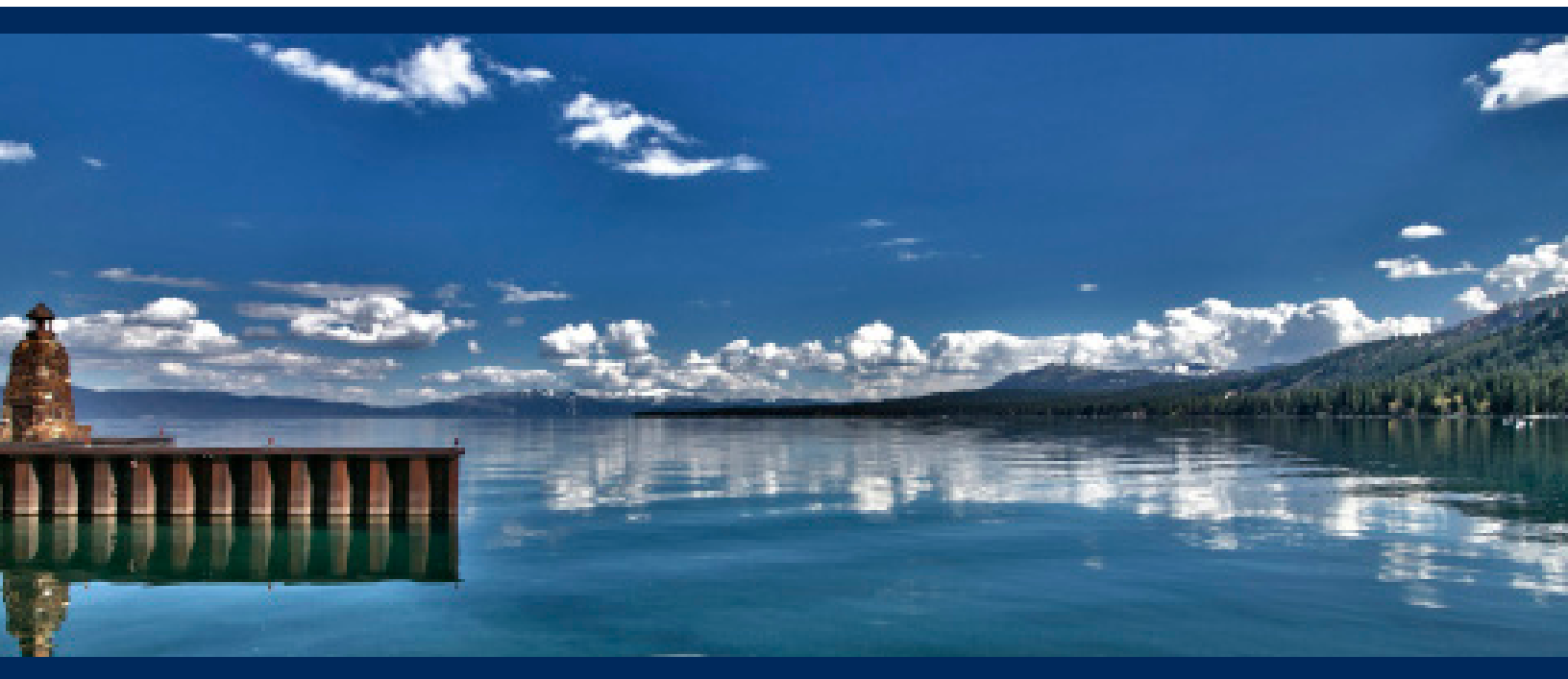
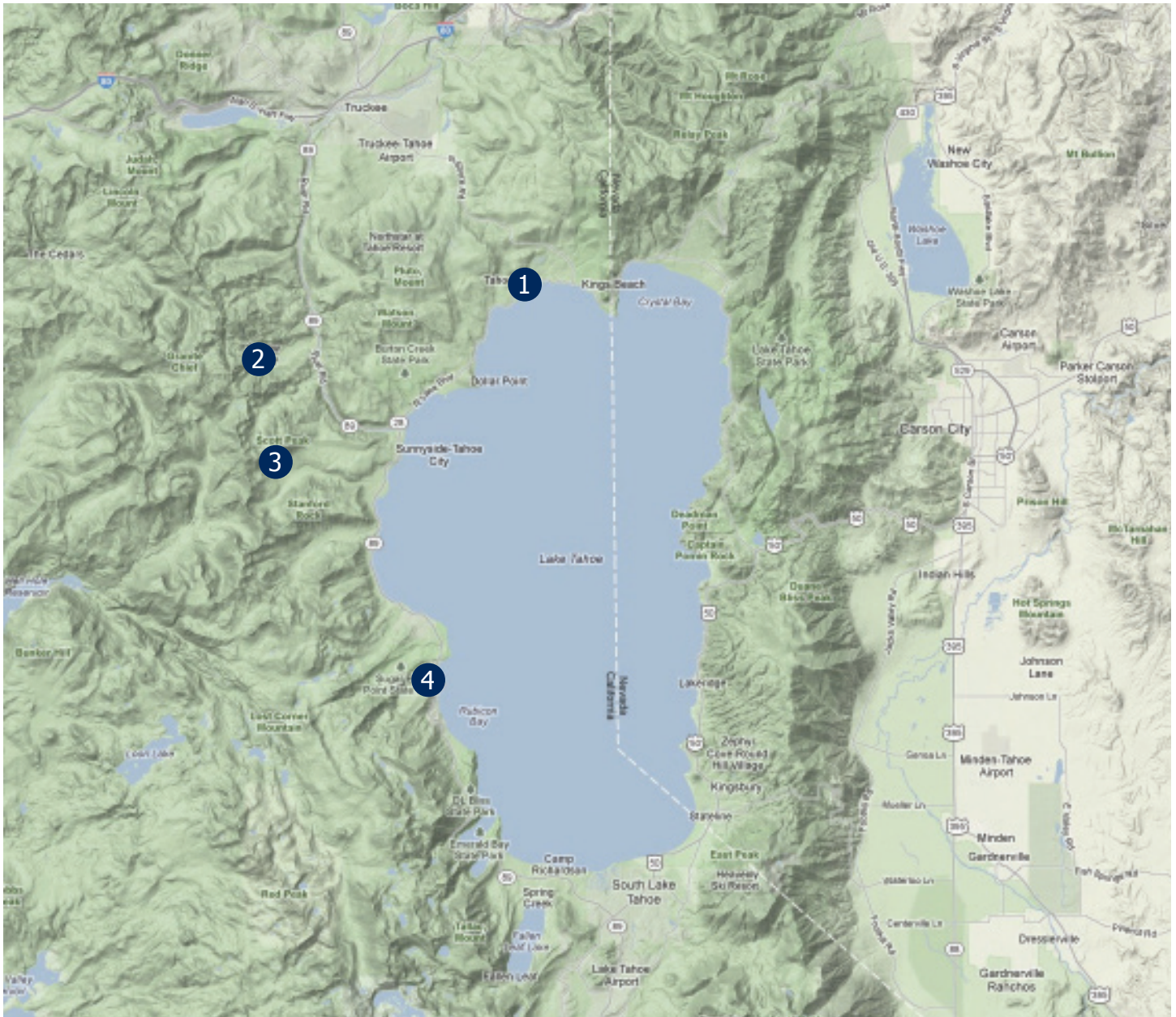


MICROMARKET REPORT | NORTH & WEST SHORE LAKE TAHOE



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

	2013	2014	% Change
Median Price	\$3,357,500	\$2,462,500	-27%
Average Price	\$3,229,375	\$3,443,035	7%
Average Days on Market.....	105	120	14%
Highest Price.....	\$5,250,000	\$10,550,000	101%
Lowest Price	\$1,520,000	\$850,000	-44%
Properties Sold	8	14	75%
% Sold to Original List Price	94%	95%	1%

NORTH SHORE SINGLE FAMILY NON-LAKEFRONT

January through September

	2013	2014	% Change
Median Price	\$460,000	\$517,500	13%
Average Price	\$536,137	\$622,972	16%
Average Days on Market.....	75	77	3%
Highest Price.....	\$2,200,000	\$2,791,800	27%
Lowest Price	\$104,000	\$105,000	1%
Properties Sold	141	101	-28%
% Sold to Original List Price	97%	96%	-1%

NORTH SHORE CONDOMINIUMS

January through September

	2013	2014	% Change
Median Price	\$290,000	\$285,900	-1%
Average Price	\$391,098	\$377,281	-4%
Average Days on Market.....	161	94	-42%
Highest Price.....	\$1,595,000	\$1,150,000	-28%
Lowest Price	\$102,850	\$47,500	-54%
Properties Sold	49	51	4%
% Sold to Original List Price	94%	96%	3%

WEST SHORE SINGLE FAMILY LAKEFRONT

January through September

	2013	2014	% Change
Median Price	\$5,150,000	\$3,373,172	-35%
Average Price	\$5,566,666	\$5,276,090	-5%
Average Days on Market.....	124	256	106%
Highest Price.....	\$9,495,000	\$14,000,000	47%
Lowest Price	\$2,155,000	\$2,575,000	19%
Properties Sold	6	8	33%
% Sold Price to Original List Price	94%	91%	-3%



WEST SHORE SINGLE FAMILY NON-LAKEFRONT

January through September

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

2013	2014	% Change
\$489,750	\$505,000.....	3%
\$545,270	\$587,842.....	8%
104	89.....	-14%
\$1,675,000	\$1,750,000.....	4%
\$1,000	\$1.....	-100%
90	77.....	-14%
95%	96%.....	1%

WEST SHORE CONDOMINIUMS

January through September

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

2013	2014	% Change
\$632,500	\$530,000.....	-16%
\$1,142,333	\$1,113,277.....	-3%
169	47.....	-72%
\$3,900,000	\$4,800,000.....	23%
\$120,000	\$242,000.....	102%
12	9.....	-25%
96%	97%.....	2%

SQUAW VALLEY SINGLE FAMILY

January through September

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

2013	2014	% Change
\$1,500,625	\$1,518,500.....	1%
\$1,817,596	\$1,875,833.....	3%
194	69.....	-64%
\$8,500,000	\$4,000,000.....	-53%
\$590,000	\$650,000.....	10%
14	12.....	-14%
98%	95%.....	-3%

SQUAW VALLEY CONDOMINIUMS

January through September

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

2013	2014	% Change
\$422,500	\$493,000.....	17%
\$478,749	\$473,563.....	-1%
257	205.....	-20%
\$1,637,500	\$895,000.....	-45%
\$165,000	\$120,000.....	-27%
35	29.....	-17%
94%	96%.....	2%



THE VILLAGE AT SQUAW CONDOS

January through September

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

2013	2014	% Change
\$563,750	\$580,000.....	3%
\$640,208	\$596,103.....	-7%
355	220.....	-38%
\$1,637,500	\$895,000.....	-45%
\$240,000	\$418,500.....	74%
12	13.....	8%
94%	96%.....	2%

ALPINE MEADOWS SINGLE FAMILY

January through September

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

2013	2014	% Change
\$507,500	\$719,000.....	42%
\$614,888	\$882,750.....	44%
76	86.....	13%
\$1,446,382	\$1,800,000.....	24%
\$330,000	\$455,000.....	38%
10	12.....	20%
96%	95%.....	-1%

ALPINE MEADOWS CONDOMINIUMS

January through September

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

2013	2014	% Change
\$270,000	\$334,000.....	24%
\$308,000	\$332,800.....	8%
93	47.....	-49%
\$435,000	\$375,000.....	-14%
\$219,000	\$280,000.....	28%
3	5.....	67%
100%	96%.....	-4%

MICROMARKET REPORT | NORTH & WEST SHORE LAKE TAHOE

SQUAW VALLEY

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Olympic Valley, CA 96146
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SOUTH LAKE TAHOE

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South Lake Tahoe, CA 96150
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ZEPHYR COVE

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