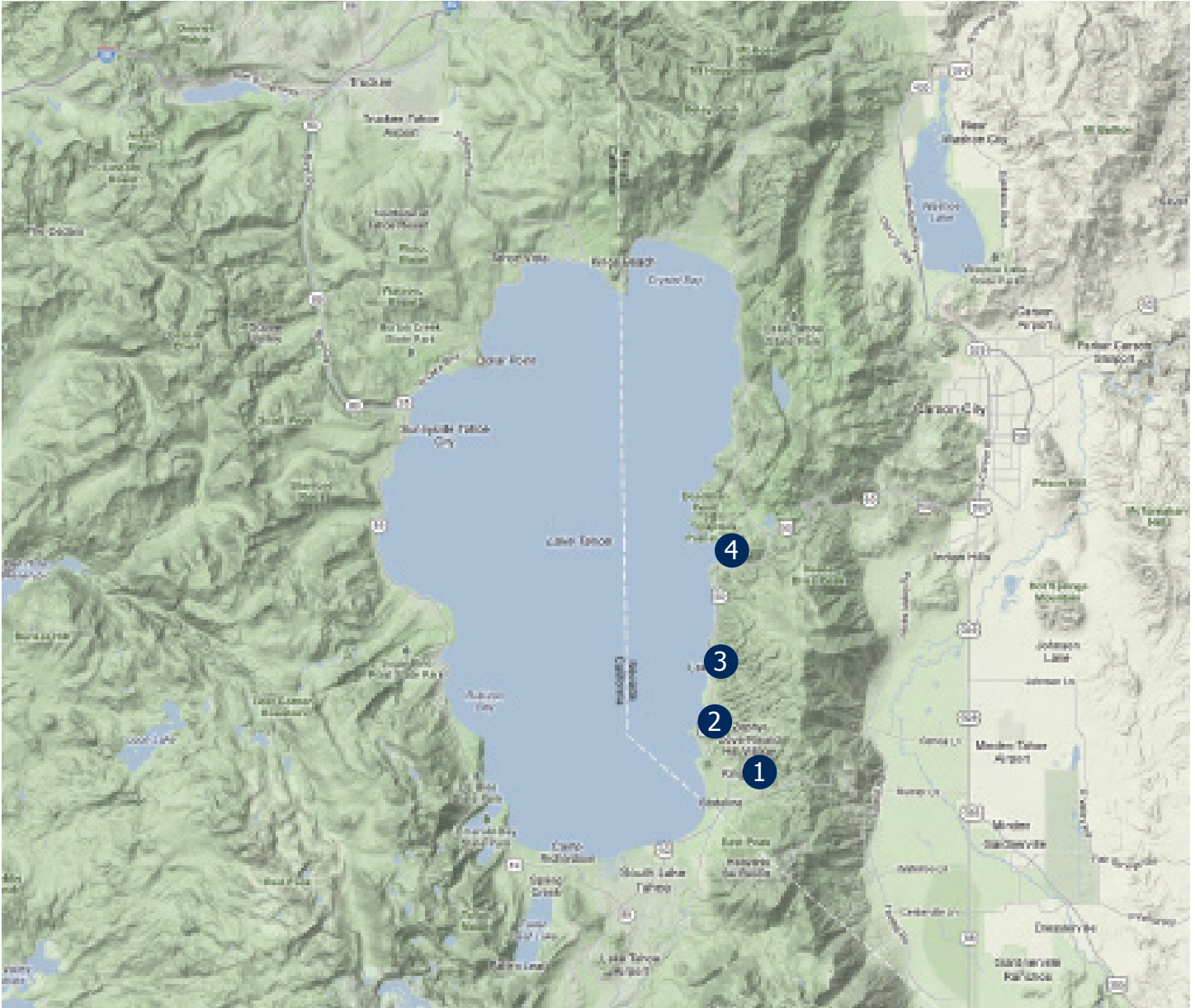


MICROMARKET REPORT | EAST SHORE LAKE



Sierra | Sotheby's
INTERNATIONAL REALTY

EAST SHORE LAKE TAHOE NEIGHBORHOODS



- 1. Kingsbury Grade
- 2. Zephyr Cove
- 3. Cave Rock
- 4. Glenbrook

EAST SHORE LAKE TAHOE MARKET | MARKETS BY AREA

SINGLE FAMILY NON-LAKEFRONT

January through March

	2014	2015	% Change
Median Price	\$608,250	\$1,010,000	66%
Average Price	\$754,392	\$1,313,046	74%
Average Days on Market	179	169	-6%
Highest Price	\$2,150,000	\$3,800,000	77%
Lowest Price	\$299,000	\$265,000	-11%
Properties Sold	14	16	14%
% Sold Price to List Price	96%	95%	-1%

SINGLE FAMILY LAKEFRONT

January through March

	2014	2015	% Change
Median Price	\$3,950,000	\$2,900,000	-27%
Average Price	\$3,950,000	\$2,900,000	-27%
Average Days on Market	657	198	-70%
Highest Price	\$3,950,000	\$3,400,000	-14%
Lowest Price	\$3,950,000	\$2,400,000	-39%
Properties Sold	1	2	100%
% Sold Price to List Price	99%	86%	-13%

CONDO NON-LAKEFRONT

January through March

	2014	2015	% Change
Median Price	\$338,250	\$338,000	0%
Average Price	\$420,237	\$356,916	-15%
Average Days on Market	163	176	8%
Highest Price	\$1,200,000	\$680,000	-43%
Lowest Price	\$126,500	\$158,000	25%
Properties Sold	16	4	-75%
% Sold Price to List Price	94%	95%	1%

CONDO LAKEFRONT

January through March

	2014	2015	% Change
Median Price	\$0	\$0	0%
Average Price	\$0	\$0	0%
Average Days on Market	0	0	-0%
Average Sold Price Per Square Foot.....	\$0	\$0	0%
Highest Price	\$0	\$0	0%
Lowest Price	\$0	\$0	0%
Properties Sold	0	0	0%
% Sold Price to List Price	0%	0%	0%

GLENBROOK ALL PROPERTIES

January through March

	2014	2015	% Change
Median Price	\$1,722,500	\$3,400,000	97%
Average Price	\$2,148,750	\$3,200,000	49%
Average Days on Market	322	226	-30%
Highest Price	\$3,950,000	\$3,800,000	-4%
Lowest Price	\$1,200,000	\$2,400,000	100%
Properties Sold	4	3	-25%
% Sold Price to List Price	98%	90%	-9%

MICROMARKET REPORT | EAST SHORE

SQUAW VALLEY

1750 Village East Road #63B
Olympic Valley, CA 96146
(530) 581-1800
info@sierrasothebysrealty.com

INCLINE VILLAGE

570 Lakeshore Blvd.
Incline Village, NV 89451
(775) 832-4900
info@sierrasothebysrealty.com

SOUTH LAKE TAHOE

2247 Lake Tahoe Blvd.
South Lake Tahoe, CA 96150
(530) 494-7600
info@sierrasothebysrealty.com

ZEPHYR COVE

210 Elks Point Road, Suite 102
Zephyr Cove, NV 89448
(775) 588-7710
info@sierrasothebysrealty.com

TAHOE DONNER

11382 Northwoods Blvd.#63B
Truckee, CA 96161
(530) 587-3505
info@sierrasothebysrealty.com

TAHOE CITY GALLERY

695 North Lake Blvd.
Tahoe City, CA 96145
(530) 282-1436
info@sierrasothebysrealty.com

TAHOE CITY LAKESIDE

950 North Lake Blvd.
Tahoe City, CA 96145
(530) 583-4004
info@sierrasothebysrealty.com

DOWNTOWN TRUCKEE

10044 Donner Pass Road
Truckee, CA 96161
(530) 587-3500
info@sierrasothebysrealty.com



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