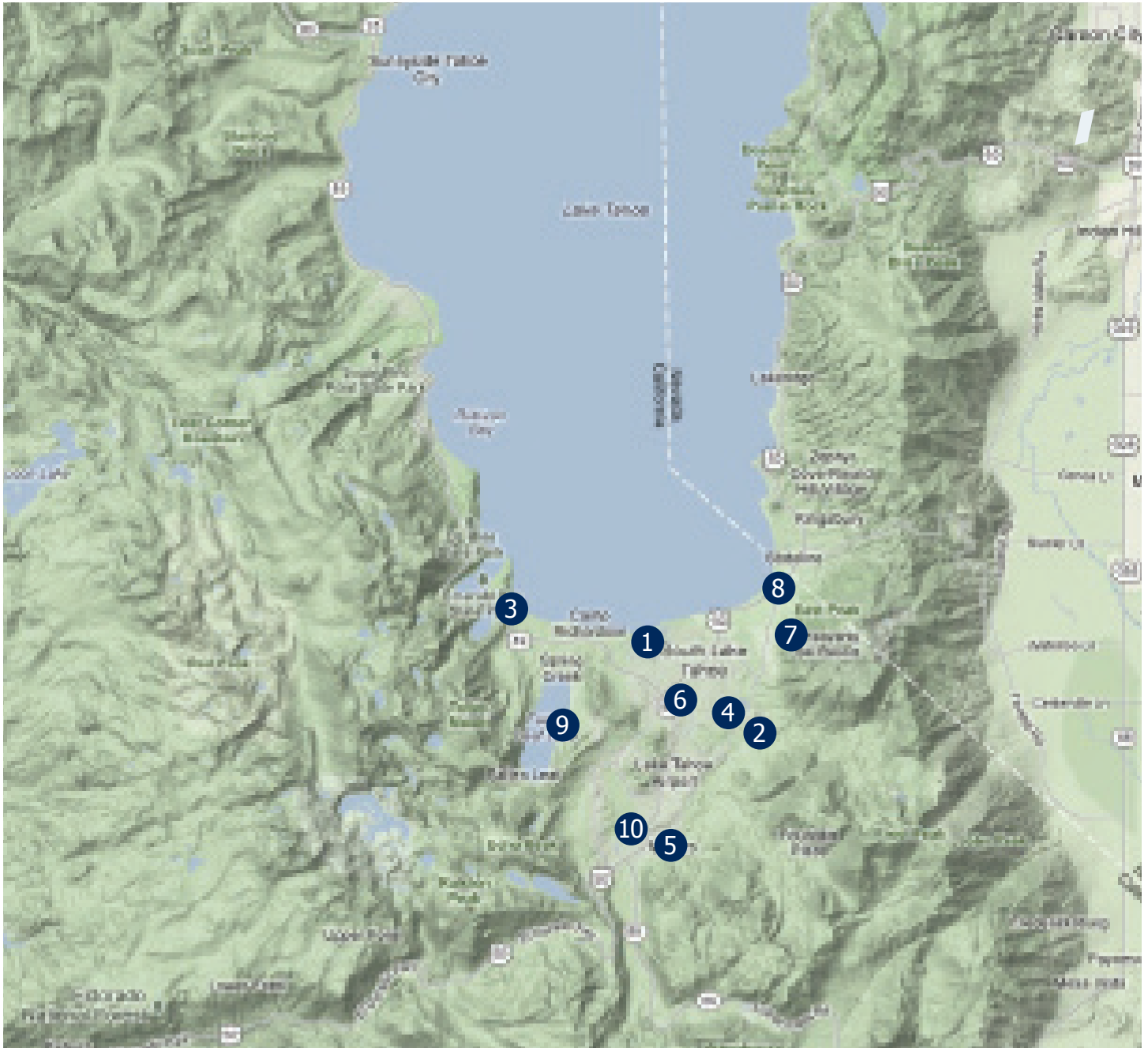


MICROMARKET REPORT | SOUTH LAKE TAHOE



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 September

	2013	2014	% Change
Median Price	\$2,701,500	\$3,847,500	42%
Average Price	\$2,701,500	\$3,988,113	48%
Average Days on Market	528	210	-60%
Highest Price	\$4,500,000	\$7,250,000	61%
Lowest Price	\$903,000	\$715,000	-21%
Properties Sold	2	8	300%
% Sold to Original List Price	92%	91%	-2%

SINGLE FAMILY NON-LAKEFRONT

January through September

	2013	2014	% Change
Median Price	\$323,900	\$349,000	8%
Average Price	\$380,349	\$407,171	7%
Average Days on Market	118	115	-3%
Highest Price	\$1,760,000	\$2,174,000	24%
Lowest Price	\$52,000	\$77,500	49%
Properties Sold	507	433	-15%
% Sold to Original List Price	97%	97%	0%

CONDOS LAKEFRONT

January through September

	2013	2014	% Change
Median Price	\$359,000	\$388,000	8%
Average Price	\$456,214	\$375,714	-18%
Average Days on Market	245	102	-58%
Highest Price	\$1,699,000	\$655,000	-61%
Lowest Price	\$138,000	\$152,000	10%
Properties Sold	13	7	-46%
% Sold to Original List Price	96%	96%	0%

CONDOS NON-LAKEFRONT

January through September

	2013	2014	% Change
Median Price	\$187,500	\$235,000	25%
Average Price	\$244,140	\$277,125	14%
Average Days on Market	135	155	15%
Highest Price	\$600,000	\$575,000	-4%
Lowest Price	\$69,900	\$100,000	43%
Properties Sold	42	53	26%
% Sold to Original List Price	95%	97%	2%



SOUTH LAKE TAHOE MARKET | MARKETS BY AREA

TAHOE KEYS SINGLE FAMILY

January through September

	2013	2014	% Change
Median Price	\$650,000	\$730,000	12%
Average Price	\$733,750	\$1,134,513	55%
Average Days on Market	148	152	3%
Highest Price	\$1,760,000	\$4,095,999	133%
Lowest Price	\$357,500	\$499,999	40%
Properties Sold	56	35	-38%
% Sold to Original List Price	96%	92%	4%

TAHOE KEYS CONDO

January through September

	2013	2014	% Change
Median Price	\$332,500	\$365,000	13%
Average Price	\$322,500	\$387,084	20%
Average Days on Market	93	161	73%
Highest Price	\$600,000	\$575,000	-4%
Lowest Price	\$105,000	\$130,000	24%
Properties Sold	16	19	19%
% Sold Price to Original List Price	95%	98%	3%

SOUTH LAKE TAHOE CITY S.F.

January through September

	2013	2014	% Change
Median Price	\$276,000	\$377,500	37%
Average Price	\$424,044	\$529,741	25%
Average Days on Market	169	122	-28%
Highest Price	\$4,500,000	\$2,174,000	-52%
Lowest Price	\$52,000	\$87,500	68%
Properties Sold	40	32	-20%
% Sold Price to Original List Price	95%	98%	2%

SOUTH LAKE TAHOE CITY CONDO

January through September

	2013	2014	% Change
Median Price	\$140,000	\$174,500	25%
Average Price	\$156,771	\$186,250	19%
Average Days on Market	106	193	82%
Highest Price	\$314,000	\$292,000	-7%
Lowest Price	\$69,900	\$100,000	43%
Properties Sold	7	8	14%
% Sold Price to Original List Price	94%	96%	2%



SOUTH LAKE TAHOE MARKET | MARKETS BY AREA

SOUTH LAKE TAHOE COUNTY S.F.

January through September

	2013	2014	% Change
Median Price	\$337,500	\$408,750	21%
Average Price	\$376,079	\$408,751	9%
Average Days on Market	170	130	-24%
Highest Price	\$1,075,000	\$648,000	-40%
Lowest Price	\$139,900	\$160,000	14%
Properties Sold	107	77	-28%
% Sold to Original List Price	96%	96%	0%

MICROMARKET REPORT | SOUTH LAKE TAHOE

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