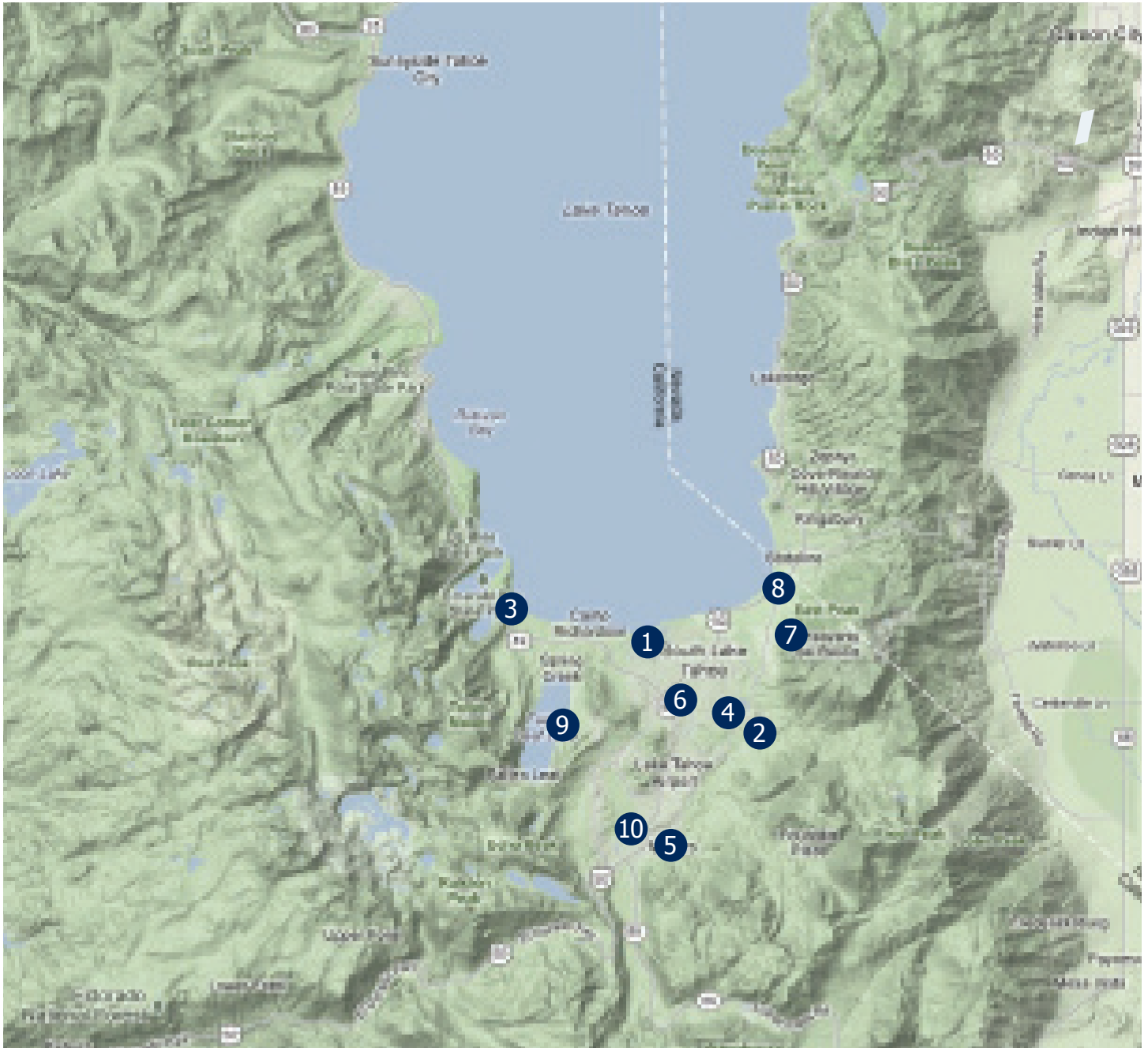


MICROMARKET REPORT | SOUTH LAKE TAHOE



Sierra | **Sotheby's**
INTERNATIONAL REALTY

SOUTH LAKE TAHOE NEIGHBORHOODS



- | | | |
|-----------------------|--------------------|--------------------------|
| 1. Tahoe Keys | 5. Meyers | 9. Fallen Leaf Lake |
| 2. Montgomery Estates | 6. Y Area | 10. Country Club Estates |
| 3. Cascade Properties | 7. Heavenly Valley | |
| 4. Pioneer Trail | 8. Stateline | |



SOUTH LAKE TAHOE MARKET | MARKETS BY AREA

SINGLE FAMILY LAKEFRONT

January through June

	2013	2014	% Change
Median Price	\$3,500,000	\$4,248,650	21.39%
Average Price	\$2,967,667	\$3,696,538	24.56%
Average Days on Market	414	241	-42%
Highest Price	\$4,500,000	\$4,895,000	9%
Lowest Price	\$903,000	\$715,000	-21%
Properties Sold	3	8	167%
% Sold to Original List Price	93%	96%	3%

ALL PROPERTIES NON-LAKEFRONT

January through June

	2013	2014	% Change
Median Price	\$329,000	\$339,500	3%
Average Price	\$390,765	\$435,462	11%
Average Days on Market	134	123	-8%
Highest Price	\$2,000,000	\$5,600,000	180%
Lowest Price	\$52,000	\$110,000	112%
Properties Sold	331	290	-12%
% Sold to Original List Price	97%	96%	0%

CONDOS LAKEFRONT

January through June

	2013	2014	% Change
Median Price	\$347,000	\$388,000	12%
Average Price	\$408,314	\$468,000	15%
Average Days on Market	330	117	-65%
Highest Price	\$800,000	\$1,010,000	26%
Lowest Price	\$265,000	\$152,000	-43%
Properties Sold	6	5	-17%
% Sold to Original List Price	93%	95%	2%

CONDOS NON-LAKEFRONT

January through June

	2013	2014	% Change
Median Price	\$250,000	\$305,000	22%
Average Price	\$272,372	\$301,808	11%
Average Days on Market	211	156	-26%
Highest Price	\$612,500	\$600,000	-2%
Lowest Price	\$37,500	\$100,000	167%
Properties Sold	43	45	5%
% Sold to Original List Price	95%	96%	1%



SOUTH LAKE TAHOE MARKET | MARKETS BY AREA

TAHOE KEYS SINGLE FAMILY

January through June

	2013	2014	% Change
Median Price	\$645,000	\$715,000	11%
Average Price	\$736,051	\$953,885	30%
Average Days on Market	151	144	-5%
Highest Price	\$1,760,000	\$4,095,999	133%
Lowest Price	\$357,500	\$499,999	40%
Properties Sold	39	19	-51%
% Sold to Original List Price	96%	97%	1%

TAHOE KEYS CONDO

January through June

	2013	2014	% Change
Median Price	\$332,500	\$347,500	5%
Average Price	\$315,083	\$356,667	13%
Average Days on Market	87	125	44%
Highest Price	\$500,000	\$575,000	15%
Lowest Price	\$105,000	\$130,000	24%
Properties Sold	12	12	0%
% Sold Price to Original List Price	94%	96%	2%

MONTGOMERY ESATES SF & CONDO

January through June

	2013	2014	% Change
Median Price	\$425,000	\$510,000	20%
Average Price	\$433,308	\$487,397	12%
Average Days on Market	117	150	28%
Highest Price	\$707,500	\$639,000	-10%
Lowest Price	\$227,000	\$325,000	43%
Properties Sold	25	17	-32%
% Sold Price to Original List Price	97%	97%	1%

CASCADE PROPERTIES SF & CONDO

January through June

	2013	2014	% Change
Median Price	N/A	\$2,100,000	100%
Average Price	N/A	\$2,100,000	100%
Average Days on Market	N/A	263	100%
Highest Price	N/A	\$2,100,000	100%
Lowest Price	N/A	\$2,100,000	100%
Properties Sold	N/A	1	100%
% Sold Price to Original List Price	N/A	92%	100%



SOUTH LAKE TAHOE MARKET | MARKETS BY AREA

HEAVENLY VALLEY SF & CONDO

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
\$325,000	\$429,000	32%
\$314,589	\$492,227	56%
144	114	-21%
\$579,000	\$1,120,000	93%
\$139,000	\$165,000	19%
14	11	-21%
97%	98%	1%

STATELINE SF & CONDO

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
\$546,500	\$262,100	-52%
\$1,411,250	\$253,550	-82%
431	265	-39%
\$4,500,000	\$390,000	-91%
\$52,000	\$100,000	92%
4	2	-50%
93%	91%	-2%

FALLEN LEAF LAKE SF & CONDO

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
\$621,250	\$4,815,000	675%
\$631,250	\$4,815,000	663%
560	342	-39%
\$937,500	\$4,815,000	414%
\$325,000	\$4,815,000	1382%
2	1	-50%
88%	161%	83%

COUNTRY CLUB ESTATES SF & CONDO

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
\$339,500	\$466,875	17%
\$466,800	\$435,625	-7%
316	128	-59%
\$1,075,000	\$575,000	-47%
\$252,000	\$275,000	9%
13	6	-54%
95%	96%	2%



SOUTH LAKE TAHOE MARKET | MARKETS BY AREA

PIONEER TRAIL SF & CONDO

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
\$317,500	\$379,000	19%
\$337,563	\$426,790	26%
83	142	71%
\$650,000	\$648,000	0%
\$155,000	\$209,950	35%
16	15	-6%
93%	94%	1%

MEYERS SF & CONDO

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
\$281,000	\$270,750	-4%
\$292,075	\$297,536	2%
116	147	27%
\$415,000	\$450,000	8%
\$139,900	\$160,000	14%
16	14	-13%
97%	96%	-1%

Y AREA SF & CONDO

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
\$208,000	\$275,000	32%
\$196,722	\$309,071	57%
145	69	-52%
\$331,500	\$482,000	45%
\$75,000	\$195,000	160%
9	7	-22%
95%	97%	1%

MICROMARKET REPORT | SOUTH LAKE TAHOE

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