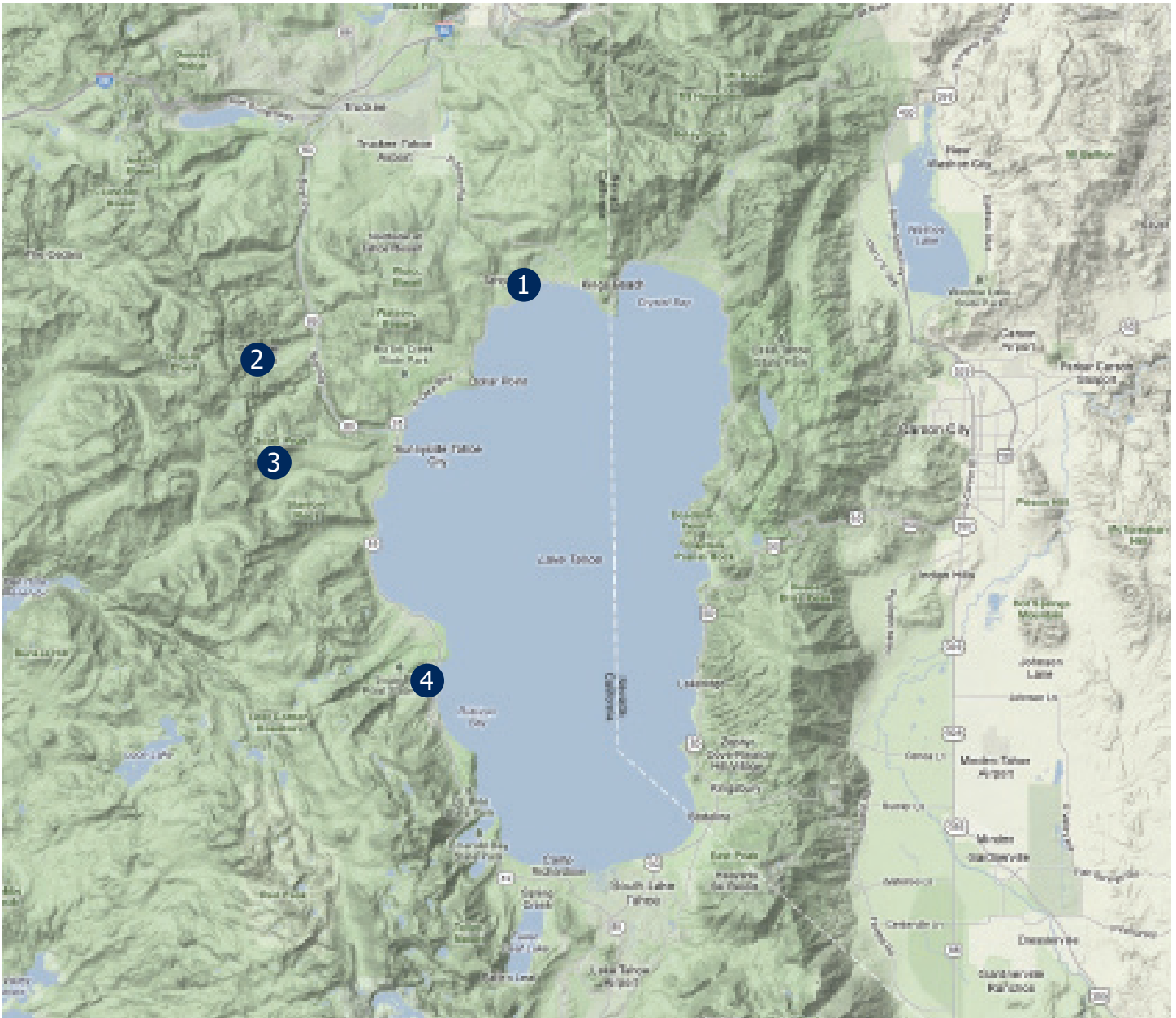


MICROMARKET REPORT | NORTH & WEST SHORE LAKE TAHOE



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 March

	2014	2015	% Change
Median Price	\$2,125,000	\$3,675,000	73%
Average Price	\$4,534,333	\$3,612,750	-20%
Average Days on Market	132	225	70%
Highest Price.....	\$10,550,000	\$4,900,000	-54%
Lowest Price	\$928,000	\$2,201,000	137%
Properties Sold	3	4	33%
% Sold Price to List Price.....	92%	95%	3%

NORTH SHORE SINGLE FAMILY NON-LAKEFRONT

January through March

	2014	2015	% Change
Median Price	\$612,500	\$570,500	-7%
Average Price	\$783,695	\$574,681	-27%
Average Days on Market	81	124	53%
Highest Price.....	\$2,791,800	\$985,000	-65%
Lowest Price	\$213,000	\$188,000	-12%
Properties Sold	22	22	0%
% Sold Price to List Price.....	94%	97%	3%

NORTH SHORE CONDOMINIUMS

January through March

	2014	2015	% Change
Median Price	\$255,000	\$335,000	31%
Average Price	\$356,030	\$364,666	2%
Average Days on Market	152	56	-63%
Highest Price.....	\$1,150,000	\$1,000,000	-13%
Lowest Price	\$47,500	\$133,000	180%
Properties Sold	13	15	15%
% Sold Price to List Price.....	96%	97%	0%

WEST SHORE SINGLE FAMILY LAKEFRONT

January through March

	2014	2015	% Change
Median Price	\$14,000,000	\$8,300,000	--41%
Average Price	\$14,000,000	\$8,300,000	-41%
Average Days on Market	632	408	-35%
Highest Price.....	\$14,000,000	\$8,850,000	-37%
Lowest Price	\$14,000,000	\$7,750,000	-45%
Properties Sold	1	2	100%
% Sold Price to List Price.....	82%	107%	29%



NORTH & WEST SHORE LAKE TAHOE MARKET | MARKETS BY AREA

WEST SHORE SINGLE FAMILY NON-LAKEFRONT

January through March

	2014	2015	% Change
Median Price	\$480,000	\$478,500	0%
Average Price	\$618,995	\$600,993	-3%
Average Days on Market	67	187	179%
Highest Price	\$1,506,500	\$1,800,000	19%
Lowest Price	\$172,500	\$206,325	20%
Properties Sold	11	26	136%
% Sold Price to List Price	100%	95%	-5%

WEST SHORE CONDOMINIUMS

January through March

	2014	2015	% Change
Median Price	\$1,825,000	\$0	-100%
Average Price	\$1,825,000	\$0	-100%
Average Days on Market	1	0	-100%
Highest Price	\$1,825,000	\$0	-100%
Lowest Price	\$1,825,000	\$0	-100%
Properties Sold	1	0	-100%
% Sold Price to List Price	100%	0%	-100%

SQUAW VALLEY SINGLE FAMILY

January through March

	2014	2015	% Change
Median Price	\$1,487,500	\$0	-100%
Average Price	\$1,485,000	\$0	-100%
Average Days on Market	108	0	-100%
Highest Price	\$2,350,000	\$0	-100%
Lowest Price	\$650,000	\$0	-100%
Properties Sold	6	0	-100%
% Sold Price to List Price	92%	0%	-100%

SQUAW VALLEY CONDOMINIUMS

January through March

	2014	2015	% Change
Median Price	\$465,000	\$517,250	11%
Average Price	\$376,384	\$540,187	44%
Average Days on Market	180	367	104%
Highest Price	\$549,500	\$875,000	59%
Lowest Price	\$120,000	\$255,000	113%
Properties Sold	13	8	-38%
% Sold Price to List Price	96%	95%	-1%



NORTH & WEST SHORE LAKE TAHOE MARKET | MARKETS BY AREA

VILLAGE AT SQUAW VALLEY CONDOMINIUMS

January through March

	2014	2015	% Change
Median Price	\$487,500	\$300,000	-38%
Average Price	\$485,750	\$435,000	-10%
Average Days on Market	274	341	24%
Highest Price	\$549,500	\$710,000	29%
Lowest Price	\$418,500	\$295,000	-30%
Properties Sold	4	3	-25%
% Sold Price to List Price	96%	93%	-2%

ALPINE MEADOWS SINGLE FAMILY

January through March

	2014	2015	% Change
Median Price	\$490,000	\$1,205,000	146%
Average Price	\$490,000	\$914,833	87%
Average Days on Market	61	128	110%
Highest Price	\$490,000	\$1,750,000	257%
Lowest Price	\$490,000	\$334,500	-32%
Properties Sold	1	4	300%
% Sold Price to List Price	90%	88%	-3%

ALPINE MEADOWS CONDOMINIUMS

January through March

	2014	2015	% Change
Median Price	\$280,000	\$330,000	18%
Average Price	\$280,000	\$330,000	18%
Average Days on Market	89	31	-65%
Highest Price	\$280,000	\$330,000	18%
Lowest Price	\$280,000	\$330,000	18%
Properties Sold	1	1	0%
% Sold Price to List Price	97%	95%	-2%

MICROMARKET REPORT | NORTH & WEST LAKE

SQUAW VALLEY

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