

Area Market Survey

Listings as of 01/07/09 at 11:03am

AI Tahoe		Sold			
<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	Summary Price Information		
\$140,000 thru \$159,999	1	424	Minimum	\$145,000	Maximum \$1,060,000
\$250,000 thru \$299,999	2	51	Average	\$456,296	Median \$427,500
\$300,000 thru \$349,999	3	154			
\$350,000 thru \$399,999	2	103			
\$400,000 thru \$449,999	6	60			
\$450,000 thru \$499,999	5	65			
\$500,000 thru \$549,999	1	291			
\$650,000 thru \$699,999	2	141			
\$700,000 thru \$749,999	1	278			
\$1,000,000 thru \$1,249,999	1	60			
	24	116			

Bijou 1		Sold			
<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	Summary Price Information		
\$250,000 thru \$299,999	3	105	Minimum	\$265,000	Maximum \$760,000
\$300,000 thru \$349,999	7	196	Average	\$412,371	Median \$382,500
\$350,000 thru \$399,999	5	146			
\$400,000 thru \$449,999	6	118			
\$500,000 thru \$549,999	5	203			
\$700,000 thru \$749,999	1	519			
\$750,000 thru \$799,999	1	287			
	28	177			

Bijou 2		Sold			
<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	Summary Price Information		
\$200,000 thru \$249,999	1	155	Minimum	\$220,000	Maximum \$474,500
\$250,000 thru \$299,999	4	70	Average	\$326,227	Median \$319,000
\$300,000 thru \$349,999	2	127			
\$350,000 thru \$399,999	2	75			
\$400,000 thru \$449,999	1	270			
\$450,000 thru \$499,999	1	128			
	11	112			

Black Bart		Sold			
<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	Summary Price Information		
\$300,000 thru \$349,999	1	70	Minimum	\$349,500	Maximum \$555,000
\$550,000 thru \$599,999	1	118	Average	\$452,250	Median \$452,250
	2	94			

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Christmas Valley 1

Sold			Summary Price Information			
<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	Minimum		Maximum	
\$300,000 thru \$349,999	1	146	\$315,000		\$775,000	
\$400,000 thru \$449,999	1	107	Average	\$550,064	Median	\$510,000
\$450,000 thru \$499,999	2	169				
\$500,000 thru \$549,999	2	177				
\$600,000 thru \$649,999	3	199				
\$700,000 thru \$749,999	1	4				
\$750,000 thru \$799,999	1	404				
	11	177				

Christmas Valley 2

Sold			Summary Price Information			
<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	Minimum		Maximum	
\$250,000 thru \$299,999	2	92	\$280,000		\$650,000	
\$300,000 thru \$349,999	2	183	Average	\$395,833	Median	\$350,000
\$350,000 thru \$399,999	2	179				
\$450,000 thru \$499,999	1	524				
\$500,000 thru \$549,999	1	55				
\$650,000 thru \$699,999	1	161				
	9	183				

Elks Club

Sold			Summary Price Information			
<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	Minimum		Maximum	
\$350,000 thru \$399,999	3	117	\$365,000		\$1,150,000	
\$500,000 thru \$549,999	1	382	Average	\$636,082	Median	\$649,900
\$600,000 thru \$649,999	2	72				
\$650,000 thru \$699,999	1	132				
\$700,000 thru \$749,999	2	193				
\$800,000 thru \$849,999	1	164				
\$1,000,000 thru \$1,249,999	1	116				
	11	152				

Gardner Mountain

Sold			Summary Price Information			
<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	Minimum		Maximum	
\$200,000 thru \$249,999	1	105	\$232,500		\$1,890,000	
\$250,000 thru \$299,999	4	146	Average	\$517,167	Median	\$295,000
\$300,000 thru \$349,999	1	77				
\$400,000 thru \$449,999	1	106				
\$650,000 thru \$699,999	1	225				
\$1,750,000 thru \$1,999,999	1	257				
	9	151				

Heavenly Valley

Sold			Summary Price Information			
<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	Minimum		Maximum	
\$300,000 thru \$349,999	1	50	\$325,000		\$1,200,000	
\$450,000 thru \$499,999	3	194	Average	\$729,000	Median	\$732,500
\$550,000 thru \$599,999	1	559				
\$650,000 thru \$699,999	1	364				
\$750,000 thru \$799,999	1	358				
\$800,000 thru \$849,999	1	157				
\$850,000 thru \$899,999	2	177				
\$1,000,000 thru \$1,249,999	2	154				
	12	228				

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Highland Woods

Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$250,000 thru \$299,999	1	245
\$300,000 thru \$349,999	1	315
\$400,000 thru \$449,999	3	89
\$450,000 thru \$499,999	1	161
\$500,000 thru \$549,999	2	86
\$550,000 thru \$599,999	1	248
9	156	

Summary Price Information

Minimum	\$290,000	Maximum	\$585,000
Average	\$432,756	Median	\$405,000

Highland Woods PUD

Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$250,000 thru \$299,999	1	90
1	90	

Summary Price Information

Minimum	\$262,000	Maximum	\$262,000
Average	\$262,000	Median	\$262,000

Meyers

Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999	2	127
\$250,000 thru \$299,999	2	143
\$300,000 thru \$349,999	3	125
\$350,000 thru \$399,999	3	98
\$400,000 thru \$449,999	6	142
\$500,000 thru \$549,999	1	108
\$550,000 thru \$599,999	1	59
\$600,000 thru \$649,999	1	523
19	145	

Summary Price Information

Minimum	\$215,000	Maximum	\$640,000
Average	\$388,547	Median	\$399,000

Montgomery Estates

Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$350,000 thru \$399,999	3	210
\$400,000 thru \$449,999	5	59
\$450,000 thru \$499,999	3	88
\$500,000 thru \$549,999	1	34
\$550,000 thru \$599,999	1	49
\$600,000 thru \$649,999	2	287
\$700,000 thru \$749,999	1	33
\$750,000 thru \$799,999	1	285
\$800,000 thru \$849,999	1	291
\$1,250,000 thru \$1,499,999	1	405
\$1,500,000 thru \$1,749,999	1	102
20	148	

Summary Price Information

Minimum	\$380,000	Maximum	\$1,550,000
Average	\$608,695	Median	\$480,000

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N Upper Truckee 1

Sold		Summary Price Information			
<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Minimum</u>	<u>Maximum</u>	<u>Median</u>
\$250,000 thru \$299,999	2	92	\$275,000	\$980,000	
\$300,000 thru \$349,999	4	103			
\$350,000 thru \$399,999	8	189	\$476,269	\$395,000	
\$400,000 thru \$449,999	3	316			
\$450,000 thru \$499,999	1	407			
\$500,000 thru \$549,999	1	58			
\$600,000 thru \$649,999	1	107			
\$650,000 thru \$699,999	1	297			
\$700,000 thru \$749,999	2	261			
\$750,000 thru \$799,999	1	95			
\$800,000 thru \$849,999	1	98			
\$950,000 thru \$999,999	1	350			
	26	192			

N Upper Truckee 2

Sold		Summary Price Information			
<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Minimum</u>	<u>Maximum</u>	<u>Median</u>
\$400,000 thru \$449,999	1	67	\$400,000	\$1,085,000	
\$450,000 thru \$499,999	1	78			
\$900,000 thru \$949,999	1	209	\$722,500	\$702,500	
\$1,000,000 thru \$1,249,999	1	267			
	4	155			

Pioneer Trail

Sold		Summary Price Information			
<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Minimum</u>	<u>Maximum</u>	<u>Median</u>
\$250,000 thru \$299,999	1	70	\$275,000	\$848,000	
\$300,000 thru \$349,999	4	210			
\$350,000 thru \$399,999	2	120	\$492,438	\$412,500	
\$400,000 thru \$449,999	2	216			
\$450,000 thru \$499,999	1	107			
\$500,000 thru \$549,999	1	56			
\$600,000 thru \$649,999	1	90			
\$650,000 thru \$699,999	1	224			
\$700,000 thru \$749,999	1	29			
\$800,000 thru \$849,999	2	308			
	16	169			

Pioneer Village

Sold		Summary Price Information			
<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Minimum</u>	<u>Maximum</u>	<u>Median</u>
\$350,000 thru \$399,999	3	198	\$350,000	\$355,000	
	3	198	\$351,667	\$350,000	

Sierra Tract

Sold		Summary Price Information			
<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Minimum</u>	<u>Maximum</u>	<u>Median</u>
\$160,000 thru \$179,999	2	169	\$165,000	\$612,000	
\$180,000 thru \$199,999	1	88			
\$200,000 thru \$249,999	9	112	\$306,005	\$260,000	
\$250,000 thru \$299,999	7	142			
\$300,000 thru \$349,999	5	222			
\$350,000 thru \$399,999	1	383			
\$450,000 thru \$499,999	1	211			
\$500,000 thru \$549,999	3	192			
\$600,000 thru \$649,999	1	207			
	30	164			

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Stateline			Summary Price Information			
Sold			Minimum		Maximum	
<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	Average		Median	
\$250,000 thru \$299,999	2	251	\$264,500		\$1,300,000	
\$300,000 thru \$349,999	1	53	\$540,000		\$297,750	
\$1,250,000 thru \$1,499,999	1	116				
	4	168				
<hr/>						
Tahoe Island Drive			Summary Price Information			
Sold			Minimum		Maximum	
<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	Average		Median	
\$200,000 thru \$249,999	1	76	\$246,000		\$733,550	
\$250,000 thru \$299,999	3	143	\$375,678		\$342,500	
\$300,000 thru \$349,999	6	140				
\$350,000 thru \$399,999	4	129				
\$400,000 thru \$449,999	3	163				
\$450,000 thru \$499,999	1	455				
\$600,000 thru \$649,999	1	276				
\$700,000 thru \$749,999	1	154				
	20	162				
<hr/>						
Tahoe Island Park			Summary Price Information			
Sold			Minimum		Maximum	
<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	Average		Median	
\$200,000 thru \$249,999	1	232	\$235,000		\$490,000	
\$250,000 thru \$299,999	2	137	\$357,154		\$372,000	
\$350,000 thru \$399,999	9	129				
\$450,000 thru \$499,999	1	75				
	13	134				
<hr/>						
Tahoe Keys			Summary Price Information			
Sold			Minimum		Maximum	
<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	Average		Median	
\$400,000 thru \$449,999	3	51	\$410,000		\$2,150,000	
\$450,000 thru \$499,999	1	276	\$900,366		\$847,500	
\$500,000 thru \$549,999	2	177				
\$550,000 thru \$599,999	2	368				
\$600,000 thru \$649,999	1	78				
\$650,000 thru \$699,999	1	317				
\$700,000 thru \$749,999	2	248				
\$750,000 thru \$799,999	2	47				
\$800,000 thru \$849,999	2	217				
\$850,000 thru \$899,999	4	195				
\$900,000 thru \$949,999	1	35				
\$950,000 thru \$999,999	2	97				
\$1,000,000 thru \$1,249,999	4	301				
\$1,250,000 thru \$1,499,999	2	61				
\$1,500,000 thru \$1,749,999	1	797				
\$1,750,000 thru \$1,999,999	1	48				
\$2,000,000 thru \$2,249,999	1	146				
	32	196				

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Tahoe Paradise

Sold		Summary Price Information			
<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	Minimum	Maximum	
\$250,000 thru \$299,999	3	197	\$270,000	\$850,000	
\$300,000 thru \$349,999	4	184	\$472,135	\$389,000	
\$350,000 thru \$399,999	7	79			
\$400,000 thru \$449,999	2	244			
\$450,000 thru \$499,999	1	541			
\$550,000 thru \$599,999	1	296			
\$600,000 thru \$649,999	2	105			
\$650,000 thru \$699,999	2	99			
\$700,000 thru \$749,999	2	415			
\$750,000 thru \$799,999	1	119			
\$850,000 thru \$899,999	1	168			
	26	182			

Y Area

Sold		Summary Price Information			
<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	Minimum	Maximum	
\$140,000 thru \$159,999	1	363	\$154,000	\$950,000	
\$160,000 thru \$179,999	1	107	\$378,100	\$317,000	
\$200,000 thru \$249,999	2	142			
\$250,000 thru \$299,999	2	143			
\$300,000 thru \$349,999	5	139			
\$350,000 thru \$399,999	1	171			
\$600,000 thru \$649,999	1	269			
\$750,000 thru \$799,999	1	63			
\$950,000 thru \$999,999	1	161			
	15	160			

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Area Market Survey Summary

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Sold

Selling Price Range	Quantity	Average DOM	Summary Price Information		
			Minimum	Maximum	Median
\$140,000 thru \$159,999	2	394	\$145,000	\$2,150,000	
\$160,000 thru \$179,999	3	148	\$493,461	\$405,000	
\$180,000 thru \$199,999	1	88			
\$200,000 thru \$249,999	17	124			
\$250,000 thru \$299,999	41	132			
\$300,000 thru \$349,999	51	160			
\$350,000 thru \$399,999	55	143			
\$400,000 thru \$449,999	43	129			
\$450,000 thru \$499,999	24	186			
\$500,000 thru \$549,999	21	165			
\$550,000 thru \$599,999	8	258			
\$600,000 thru \$649,999	16	192			
\$650,000 thru \$699,999	11	200			
\$700,000 thru \$749,999	14	232			
\$750,000 thru \$799,999	9	189			
\$800,000 thru \$849,999	8	220			
\$850,000 thru \$899,999	7	186			
\$900,000 thru \$949,999	2	122			
\$950,000 thru \$999,999	4	176			
\$1,000,000 thru \$1,249,999	9	217			
\$1,250,000 thru \$1,499,999	4	161			
\$1,500,000 thru \$1,749,999	2	450			
\$1,750,000 thru \$1,999,999	2	153			
\$2,000,000 thru \$2,249,999	1	146			
	355	165			

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