50%
\$219,000	\$322,250.....	47%
87	56.....	-36%
\$219,000	\$350,000.....	60%
\$219,000	\$280,000.....	28%
1	4.....	300%
96%	96%.....	0%

MICROMARKET REPORT | NORTH & WEST SHORE LAKE TAHOE

SQUAW VALLEY

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INCLINE VILLAGE

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