

Planned Unit Developments (PUDS)
Currently on the Market October 20, 2009

Complex Name	Listings	Low	Median	High
645 Country Club	1	\$400,000	\$400,000	\$400,000
943 Divot Ct.	1	\$849,000	\$849,000	\$849,000
Alpine Terrace	2	\$367,500	\$521,250	\$675,000
Aspen Woods	1	\$650,000	\$650,000	\$650,000
Cedar Crest	2	\$424,900	\$462,400	\$499,900
Country Club Villas	6	\$899,000	\$954,000	\$1,140,000
Deer Creek	1	\$1,050,000	\$1,050,000	\$1,050,000
Fairview Homes	2	\$799,000	\$945,500	\$1,092,000
The Glen	2	\$1,995,000	\$2,122,500	\$2,250,000
Glen Rock	2	\$359,000	\$434,500	\$510,000
Incline Creek	8	\$969,000	\$995,000	\$1,349,000
Incline Pines	1	\$588,000	\$588,000	\$588,000
Lake Country	2	\$1,235,000	\$1,240,000	\$1,245,000
Mount Clair Villas	1	\$348,000	\$348,000	\$348,000
Mt. Rose Chalet	2	\$335,000	\$342,000	\$349,000
No Name	1	\$625,000	\$625,000	\$625,000
Red Cedar	3	\$924,900	\$1,175,000	\$1,295,000
Sierra Bouquet	2	\$995,000	\$1,062,000	\$1,129,000
Ski Way	16	\$299,000	\$789,000	\$1,599,000
Tahoe Palisades	2	\$649,000	\$649,475	\$649,950
The Reserve	1	\$1,295,000	\$1,295,000	\$1,295,000
Woodcreek	3	\$1,195,000	\$1,195,000	\$1,195,000
Total	62	\$299,000	\$954,000	\$2,250,000

PUD Active By Price

Price Range	Number
\$0 - \$400,000	= 8
\$400,000 - \$500,000	= 3
\$500,000 - \$600,000	= 3
\$600,000 - \$800,000	= 10
\$800,000 - \$1,000,000	= 18
\$1,000,000 - \$1,500,000	= 17
\$1,500,000 +	= 3

Planned Unit Developments (PUDS)

Currently Under Contract October 20, 2009

Complex Name	Listings	Low	Median	High
841 Tanager	1	\$649,000	\$649,000	\$649,000
Country Club Villas	1	\$899,000	\$899,000	\$899,000
Incline Creek Estates	1	\$970,000	\$970,000	\$970,000
Lake Country Estates	1	\$1,250,000	\$1,250,000	\$1,250,000
Mnt. Claire	1	\$409,000	\$409,000	\$409,000
Ski Way	2	\$299,000	\$374,500	\$450,000
Summit Townhomes	1	\$795,000	\$795,000	\$795,000
Total	8	\$299,000	\$722,000	\$1,250,000

PUD Under Contract By Price

<u>Price Range</u>	<u>Number</u>
\$0 - \$400,000	= 1
\$400,000 - \$500,000	= 2
\$500,000 - \$600,000	= 0
\$600,000 - \$800,000	= 2
\$800,000 - \$1,000,000	= 2
\$1,000,000 - \$1,500,000	= 1
\$1,500,000 +	= 0

Planned Unit Developments

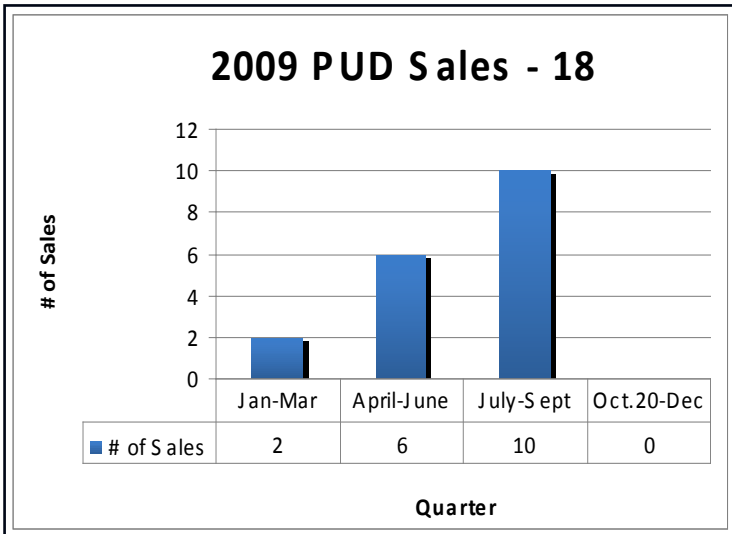
Sold - 01/01/2009 -10/20/2009

Complex	Sales	Low	Median	High	DOM
Deer Creek	2	\$900,000	\$1,000,000	\$1,100,000	200
Glenrock	1	\$326,100	\$326,100	\$326,100	119
Incline Creek	2	\$993,064	\$1,009,320	\$1,025,000	136
Incline Crest	2	\$301,000	\$303,000	\$305,000	442
Incline Crest 3	2	\$295,000	\$303,750	\$312,500	124
Mount Clair	1	\$370,000	\$370,000	\$370,000	158
Tahoe Palisades	1	\$350,900	\$350,900	\$350,900	36
Ski Way	6	\$375,000	\$542,500	\$1,100,000	184
Woodcreek	1	\$1,243,000	\$1,243,000	\$1,243,000	319
Total	18	\$295,000	\$461,000	\$1,243,000	196

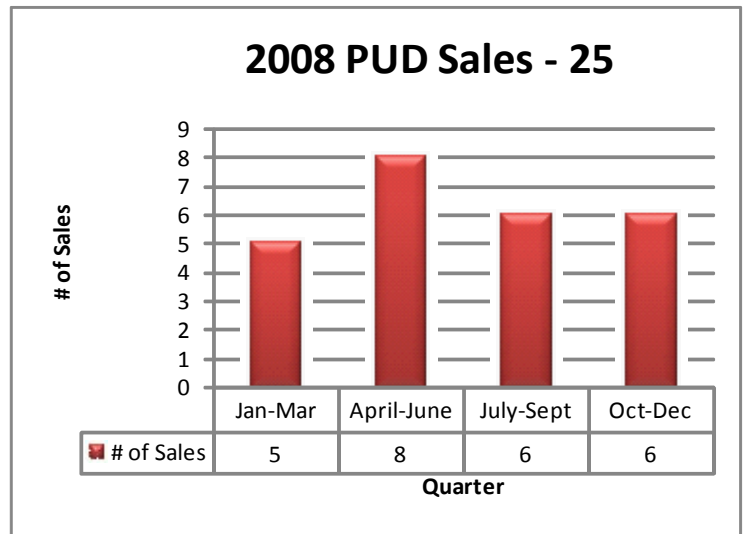
PUD's Sold by Price

\$0-\$400,000	8
\$400,000-\$800,000	4
\$800,000-\$1,200,000	5
\$1,200,000-\$2,000,000	1
\$2,000,000-\$3,000,000 +	0

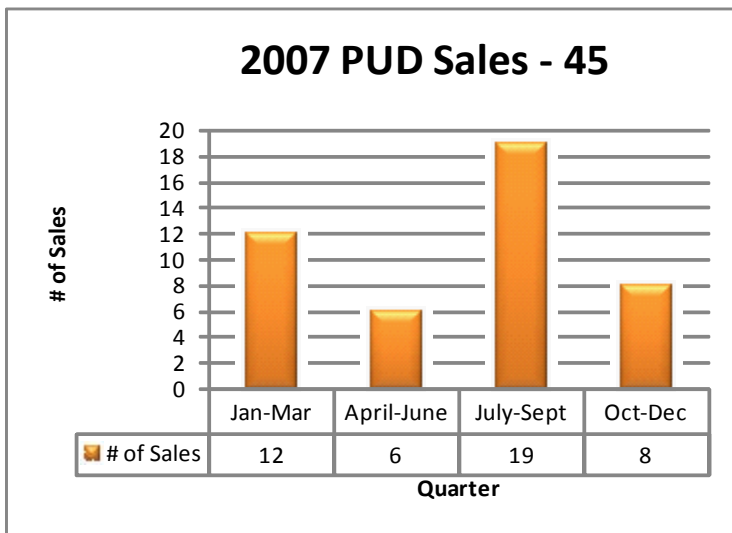
Quarterly Sales 2006-2009 Planned Unit Development (PUD)



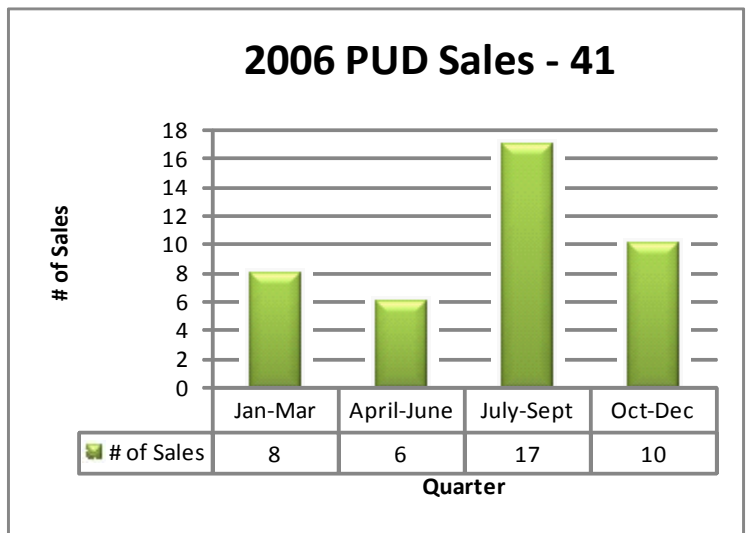
2009 Median List Price = \$511,950
2009 Median Sold Price = \$461,000



2008 Median List Price = \$1,170,000
2008 Median Sold Price = \$1,070,000



2007 Median List Price = \$999,000
2007 Median Sold Price = \$965,000



2006 Median List Price = \$795,000
2006 Median Sold Price = \$747,500