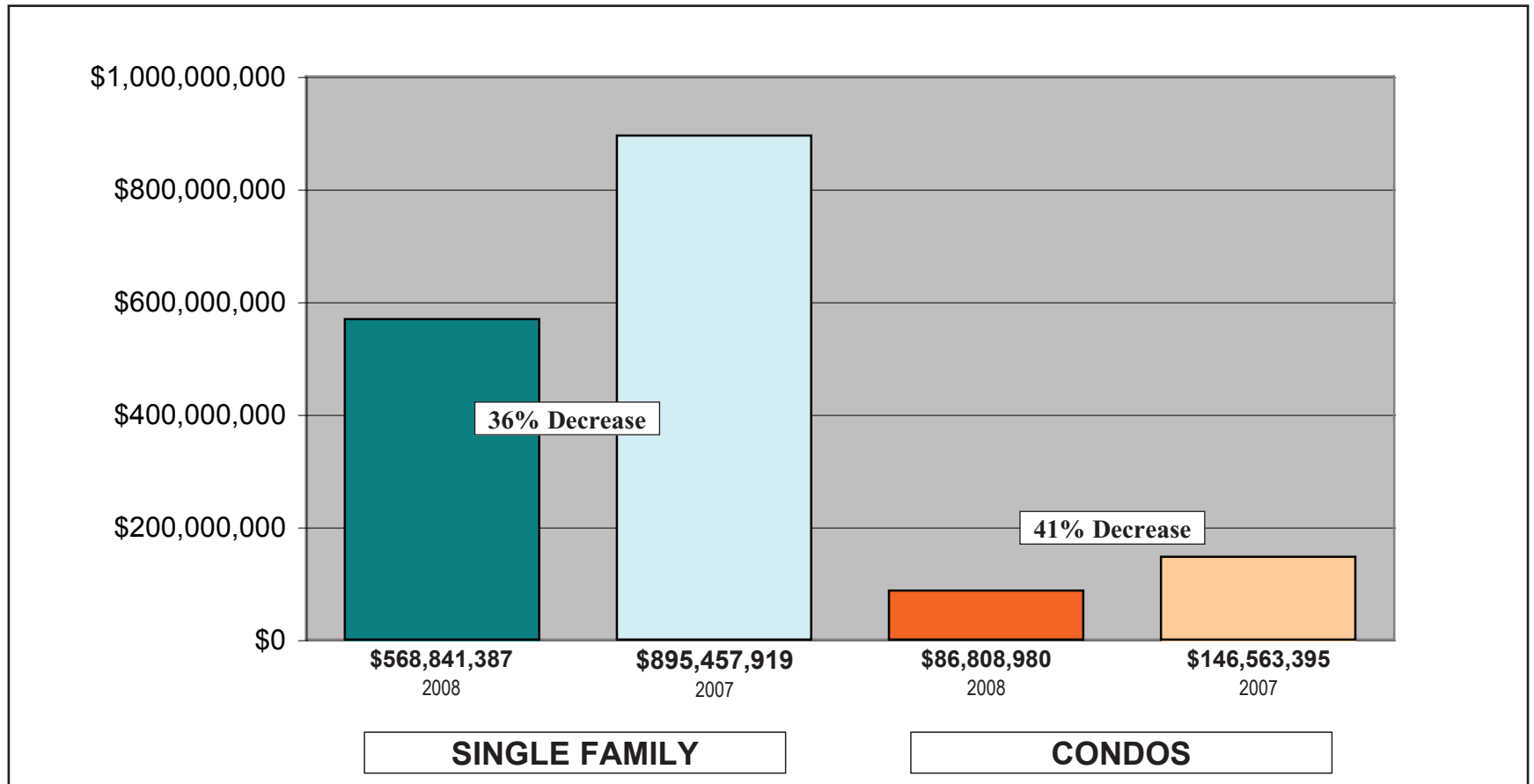


LAKE TAHOE

SALES VOLUME 2008 vs 2007

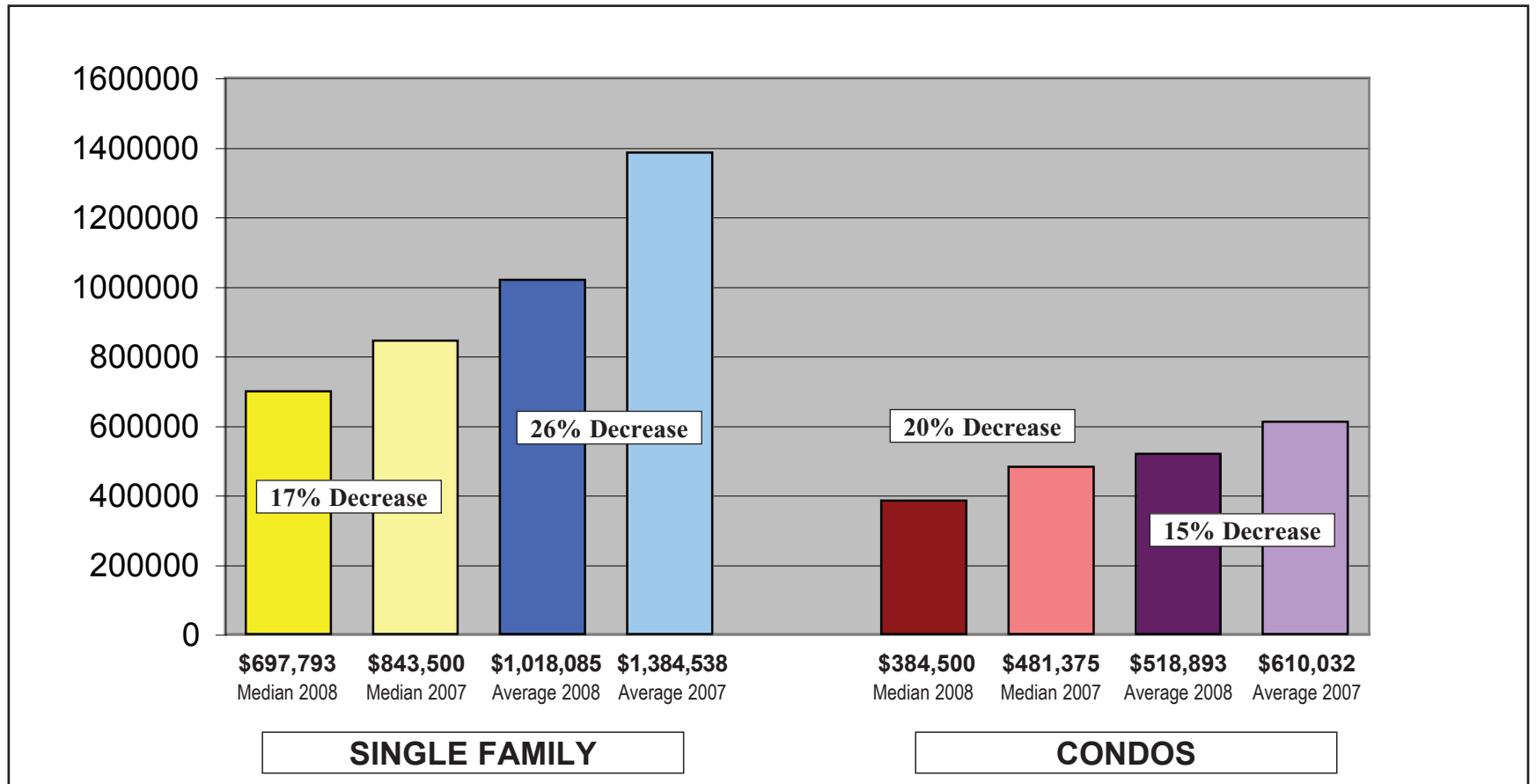
January 1 thru December 31



LAKE TAHOE

MEDIAN & AVERAGE PRICE 2008 vs 2007

January 1 thru December 31



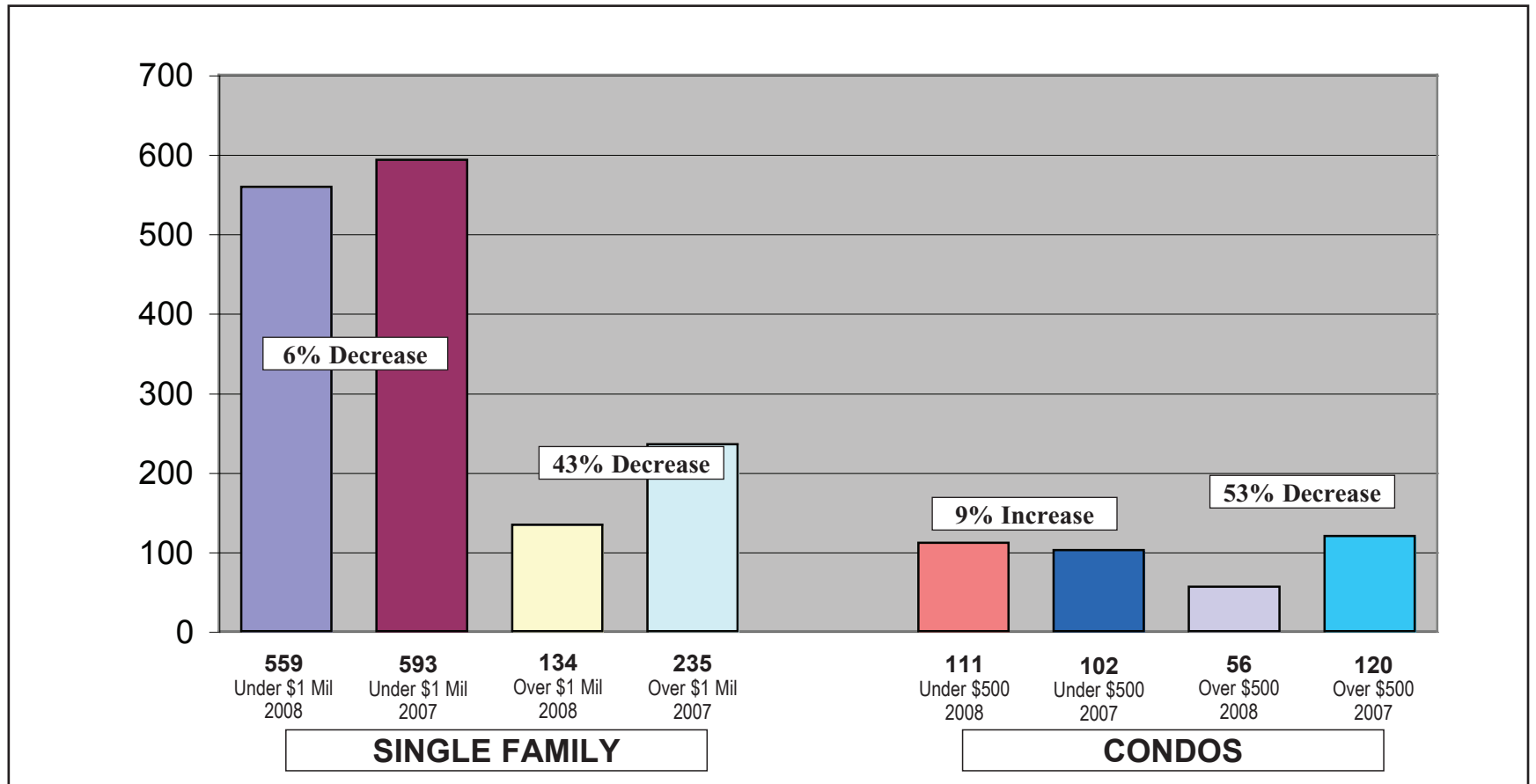
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LAKE TAHOE

UNITS SOLD 2008 vs 2007

January 1 thru December 31



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END OF YEAR REVIEW 2008 vs 2007

January 1 thru December 31

SINGLE FAMILY

TOTALS LAKE TAHOE - Single Family	2008	2007	%
Volume	568,841,387	895,457,919	-36%
Units	693	828	-16%
Median Price (Average)	697,793	843,500	-17%
Average Price (Average)	1,018,085	1,384,538	-26%
Units Under \$1 Mil	559	593	-6%
Units Over \$1 Mil	134	235	-43%

EAST SHORE- Single Family	2008	2007	%
Volume	\$83,687,900	\$161,304,237	-48%
Units	71	74	-4%
Median Price	625,000	1,045,000	-40%
Average Price	1,178,702	2,179,786	-46%
Units Under \$1 Mil	48	36	33%
Units Over \$1 Mil	23	38	-39%

INCLINE - Single Family *	2008	2007	%
Volume	\$141,377,877	\$298,761,265	-53%
Units	109	184	-41%
Median Price	1,110,720	1,140,000	-3%
Average Price	1,296,494	1,623,703	-20%
Units Under \$1 Mil	47	74	-36%
Units Over \$1 Mil	62	110	-44%

*Includes PUD's

CONDOS

Lake Tahoe TOTALS - Condos	2008	2007	%
Volume	86,808,980	146,563,395	-41%
Units	167	220	-24%
Median Price (Average)	384,500	481,375	-20%
Average Price (Average)	518,893	610,032	-15%
Units Under \$500	111	102	9%
Units Over \$500	56	120	-53%

EAST SHORE- Condos	2008	2007	%
Volume	\$12,773,230	\$19,182,000	-33%
Units	29	42	-31%
Median Price	335,000	393,000	-15%
Average Price	440,456	456,714	-4%
Units Under \$500	23	31	-26%
Units Over \$500	6	11	-45%

INCLINE - Condos	2008	2007	%
Volume	\$38,213,900	\$74,266,395	-49%
Units	64	97	-34%
Median Price	521,500	585,000	-11%
Average Price	597,092	765,633	-22%
Units Under \$500	29	28	4%
Units Over \$500	35	71	-51%

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END OF YEAR REVIEW 2008 vs 2007

January 1 thru December 31

SINGLE FAMILY

TAHOE CITY - Single Family	2008	2007	%
Volume	\$166,189,008	\$212,792,942	-22%
Units	150	185	-19%
Median Price	650,450	749,000	-13%
Average Price	1,107,926	1,156,483	-4%
Units Under \$1 Mil	119	138	-14%
Units Over \$1 Mil	31	47	-34%

SOUTH SHORE - Single Family	2008	2007	%
Volume	\$177,586,602	\$222,599,475	-20%
Units	363	385	-6%
Median Price	405,000	440,000	-8%
Average Price	489,219	578,180	-15%
Units Under \$1 Mil	345	345	0%
Units Over \$1 Mil	18	40	-55%

TRUCKEE - Single Family*	2008	2007	%
Volume	\$331,645,887	\$363,528,638	-9%
Units	417	447	-7%
Median Price	619,000	645,000	-4%
Average Price	795,313	813,263	-2%
Units Under \$1 Mil	336	374	-10%
Units Over \$1 Mil	81	73	11%

*Not included in Lake Tahoe totals

CONDOS

TAHOE CITY - Condos	2008	2007	%
Volume	\$21,109,500	\$40,431,000	-48%
Units	30	50	-40%
Median Price	426,000	592,500	-28%
Average Price	703,650	808,620	-13%
Units Under \$500	18	20	-10%
Units Over \$500	12	30	-60%

SOUTH SHORE - Condos	2008	2007	%
Volume	\$14,712,350	\$12,684,000	16%
Units	44	31	42%
Median Price	255,500	355,000	-28%
Average Price	334,372	409,161	-18%
Units Under \$500	41	23	78%
Units Over \$500	3	8	-63%

TRUCKEE - Condos	2008	2007	%
Volume	\$118,417,666	\$149,188,581	-21%
Units	130	182	-29%
Median Price	557,500	553,500	1%
Average Price	910,905	819,717	11%
Units Under \$500	52	67	-22%
Units Over \$500	78	115	-32%

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END OF YEAR REVIEW 2008 vs 2007

January 1 thru December 31

SINGLE FAMILY

TOTALS RENO/SPARKS - Single Family	2008	2007	%
Volume	\$1,091,560,217	\$1,311,148,653	-17%
Units	3,549	3,365	5%
Median Price	250,000	309,900	-19%
Average Price	307,568	389,642	-21%
Units Under \$1 Mil	3484	3244	7%
Units Over \$1 Mil	65	121	-46%

RENO - Single Family	2008	2007	%
Volume	\$817,613,955	\$1,013,416,473	-19%
Units	2,482	2,414	3%
Median Price	261,345	324,250	-19%
Average Price	329,417	419,807	-22%
Units Under \$1 Mil	2,417	2,295	5%
Units Over \$1 Mil	65	119	-45%

SPARKS - Single Family	2008	2007	%
Volume	\$273,946,262	\$297,732,180	-8%
Units	1,067	951	12%
Median Price	237,000	285,000	-17%
Average Price	256,744	313,072	-18%
Units Under \$1 Mil	1,067	949	12%
Units Over \$1 Mil	0	2	-100%

CONDOS

TOTALS RENO/SPARKS - Condos	2008	2007	%
Volume	\$65,784,927	\$151,971,246	-57%
Units	395	677	-42%
Median Price	143,990	208,000	-31%
Average Price	166,544	224,477	-26%
Units Under \$500	384	657	-42%
Units Over \$500	11	20	-45%

RENO - Condos	2008	2007	%
Volume	\$55,693,292	\$126,147,862	-56%
Units	325	545	-40%
Median Price	149,000	224,900	-34%
Average Price	171,363	231,463	-26%
Units Under \$500	314	525	-40%
Units Over \$500	11	20	-45%

SPARKS - Condos	2008	2007	%
Volume	\$10,091,635	\$25,823,384	-61%
Units	70	132	-47%
Median Price	137,500	178,499	-23%
Average Price	144,166	195,631	-26%
Units Under \$500	70	132	-47%
Units Over \$500	0	0	0%

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END OF YEAR REVIEW 2008 vs 2007

January 1 thru December 31

SINGLE FAMILY

CARSON VALLEY - Single Family	2008	2007	%
Volume	\$159,886,034	\$211,022,271	-24%
Units	457	494	-7%
Median Price	285,000	369,675	-23%
Average Price	349,860	427,170	-18%
Units Under \$1 Mil	450	484	-7%
Units Over \$1 Mil	7	10	-30%

Information gathered from Incline Village, Tahoe Sierra, Sierra Nevada,
NNRMLS and South Lake Tahoe Board of Realtors MLS 12/31/08

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