

All Subdivisions - Single Family Residence
Currently on the Market August 13, 2009

Subdivision	Listings	Low	Median	High
Incline Lakefront	15	\$1,875,000	\$5,000,000	\$34,000,000
Millcreek	27	\$450,000	\$1,775,000	\$6,700,000
Eastern Slope	29	\$739,900	\$2,200,000	\$7,745,000
Mtn. Golf Course	9	\$1,070,000	\$1,219,000	\$6,850,000
Championship GC	24	\$479,900	\$1,570,000	\$3,895,000
Apollo	13	\$949,000	\$1,245,000	\$2,250,000
Woods	17	\$450,000	\$849,000	\$2,185,000
Lakeview	26	\$849,000	\$1,647,000	\$5,600,000
Ponderosa	25	\$545,000	\$1,599,000	\$11,499,000
Lower Tyner	17	\$749,000	\$1,050,000	\$3,695,000
Central	0	\$0	\$0	\$0
Upper Tyner	16	\$499,000	\$1,425,000	\$4,999,999
Jennifer	20	\$399,000	\$564,000	\$2,500,000
Crystal Bay	12	\$629,000	\$1,060,000	\$2,500,000
Ski Way	1	\$450,000	\$450,000	\$450,000
Crystal Bay LF	11	\$2,950,000	\$5,750,000	\$24,900,000
Total	262	\$399,000	\$1,572,500	\$34,000,000

Active Residentials By Price

Price Range	Homes
\$0 - \$600,000	= 25
\$600,000 - \$800,000	= 23
\$800,000 - \$1,000,000	= 31
\$1,000,000 - \$1,200,000	= 25
\$1,200,000 - \$1,400,000	= 19
\$1,400,000 - \$1,800,000	= 29
\$1,800,000 - \$2,000,000	= 18

Active Residentials By Price

Price Range	Homes
\$2,000,000 - \$2,500,000	= 17
\$2,500,000 - \$3,000,000	= 15
\$3,000,000 - \$4,000,000	= 27
\$4,000,000 - \$5,000,000	= 11
\$5,000,000 - \$8,000,000	= 11
\$8,000,000 +	= 11



687 Cristina Drive
\$1,850,000



585 Lakeshore Blvd.
\$34,000,000



986 Dorcey Drive
\$1,200,000

All Subdivisions - Single Family Residence
Currently Under Contract August 13, 2009

Subdivision	Listings	Low	Median	High
Incline Lakefront	0	\$0	\$0	\$0
Millcreek	0	\$0	\$0	\$0
Eastern Slope	2	\$1,795,000	\$3,147,500	\$4,500,000
Mtn. Golf Course	1	\$1,000,000	\$1,000,000	\$1,000,000
Championship GC	1	\$3,295,000	\$3,295,000	\$3,295,000
Apollo	0	\$0	\$0	\$0
Woods	2	\$425,000	\$462,500	\$499,999
Lakeview	2	\$2,490,000	\$2,514,844	\$2,545,688
Ponderosa	3	\$595,000	\$599,000	\$1,950,000
Lower Tyner	1	\$1,150,000	\$1,150,000	\$1,150,000
Central	0	\$0	\$0	\$0
Upper Tyner	4	\$525,000	\$599,500	\$1,874,000
Jennifer	1	\$788,500	\$788,500	\$788,500
Ski Way	0	\$0	\$0	\$0
Crystal Bay	0	\$0	\$0	\$0
Crystal Bay LF	0	\$0	\$0	\$0
Total	17	\$425,000	\$1,000,000	\$4,500,000

Under Contract Residentials By Price

Price Range	Homes
\$0 - \$1,000,000	= 9
\$1,000,000 - \$2,000,000	= 4
\$2,000,000 - \$3,000,000	= 2
\$3,000,000 - \$4,000,000	= 1
\$4,000,000 - \$5,000,000	= 1
\$5,000,000 +	= 0



800 Geraldine Drive
 \$788,500 - List



543 Knotty Pine
 \$1,950,000 - List

All Subdivisions - Single Family residence

Sold - 1/1/2009 - 8/13/2009

Subdivision	Listings	Low	Median	High	DOM
Incline Lakefront	2	\$1,650,000	\$4,500,000	\$7,350,000	225
Millcreek	3	\$565,927	\$795,000	\$2,450,000	255
Eastern Slope	5	\$535,000	\$1,483,600	\$3,200,000	192
Mtn. Golf Course	2	\$550,000	\$800,000	\$1,050,000	224
Championship GC	2	\$1,065,000	\$2,782,500	\$4,500,000	53
Apollo	2	\$1,450,000	\$1,675,000	\$1,900,000	145
Woods	3	\$450,500	\$805,000	\$925,000	283
Lakeview	4	\$701,000	\$1,507,500	\$3,675,000	257
Ponderosa	5	\$470,000	\$2,250,000	\$3,650,000	259
Lower Tyner	8	\$557,500	\$1,167,500	\$3,600,000	207
Central	0	\$0	\$0	\$0	0
Upper Tyner	6	\$370,000	\$602,500	\$1,300,000	278
Jennifer	5	\$475,000	\$640,000	\$700,000	159
Ski Way	0	\$0	\$0	\$0	0
Crystal Bay	1	\$2,950,000	\$2,950,000	\$2,950,000	136
Crystal Bay LF	0	\$0	\$0	\$0	0
Total	48	\$370,000	\$1,000,000	\$7,350,000	218

DOM = Days on Market

Residential Sales By Price	
Price Range	Homes
\$0 - \$600,000	= 12
\$600,000 - \$800,000	= 8
\$800,000- \$1,000,000	= 4
\$1,000,000 - \$1,200,000	= 4
\$1,200,000 - \$1,400,000	= 2
\$1,400,000 - \$1,800,000	= 4

Residential Sales By Price	
Price Range	Homes
\$1,800,000 - \$2,000,000	= 1
\$2,000,000 - \$3,000,000	= 7
\$3,000,000 - \$4,000,000	= 4
\$4,000,000- \$5,000,000	= 1
\$5,000,000 +	= 1



928 Dorcey Drive
\$595,000 - List
\$520,000- Sold

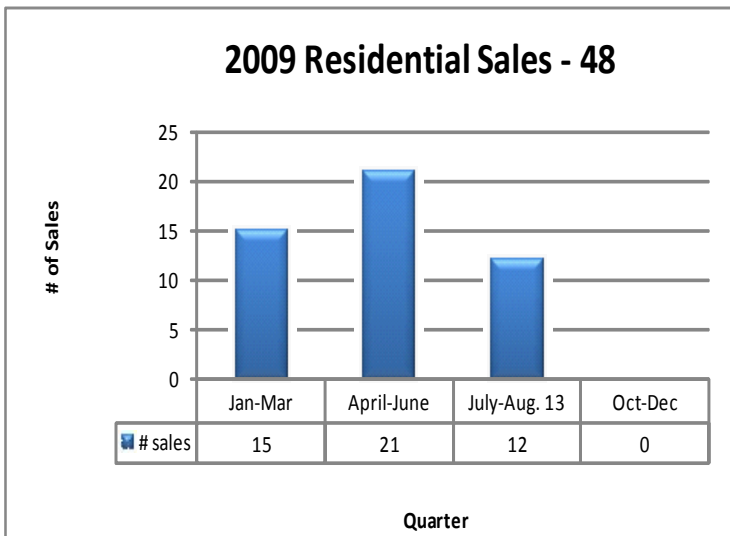


527 Sugarpine Drive
\$3,495,000 - List
\$2,607,950- Sold

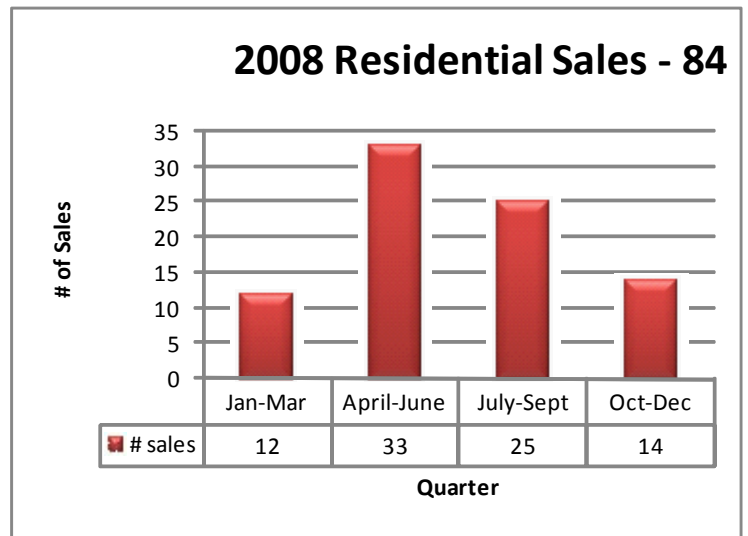


758 Tyner Way
\$2,495,000 List
\$2,005,000- Sold

Quarterly Sales 2006-2009 Single Family Residence



2009 Median List Price = \$1,174,000
2009 Median Sold Price = \$1,000,000



2008 Median List Price = \$1,250,000
2008 Median Sold Price = \$1,115,360



2007 Median List Price = \$1,295,000
2007 Median Sold Price = \$1,187,500



2006 Median List Price = \$1,180,000
2006 Median Sold Price = \$1,133,000