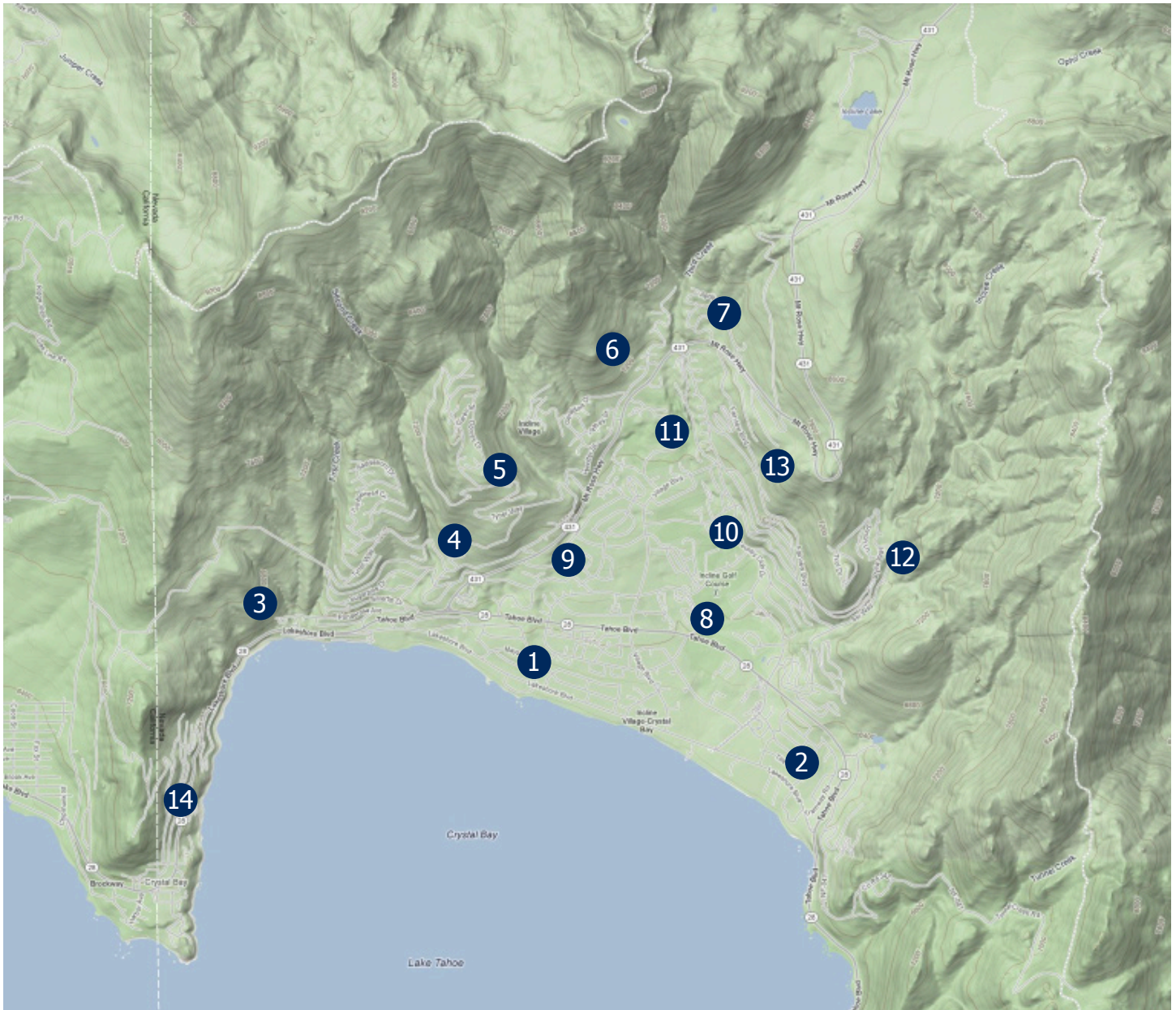


MICROMARKET REPORT | INCLINE VILLAGE



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 LAKEFRONT

January through September

	2013	2014	% Change
Median Price	\$6,100,000	\$10,400,000	70%
Average Price	\$8,145,833	\$7,592,857	-7%
Average Days on Market	523	235	-55%
Average Price/Square Foot.....	\$1,449	\$1,408	-3%
Highest Price	\$19,750,000	\$13,000,000	-34%
Lowest Price	\$1,700,000	\$2,300,000	35%
Properties Sold	12	7	-42%
% Sold Price to Original List Price	90%	91%	1%

SINGLE FAMILY NON-LAKEFRONT

January through September

	2013	2014	% Change
Median Price	\$916,250	\$997,000	9%
Average Price	\$1,203,654	\$1,269,982	12%
Average Days on Market	343	224	-35%
Average Price/Square Foot.....	\$357	\$388	9%
Highest Price	\$3,775,000	\$5,950,000	58%
Lowest Price	\$210,000	\$395,000	88%
Properties Sold	156	94	-40%
% Sold Price to Original List Price	94%	94%	0%

CONDO LAKEFRONT

January through September

	2013	2014	% Change
Median Price	\$1,218,750	\$1,311,500	8%
Average Price	\$1,335,250	\$2,036,955	53%
Average Days on Market	522	120	-77%
Average Price/Square Foot.....	\$794	\$896	13%
Highest Price	\$2,175,000	\$6,725,000	209%
Lowest Price	\$880,000	\$995,000	13%
Properties Sold	11	11	0%
% Sold Price to Original List Price	92%	94%	2%

CONDO NON-LAKEFRONT

January through September

	2013	2014	% Change
Median Price	\$400,000	\$425,000	6%
Average Price	\$470,932	\$506,218	7%
Average Days on Market	285	167	-41%
Average Price/Square Foot.....	\$275	\$301	9%
Highest Price	\$1,770,000	\$2,025,000	14%
Lowest Price	\$110,000	\$133,000	21%
Properties Sold	173	139	-20%
% Sold Price to Original List Price	96%	96%	0%

INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

CRYSTAL BAY ALL PROPERTIES

January through September

	2013	2014	% Change
Median Price	\$920,000	\$1,950,000	112%
Average Price	\$1,754,967	\$2,967,182	69%
Average Days on Market	412	301	-27%
Average Price/Square Foot.....	\$657	\$848	29%
Highest Price	\$6,250,000	\$10,400,000	66%
Lowest Price	\$278,538	\$610,000	119%
Properties Sold	14	11	-21%
% Sold Price to Original List Price.....	93%	93%	0%

LAKEVIEW SUBDIVISION ALL PROPERTIES

January through September

	2013	2014	% Change
Median Price	\$1,375,000	\$1,394,000	1%
Average Price	\$1,539,367	\$1,445,024	-6%
Average Days on Market	345	59	-83%
Average Price/Square Foot.....	\$418	\$459	10%
Highest Price	\$2,850,000	\$3,715,000	30%
Lowest Price	\$625,000	\$222,500	-64%
Properties Sold	15	21	40%
% Sold Price to Original List Price.....	95%	95%	0%

MILLCREEK ALL PROPERTIES

January through September

	2013	2014	% Change
Median Price	\$664,500	\$700,001	5%
Average Price	\$923,900	\$855,000	-7%
Average Days on Market	302	158	-48%
Average Price/Square Foot.....	\$350	\$396	13%
Highest Price	\$3,775,000	\$1,495,000	-60%
Lowest Price	\$270,000	\$370,000	37%
Properties Sold	20	11	-45%
% Sold Price to Original List Price.....	94%	96%	1%

PONDEROSA ALL PROPERTIES

January through September

	2013	2014	% Change
Median Price	\$795,000	\$1,225,000	54%
Average Price	\$1,181,118	\$1,528,438	29%
Average Days on Market	325	347	7%
Average Price/Square Foot.....	\$345	\$322	-7%
Highest Price	\$3,350,000	\$2,962,500	-12%
Lowest Price	\$210,000	\$625,000	198%
Properties Sold	17	8	-53%
% Sold Price to Original List Price.....	95%	92%	-4%

INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

LOWER TYNER ALL PROPERTIES

January through September

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

2013	2014	% Change
\$877,500	\$1,015,000	16%
\$1,259,839	\$1,241,252	-1%
282	164	-42%
\$390	\$409	5%
\$2,550,000	\$3,300,000	29%
\$409,000	\$539,000	32%
18	10	-44%
94%	94%	0%

UPPER TYNER ALL PROPERTIES

January through September

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

2013	2014	% Change
\$1,020,000	\$850	-100%
\$1,090,400	\$796,114	-27%
102	145	42%
\$350	\$316	-10%
\$2,200,000	\$1,200,000	-45%
\$440,000	\$419,800	-5%
14	7	-50%
95%	96%	1%

JENNIFER ALL PROPERTIES

January through September

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

2013	2014	% Change
\$492,000	\$680,000	38%
\$528,929	\$1,066,620	102%
304	362	19%
\$282	\$332	18%
\$879,000	\$5,950,000	577%
\$345,000	\$497,500	44%
14	15	7%
97%	94%	-3%

APOLLO ALL PROPERTIES

January through September

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

2013	2014	% Change
\$844,475	\$1,237,500	47%
\$929,639	\$1,237,500	33%
294	250	-15%
\$288	\$349	21%
\$1,625,000	\$1,600,000	-2%
\$399,000	\$875,000	119%
7	2	-71%
96%	94%	-2%

INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

CENTRAL ALL PROPERTIES

January through September

	2013	2014	% Change
Median Price	\$395,000	\$422,500	7%
Average Price	\$428,345	\$451,206	5%
Average Days on Market	275	127	-54%
Average Price/Square Foot.....	\$281	\$301	7%
Highest Price	\$1,770,000	\$2,149,000	21%
Lowest Price	\$110,000	\$133,000	21%
Properties Sold	81	59	-27%
% Sold Price to Original List Price.....	96%	97%	1%

THE WOODS ALL PROPERTIES

January through September

	2013	2014	% Change
Median Price	\$603,500	\$652,500	8%
Average Price	\$680,088	\$658,329	-3%
Average Days on Market	128	138	8%
Average Price/Square Foot.....	\$282	\$308	9%
Highest Price	\$1,950,000	\$1,126,632	-42%
Lowest Price	\$230,000	\$315,000	37%
Properties Sold	17	8	-53%
% Sold Price to Original List Price.....	97%	94%	-3%

CHAMPIONSHIP GOLF COURSE ALL PROPERTIES

January through September

	2013	2014	% Change
Median Price	\$710,500	\$594,500	-16%
Average Price	\$849,966	\$679,785	-20%
Average Days on Market	349	263	-25%
Average Price/Square Foot.....	\$310	\$395	27%
Highest Price	\$2,950,000	\$2,200,000	-25%
Lowest Price	\$136,500	\$290,000	112%
Properties Sold	44	26	-41%
% Sold Price to Original List Price.....	95%	97%	1%

EXECUTIVE GOLF COURSE ALL PROPERTIES

January through September

	2013	2014	% Change
Median Price	\$759,000	\$999,000	32%
Average Price	\$695,708	\$982,077	41%
Average Days on Market	463	223	-52%
Average Price/Square Foot.....	\$285	\$342	20%
Highest Price	\$1,465,000	\$2,200,000	50%
Lowest Price	\$335,000	\$368,000	10%
Properties Sold	23	13	-43%
% Sold Price to Original List Price.....	95%	96%	1%



INCLINE VILLAGE LAKE TAHOE MARKET | MARKETS BY AREA

SKI WAY ALL PROPERTIES

January through September

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

	2013	2014	% Change
Median Price	\$395,000	\$343,000	-13%
Average Price	\$427,869	\$461,780	8%
Average Days on Market	275	210	-24%
Average Price/Square Foot.....	\$264	\$277	5%
Highest Price	\$850,000	\$1,575,000	85%
Lowest Price	\$200,000	\$225,000	13%
Properties Sold	27	38	41%
% Sold Price to Original List Price.....	96%	95%	-1%

EASTERN SLOPE ALL PROPERTIES

January through September

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

	2013	2014	% Change
Median Price	\$1,525,000	\$1,160,000	-24%
Average Price	\$1,608,572	\$1,528,417	-5%
Average Days on Market	495	205	-59%
Average Price/Square Foot.....	\$375	\$422	13%
Highest Price	\$3,450,000	\$5,100,000	48%
Lowest Price	\$235,000	\$219,000	-7%
Properties Sold	25	12	-52%
% Sold Price to Original List Price.....	92%	92%	0%

MICROMARKET REPORT | INCLINE VILLAGE

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