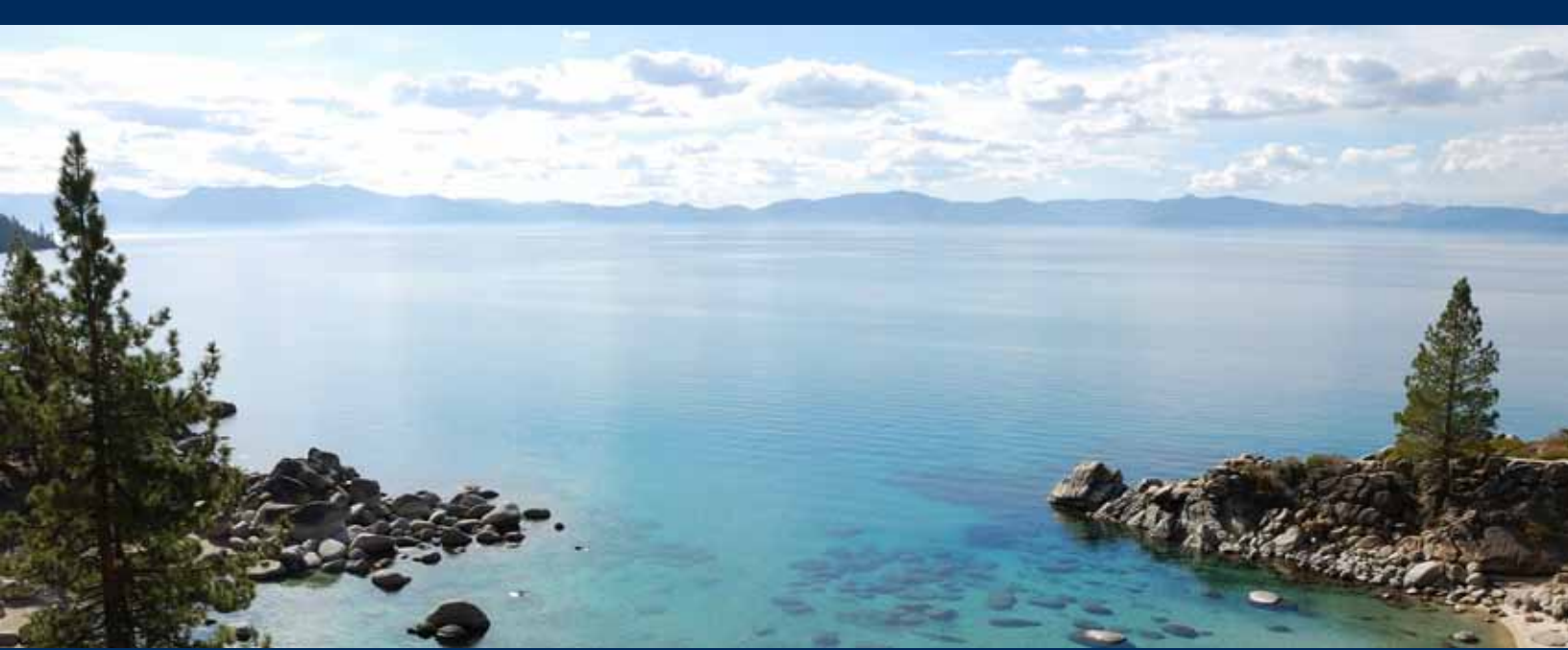


# MICROMARKET REPORT | INCLINE VILLAGE



Sierra | Sotheby's  
INTERNATIONAL REALTY

# INCLINE VILLAGE LAKE TAHOE NEIGHBORHOODS



1. Lakeview Subdivision
2. Millcreek
3. Ponderosa
4. Lower Tyner
5. Upper Tyner

6. Jennifer
7. Apollo
8. Central
9. The Woods
10. Golf Course Championship

11. Golf Course Executive
12. Ski Way
13. Eastern Slope
14. Crystal Bay

# INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA



## SINGLE FAMILY NON-LAKEFRONT

January through March

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

2012	2013	% Change
\$605,000	\$1,125,000	85.95%
\$1,001,100	\$1,300,346	29.89%
279	243	-12.90%
\$5,875,000	\$3,350,000	-42.98%
\$200,000	\$210,000	5.00%
25	35	40.00%
94.27%	93.36%	-0.97%

## CONDO NON-LAKEFRONT

January through March

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

2012	2013	% Change
\$273,000	\$345,000	26.37%
\$394,080	\$417,826	6.03%
238	180	-24.37%
\$899,000	\$1,770,000	96.89%
\$139,900	\$110,000	-21.37%
25	40	60.00%
94.10%	92.96%	-1.21%

## SINGLE FAMILY LAKEFRONT

January through March

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

2012	2013	% Change
N/A	\$11,875,000	100.00%
N/A	\$11,875,000	100.00%
N/A	140	100.00%
N/A	\$11,875,000	100.00%
N/A	\$11,875,000	100.00%
N/A	1	100.00%
N/A	76.61%	100.00%

## CONDO LAKEFRONT

January through March

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

2012	2013	% Change
N/A	\$1,637,500	100.00%
N/A	\$1,637,500	100.00%
N/A	119	100.00%
N/A	\$2,175,000	100.00%
N/A	\$1,100,000	100.00%
N/A	2	100.00%
N/A	88.75%	100.00%



# INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA



## CRYSTAL BAY ALL PROPERTIES

January through March

	2012	2013	% Change
Median Price .....	\$3,490,000	\$1,100,000	-68.48%
Average Price .....	\$3,490,000	\$3,247,308	-6.95%
Average Days on Market .....	0	156	100%
Highest Price .....	\$3,490,000	\$11,875,000	240.26%
Lowest Price .....	\$3,490,000	\$278,538	-92.02%
Properties Sold .....	1	5	400.00%
% Sold Price to Original List Price .....	99.71%	79.91%	-19.86%

## LAKEVIEW SUBDIVISION ALL PROPERTIES

January through March

	2012	2013	% Change
Median Price .....	\$1,225,000	\$2,150,000	75.51%
Average Price .....	\$1,356,250	\$1,932,600	42.50%
Average Days on Market .....	490	381	-22.24%
Highest Price .....	\$24,000,000	\$2,513,000	-89.53%
Lowest Price .....	\$575,000	\$990,000	72.17%
Properties Sold .....	4	5	25.00%
% Sold Price to Original List Price .....	92.29%	96.70%	4.77%

## MILLCREEK ALL PROPERTIES

January through March

	2012	2013	% Change
Median Price .....	\$728,000	\$87,500	-87.98%
Average Price .....	\$811,000	\$859,600	5.99%
Average Days on Market .....	291	285	-2.06%
Highest Price .....	\$985,000	\$1,758,000	78.48%
Lowest Price .....	\$720,000	\$350,000	-51.39%
Properties Sold .....	3	5	66.67%
% Sold Price to Original List Price .....	91.50%	93.78%	2.49%

## PONDEROSA ALL PROPERTIES

January through March

	2012	2013	% Change
Median Price .....	\$637,500	\$1,750,000	174.51%
Average Price .....	\$1,888,000	\$2,022,000	7.10%
Average Days on Market .....	129	310	140.31%
Highest Price .....	\$5,875,000	\$3,350,000	-42.98%
Lowest Price .....	\$402,000	\$210,000	-47.76%
Properties Sold .....	4	5	25.00%
% Sold Price to Original List Price .....	101.27%	95.24%	-5.95%

# INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

## LOWER TYNER ALL PROPERTIES

January through March

Median Price .....	\$800,000	\$1,900,000	137.50%
Average Price .....	\$853,000	\$1,900,000	122.74%
Average Days on Market .....	295	655	122.03%
Highest Price .....	\$1,200,000	\$1,900,000	58.33%
Lowest Price .....	\$485,000	\$1,900,000	291.75%
Properties Sold .....	5	2	-60.00%
% Sold Price to Original List Price .....	88.54%	84.48%	-4.58%

	2012	2013	% Change
Median Price .....	\$800,000	\$1,900,000	137.50%
Average Price .....	\$853,000	\$1,900,000	122.74%
Average Days on Market .....	295	655	122.03%
Highest Price .....	\$1,200,000	\$1,900,000	58.33%
Lowest Price .....	\$485,000	\$1,900,000	291.75%
Properties Sold .....	5	2	-60.00%
% Sold Price to Original List Price .....	88.54%	84.48%	-4.58%

## UPPER TYNER ALL PROPERTIES

January through March

Median Price .....	\$585,000	\$775,000	32.48%
Average Price .....	\$585,000	\$823,220	40.72%
Average Days on Market .....	202	148	-26.73%
Highest Price .....	\$590,000	\$1,250,000	111.86%
Lowest Price .....	\$580,000	\$440,000	-24.14%
Properties Sold .....	2	5	150.00%
% Sold Price to Original List Price .....	94.51%	95.44%	0.98%

	2012	2013	% Change
Median Price .....	\$585,000	\$775,000	32.48%
Average Price .....	\$585,000	\$823,220	40.72%
Average Days on Market .....	202	148	-26.73%
Highest Price .....	\$590,000	\$1,250,000	111.86%
Lowest Price .....	\$580,000	\$440,000	-24.14%
Properties Sold .....	2	5	150.00%
% Sold Price to Original List Price .....	94.51%	95.44%	0.98%

## JENNIFER ALL PROPERTIES

January through March

Median Price .....	N/A	\$440,000	100.00%
Average Price .....	N/A	\$454,000	100.00%
Average Days on Market .....	N/A	116	100.00%
Highest Price .....	N/A	\$530,000	100.00%
Lowest Price .....	N/A	\$370,000	100.00%
Properties Sold .....	N/A	5	100.00%
% Sold Price to Original List Price .....	N/A	95.66%	100.00%

	2012	2013	% Change
Median Price .....	N/A	\$440,000	100.00%
Average Price .....	N/A	\$454,000	100.00%
Average Days on Market .....	N/A	116	100.00%
Highest Price .....	N/A	\$530,000	100.00%
Lowest Price .....	N/A	\$370,000	100.00%
Properties Sold .....	N/A	5	100.00%
% Sold Price to Original List Price .....	N/A	95.66%	100.00%

## APOLLO ALL PROPERTIES

January through March

Median Price .....	\$1,180,000	N/A	-100.00%
Average Price .....	\$1,180,000	N/A	-100.00%
Average Days on Market .....	205	N/A	-100.00%
Highest Price .....	\$1,180,000	N/A	-100.00%
Lowest Price .....	\$1,180,000	N/A	-100.00%
Properties Sold .....	1	N/A	-100.00%
% Sold Price to Original List Price .....	91.12%	N/A	-100.00%

	2012	2013	% Change
Median Price .....	\$1,180,000	N/A	-100.00%
Average Price .....	\$1,180,000	N/A	-100.00%
Average Days on Market .....	205	N/A	-100.00%
Highest Price .....	\$1,180,000	N/A	-100.00%
Lowest Price .....	\$1,180,000	N/A	-100.00%
Properties Sold .....	1	N/A	-100.00%
% Sold Price to Original List Price .....	91.12%	N/A	-100.00%

# INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA



## CENTRAL ALL PROPERTIES

January through March

	2012	2013	% Change
Median Price .....	\$250,000	\$301,000	20.40%
Average Price .....	\$308,183	\$383,671	24.49%
Average Days on Market .....	179	201	12.29%
Highest Price .....	\$530,000	\$1,770,000	233.96%
Lowest Price .....	\$155,000	\$110,000	-29.03%
Properties Sold .....	12	24	100.00%
% Sold Price to Original List Price .....	94.14%	91.45%	-2.86%

## THE WOODS ALL PROPERTIES

January through March

	2012	2013	% Change
Median Price .....	\$451,750	\$420,000	-7.03%
Average Price .....	\$552,563	\$697,000	26.14%
Average Days on Market .....	194	117	-39.69%
Highest Price .....	\$1,750,000	\$1,950,000	11.43%
Lowest Price .....	\$120,000	\$280,000	133.33%
Properties Sold .....	8	5	-37.50%
% Sold Price to Original List Price .....	91.68%	94.65%	3.24%

## CHAMPIONSHIP GOLF COURSE ALL PROPERTIES

January through March

	2012	2013	% Change
Median Price .....	\$389,000	\$1,077,500	176.99%
Average Price .....	\$471,975	\$1,179,375	149.88%
Average Days on Market .....	437	181	-58.58%
Highest Price .....	\$839,900	\$2,220,000	164.32%
Lowest Price .....	\$270,000	\$410,000	51.85%
Properties Sold .....	4	8	100.00%
% Sold Price to Original List Price .....	96.37%	91.38%	-5.18%

## EXECUTIVE GOLF COURSE ALL PROPERTIES

January through March

	2012	2013	% Change
Median Price .....	\$529,500	\$759,000	43.34%
Average Price .....	\$529,500	\$659,902	24.63%
Average Days on Market .....	368	307	-16.58%
Highest Price .....	\$825,000	\$960,000	16.36%
Lowest Price .....	\$234,000	\$379,000	61.97%
Properties Sold .....	2	5	150.00%
% Sold Price to Original List Price .....	90.75%	95.56%	5.30%

# INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA



## SKI WAY ALL PROPERTIES

January through March

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

2012	2013	% Change
\$329,000	\$295,000	-10.33%
\$329,250	\$335,090	1.77%
252	66	-73.81%
\$499,000	\$552,500	10.72%
\$160,000	\$200,000	25.00%
4	5	25.00%
97.44%	94.23%	-3.29%

## EASTERN SLOPE ALL PROPERTIES

January through March

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

2012	2013	% Change
\$650,000	\$1,275,000	96.15%
\$768,380	\$1,269,000	65.15%
248	180	-27.42%
\$1,125,000	\$2,230,000	98.22%
\$537,000	\$700,000	30.35%
5	5	0.00%
94.28%	93.82%	-0.49%

## MICROMARKET REPORT | INCLINE VILLAGE

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