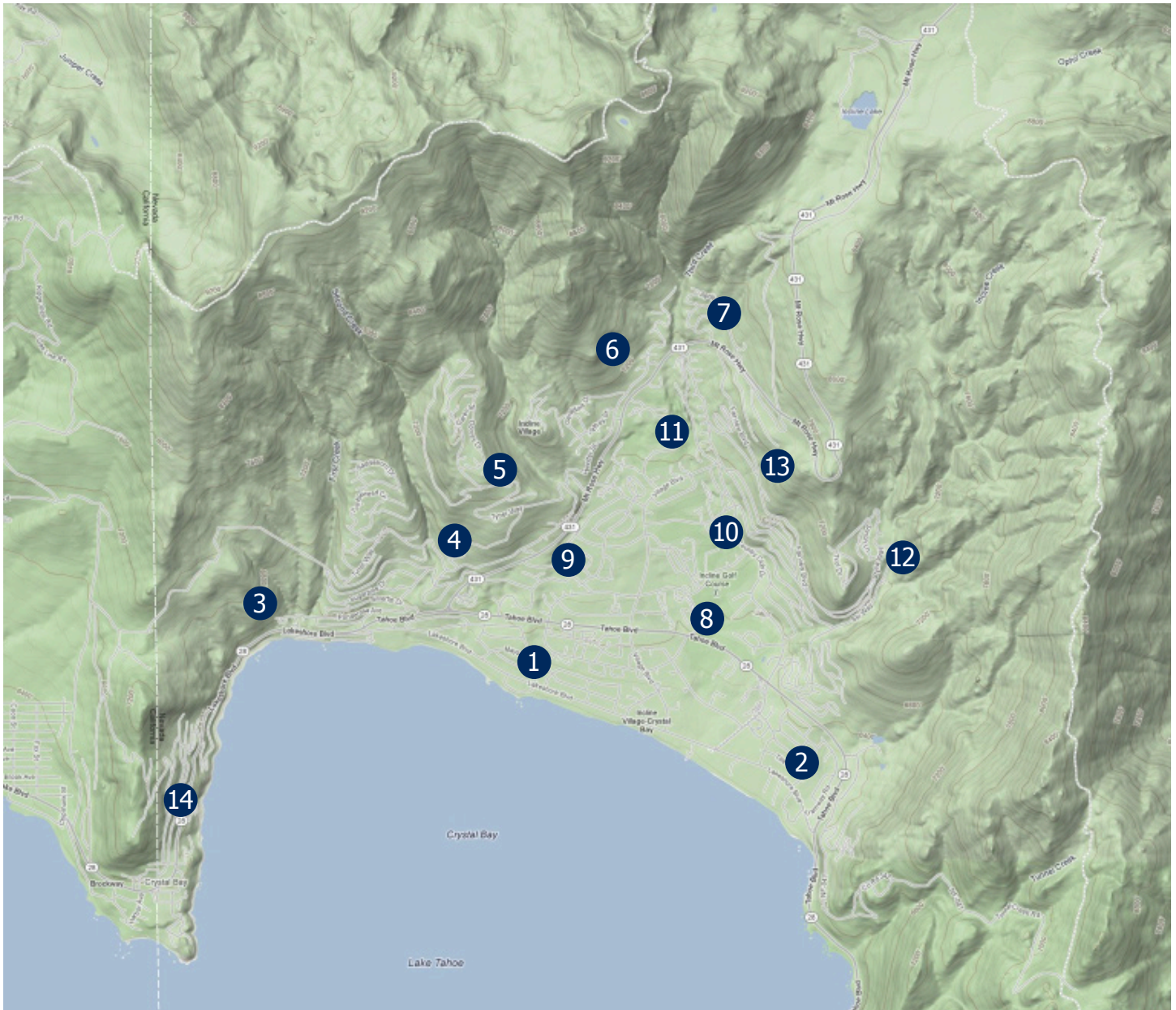


MICROMARKET REPORT | INCLINE VILLAGE



Sierra | Sotheby's
INTERNATIONAL REALTY

INCLINE VILLAGE LAKE TAHOE NEIGHBORHOODS



- | | | |
|-------------------------|------------------------------|---------------------------|
| 1. Lakeview Subdivision | 6. Jennifer | 11. Golf Course Executive |
| 2. Millcreek | 7. Apollo | 12. Ski Way |
| 3. Ponderosa | 8. Central | 13. Eastern Slope |
| 4. Lower Tyner | 9. The Woods | 14. Crystal Bay |
| 5. Upper Tyner | 10. Golf Course Championship | |

INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

SINGLE FAMILY NON-LAKEFRONT

January through June

Median Price	Average Price	Average Days on Market	Highest Price	Lowest Price	Properties Sold	% Sold Price to Original List Price
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2013	2014	% Change
\$957,500	\$955,000	0%
\$1,266,143	\$1,292,120	2%
229	184	-20%
\$3,775,000	\$5,950,000	58%
\$210,000	\$395,000	88%
104	61	-41%
94%	94%	0%

CONDO NON-LAKEFRONT

January through June

Median Price	Average Price	Average Days on Market	Highest Price	Lowest Price	Properties Sold	% Sold Price to Original List Price
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2013	2014	% Change
\$380,000	\$405,500	7%
\$447,965	\$506,433	13%
214	114	-47%
\$1,770,000	\$2,149,000	21%
\$110,000	\$133,000	21%
101	86	-15%
95%	96%	1%

SINGLE FAMILY LAKEFRONT

January through June

Median Price	Average Price	Average Days on Market	Highest Price	Lowest Price	Properties Sold	% Sold Price to Original List Price
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2013	2014	% Change
\$5,950,000	\$7,275,000	22%
\$7,732,143	\$7,847,500	1%
230	78	-66%
\$15,500,000	\$13,000,000	-16%
\$1,700,000	\$2,400,000	41%
7	4	-43%
85%	92%	8%

CONDO LAKEFRONT

January through June

Median Price	Average Price	Average Days on Market	Highest Price	Lowest Price	Properties Sold	% Sold Price to Original List Price
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2013	2014	% Change
\$1,200,000	\$1,950,000	63%
\$1,378,750	\$2,357,143	71%
216	109	-50%
\$2,175,000	\$6,725,000	209%
\$940,000	\$1,200,000	28%
4	7	75%
88%	94%	7%

INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

CRYSTAL BAY ALL PROPERTIES

January through June

	2013	2014	% Change
Median Price	\$849,000	\$1,982,500	134%
Average Price	\$1,869,135	\$2,768,333	48%
Average Days on Market	210	157	-25%
Highest Price	\$5,500,000	\$6,725,000	22%
Lowest Price	\$278,538	\$1,170,000	320%
Properties Sold	4	6	50%
% Sold Price to Original List Price	89%	92%	4%

LAKEVIEW SUBDIVISION ALL PROPERTIES

January through June

	2013	2014	% Change
Median Price	\$1,892,500	\$1,394,000	-26%
Average Price	\$1,842,875	\$1,519,462	-18%
Average Days on Market	266	145	-45%
Highest Price	\$2,850,000	\$3,715,000	30%
Lowest Price	\$850,000	\$429,000	-50%
Properties Sold	8	13	63%
% Sold Price to Original List Price	96%	94%	-2%

MILLCREEK ALL PROPERTIES

January through June

	2013	2014	% Change
Median Price	\$787,500	\$645,000	-18%
Average Price	\$1,106,214	\$766,000	-31%
Average Days on Market	162	141	-13%
Highest Price	\$3,775,000	\$1,495,000	-60%
Lowest Price	\$270,000	\$370,000	37%
Properties Sold	14	5	-64%
% Sold Price to Original List Price	94%	98%	4%

PONDEROSA ALL PROPERTIES

January through June

	2013	2014	% Change
Median Price	\$822,500	\$1,225,000	49%
Average Price	\$1,251,429	\$1,611,250	29%
Average Days on Market	204	144	-29%
Highest Price	\$3,350,000	\$2,962,500	-12%
Lowest Price	\$210,000	\$625,000	198%
Properties Sold	14	6	-57%
% Sold Price to Original List Price	96%	90%	-6%

INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

LOWER TYNER ALL PROPERTIES

January through June

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

2013	2014	% Change
\$1,495,000	\$1,015,000	-32%
\$1,422,111	\$1,229,689	-14%
265	231	-13%
\$2,425,000	\$3,300,000	36%
\$409,000	\$539,000	32%
9	8	-11%
93%	94%	1%

UPPER TYNER ALL PROPERTIES

January through June

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

2013	2014	% Change
\$935,000	\$775,000	-17%
\$1,016,610	\$750,467	-26%
145	83	-43%
\$2,100,000	\$1,200,000	-43%
\$440,000	\$419,800	-5%
10	6	-40%
95%	96%	1%

JENNIFER ALL PROPERTIES

January through June

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

2013	2014	% Change
\$440,000	\$651,650	48%
\$469,333	\$1,195,230	155%
178	284	60%
\$667,500	\$5,950,000	791%
\$370,000	\$505,000	36%
9	10	11%
96%	94%	-2%

APOLLO ALL PROPERTIES

January through June

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

2013	2014	% Change
\$802,238	\$1,237,500	54%
\$808,369	\$1,237,500	53%
354	140	-60%
\$880,000	\$1,600,000	82%
\$749,000	\$875,000	17%
4	2	-50%
95%	94%	-2%



INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

CENTRAL ALL PROPERTIES

January through June

	2013	2014	% Change
Median Price	\$301,000	\$395,000	31%
Average Price	\$380,000	\$453,876	19%
Average Days on Market	156	89	-43%
Highest Price	\$1,770,000	\$2,025,000	14%
Lowest Price	\$110,000	\$133,000	21%
Properties Sold	46	33	-28%
% Sold Price to Original List Price	94%	97%	3%

THE WOODS ALL PROPERTIES

January through June

	2013	2014	% Change
Median Price	\$452,500	\$675,000	49%
Average Price	\$665,625	\$660,272	-1%
Average Days on Market	150	111	-26%
Highest Price	\$1,950,000	\$1,126,632	-42%
Lowest Price	\$250,000	\$315,000	26%
Properties Sold	8	6	-25%
% Sold Price to Original List Price	96%	95%	-2%

CHAMPIONSHIP GOLF COURSE ALL PROPERTIES

January through June

	2013	2014	% Change
Median Price	\$773,500	\$718,000	-7%
Average Price	\$906,500	\$813,846	-10%
Average Days on Market	205	139	-32%
Highest Price	\$2,230,000	\$2,200,000	-1%
Lowest Price	\$295,000	\$290,000	-2%
Properties Sold	24	13	-46%
% Sold Price to Original List Price	95%	96%	2%

EXECUTIVE GOLF COURSE ALL PROPERTIES

January through June

	2013	2014	% Change
Median Price	\$771,500	\$917,500	19%
Average Price	\$713,875	\$844,300	18%
Average Days on Market	288	71	-75%
Highest Price	\$1,465,000	\$1,235,000	-16%
Lowest Price	\$335,000	\$368,000	10%
Properties Sold	16	10	-38%
% Sold Price to Original List Price	95%	96%	1%



INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

SKI WAY ALL PROPERTIES

January through June

	2013	2014	% Change
Median Price	\$397,500	\$335,500	-16%
Average Price	\$438,748	\$447,067	2%
Average Days on Market	164	153	7%
Highest Price	\$850,000	\$1,575,000	85%
Lowest Price	\$200,000	\$225,000	13%
Properties Sold	20	28	40%
% Sold Price to Original List Price	96%	95%	-1%

EASTERN SLOPE ALL PROPERTIES

January through June

	2013	2014	% Change
Median Price	\$1,412,500	\$1,302,500	-8%
Average Price	\$1,602,215	\$1,450,667	-9%
Average Days on Market	277	243	-12%
Highest Price	\$3,450,000	\$3,800,000	10%
Lowest Price	\$235,000	\$219,000	-7%
Properties Sold	20	6	-70%
% Sold Price to Original List Price	92%	95%	3%

MICROMARKET REPORT | INCLINE VILLAGE

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