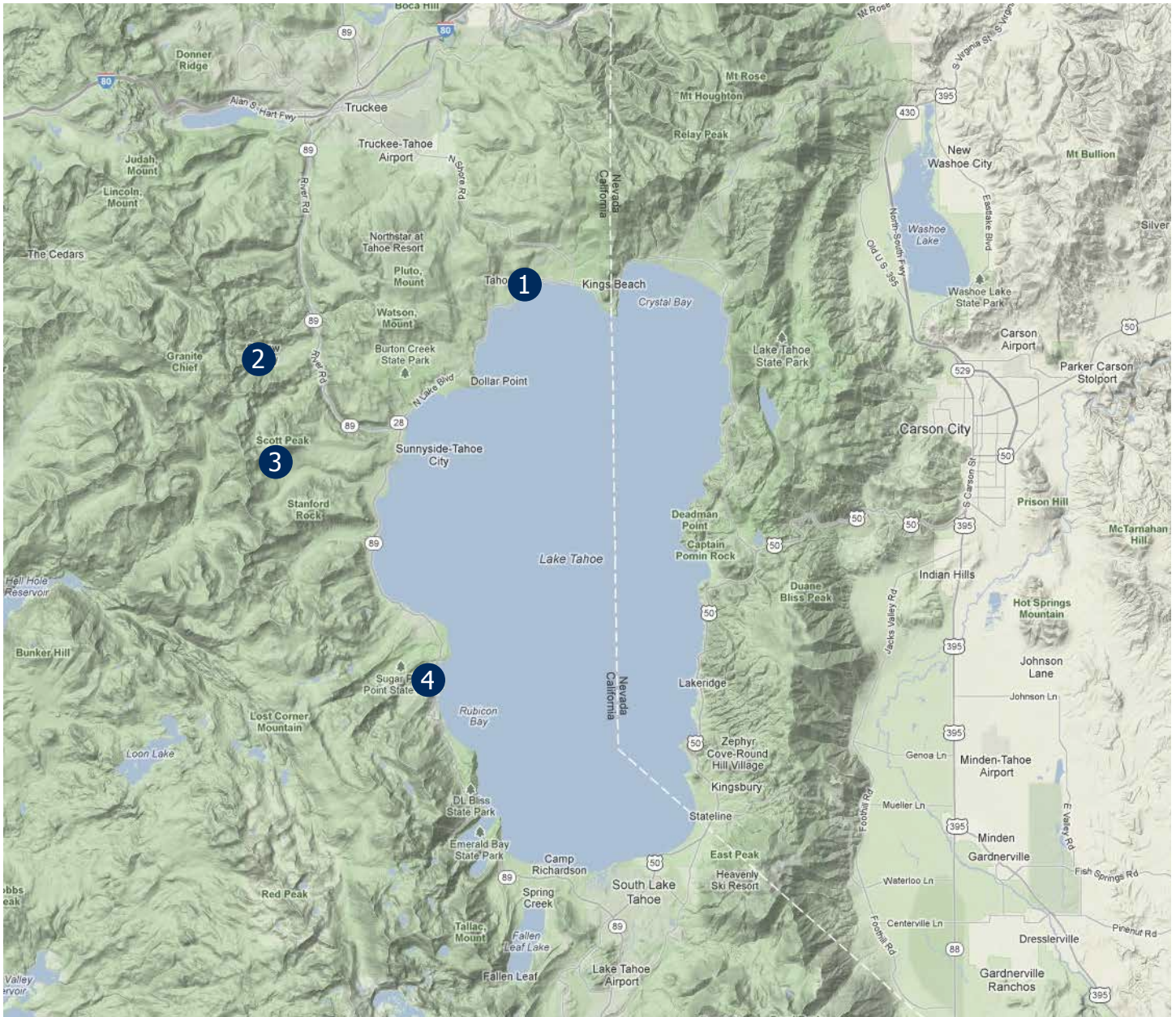


MICROMARKET REPORT | NORTH & WEST SHORE LAKE TAHOE



Sierra | **Sotheby's**
INTERNATIONAL REALTY

NORTH AND WEST SHORE LAKE TAHOE NEIGHBORHOODS



1. Lake Tahoe - North Shore
2. Squaw Valley
3. Alpine Meadows
4. Lake Tahoe - West Shore



NORTH & WEST SHORE LAKE TAHOE MARKET | MARKETS BY AREA

NORTH SHORE SINGLE FAMILY LAKEFRONT

January through December

	2012	2013	% Change
Median Price	\$3,060,000	\$3,007,500	-1.72%
Average Price	\$3,718,165	\$3,103,958	-16.52%
Average Days on Market	515	210	-59.22%
Highest Price.....	\$8,600,000	\$5,250,000	-38.95%
Lowest Price	\$900,000	\$1,520,000	68.89%
Properties Sold	13	12	-7.69%
% Sold Price to List Price.....	89.16%	92.48%	3.72%

NORTH SHORE SINGLE FAMILY NON-LAKEFRONT

January through December

	2012	2013	% Change
Median Price	\$399,000	\$475,000	19.05%
Average Price	\$523,121	\$552,816	5.68%
Average Days on Market	112	0	-100.00%
Highest Price.....	\$4,250,000	\$2,200,000	-48.24%
Lowest Price	\$76,125	\$104,000	36.62%
Properties Sold	196	139	-29.08%
% Sold Price to List Price.....	95.15%	104.66%	10.00%

NORTH SHORE CONDOMINIUMS

January through December

	2012	2013	% Change
Median Price	\$219,000	\$298,000	36.07%
Average Price	\$305,459	\$406,498	33.08%
Average Days on Market	131	161	22.90%
Highest Price.....	\$1,225,000	\$1,595,000	30.20%
Lowest Price	\$54,849	\$1,595,000	2,807.98%
Properties Sold	75	69	-8.00%
% Sold Price to List Price.....	94.16%	93.36%	-0.85%

WEST SHORE SINGLE FAMILY LAKEFRONT

January through December

	2012	2013	% Change
Median Price	\$3,435,000	\$4,850,000	41.19%
Average Price	\$5,661,878	\$5,125,000	-9.48%
Average Days on Market	231	124	-46.32%
Highest Price.....	\$17,250,000	\$9,495,000	-44.96%
Lowest Price	\$1,800,000	\$2,155,000	19.72%
Properties Sold	17	8	-52.94%
% Sold Price to List Price.....	85.09%	93.96%	10.43%



NORTH & WEST SHORE LAKE TAHOE MARKET | MARKETS BY AREA

WEST SHORE SINGLE FAMILY NON-LAKEFRONT

January through December

	2012	2013	% Change
Median Price	\$395,000	\$467,500	18.35%
Average Price	\$468,479	\$529,567	13.04%
Average Days on Market	98	114	16.32%
Highest Price	\$1,800,000	\$1,675,000	-6.94%
Lowest Price	\$76,000	\$1,000	-98.68%
Properties Sold	113	114	0.88%
% Sold Price to List Price	94.18%	95.66%	1.57%

WEST SHORE CONDOMINIUMS

January through December

	2012	2013	% Change
Median Price	\$560,000	\$965,000	72.32%
Average Price	\$1,077,264	\$1,202,166	11.59%
Average Days on Market	112	151	34.82%
Highest Price	\$3,900,000	\$3,900,000	0.00%
Lowest Price	\$110,000	\$120,000	9.09%
Properties Sold	17	15	-11.76%
% Sold Price to List Price	91.31%	95.58%	4.67%

SQUAW VALLEY SINGLE FAMILY

January through December

	2012	2013	% Change
Median Price	\$895,750	\$1,750,000	95.37%
Average Price	\$955,111	\$1,841,081	92.76%
Average Days on Market	295	214	-27.45%
Highest Price	\$2,050,000	\$8,500,000	314.63%
Lowest Price	\$420,000	\$590,000	40.48%
Properties Sold	18	19	5.56%
% Sold Price to List Price	94.00%	93.17%	-0.88%

SQUAW VALLEY CONDOMINIUMS

January through December

	2012	2013	% Change
Median Price	\$315,000	\$444,500	41.11%
Average Price	\$364,671	\$493,492	35.33%
Average Days on Market	128	283	121.09%
Highest Price	\$825,000	\$1,637,500	98.48%
Lowest Price	\$84,000	\$165,000	96.43%
Properties Sold	45	48	6.67%
% Sold Price to List Price	96.28%	94.77%	-1.57%



NORTH & WEST SHORE LAKE TAHOE MARKET | MARKETS BY AREA

ALPINE MEADOWS SINGLE FAMILY

January through December

	2012	2013	% Change
Median Price	\$565,000	\$592,500	4.87%
Average Price	\$567,631	\$659,625	16.21%
Average Days on Market	102	72	-29.41%
Highest Price	\$950,000	\$1,446,382	52.25%
Lowest Price	\$100,000	\$330,000	230.00%
Properties Sold	19	15	-21.05%
% Sold Price to List Price	94.49%	95.46%	1.03%

ALPINE MEADOWS CONDOMINIUMS

January through December

	2012	2013	% Change
Median Price	\$210,000	\$292,500	39.29%
Average Price	\$237,800	\$309,750	30.26%
Average Days on Market	73	71	-2.74%
Highest Price	\$347,000	\$435,000	25.36%
Lowest Price	\$200,000	\$219,000	9.50%
Properties Sold	5	4	-20.00%
% Sold Price to List Price	99.04%	56.80%	-42.65%

MICROMARKET REPORT | NORTH & WEST SHORE LAKE TAHOE

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
P.O. Box #1370
Zephyr Cove, NV 89448
(775) 588-7710
info@sierrasothebysrealty.com

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