

Planned Unit Developments (PUDS)  
**Currently on the Market November 24, 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          |
| Aspen Woods         | 1         | \$599,500        | \$599,500        | \$599,500          |
| Cedar Crest         | 2         | \$399,900        | \$432,400        | \$464,900          |
| Country Club Villas | 6         | \$839,000        | \$919,500        | \$1,140,000        |
| Deer Creek          | 1         | \$999,000        | \$999,000        | \$999,000          |
| Fairview Homes      | 2         | \$799,000        | \$945,500        | \$1,092,000        |
| The Glen            | 2         | \$1,995,000      | \$2,122,500      | \$2,250,000        |
| Glen Rock           | 1         | \$510,000        | \$510,000        | \$510,000          |
| Incline Creek       | 7         | \$895,000        | \$995,000        | \$1,175,000        |
| Incline Crest       | 1         | \$319,900        | \$319,900        | \$319,900          |
| Incline Pines       | 1         | \$588,000        | \$588,000        | \$588,000          |
| Lake Country        | 4         | \$1,235,000      | \$1,247,500      | \$1,265,000        |
| 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           | 5         | \$924,900        | \$985,000        | \$1,295,000        |
| Sierra Bouquet      | 1         | \$995,000        | \$995,000        | \$995,000          |
| Ski Way             | 15        | \$325,000        | \$849,000        | \$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        |
| <b>Total</b>        | <b>61</b> | <b>\$319,900</b> | <b>\$940,000</b> | <b>\$2,250,000</b> |

| PUD Active By Price       |        |
|---------------------------|--------|
| Price Range               | Number |
| \$0 - \$400,000           | = 7    |
| \$400,000 - \$500,000     | = 2    |
| \$500,000 - \$600,000     | = 4    |
| \$600,000 - \$800,000     | = 8    |
| \$800,000 - \$1,000,000   | = 21   |
| \$1,000,000 - \$1,500,000 | = 16   |
| \$1,500,000 +             | = 3    |

## Planned Unit Developments (PUDS)

### Currently Under Contract November 24, 2009

| Complex Name          | Listings | Low              | Median           | High               |
|-----------------------|----------|------------------|------------------|--------------------|
| Glen Rock             | 1        | \$359,000        | \$359,000        | \$359,000          |
| Incline Creek Estates | 2        | \$995,000        | \$997,500        | \$1,000,000        |
| Ski Way               | 3        | \$285,000        | \$292,000        | \$299,000          |
| <b>Total</b>          | <b>6</b> | <b>\$285,000</b> | <b>\$404,500</b> | <b>\$1,000,000</b> |

#### PUD Under Contract By Price

| <u>Price Range</u>        | <u>Number</u> |
|---------------------------|---------------|
| \$0 - \$400,000           | = 3           |
| \$400,000 - \$500,000     | = 1           |
| \$500,000 - \$600,000     | = 0           |
| \$600,000 - \$800,000     | = 0           |
| \$800,000 - \$1,000,000   | = 2           |
| \$1,000,000 - \$1,500,000 | = 0           |
| \$1,500,000 +             | = 0           |

## Planned Unit Developments

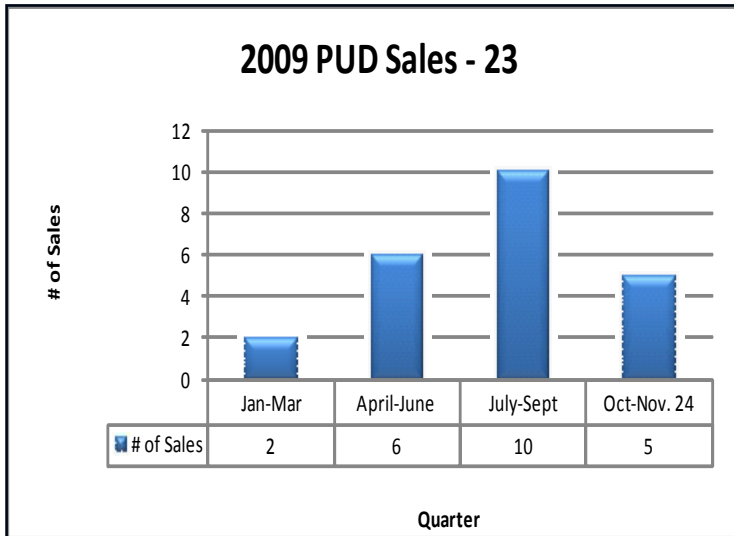
**Sold - 01/01/2009 -11/24/2009**

| Complex             | Sales     | Low              | Median           | High               | DOM        |
|---------------------|-----------|------------------|------------------|--------------------|------------|
| 841 Tanager         | 1         | \$615,000        | \$615,000        | \$615,000          | 285        |
| Country Club Villas | 1         | \$864,000        | \$864,000        | \$864,000          | 244        |
| Deer Creek          | 2         | \$900,000        | \$1,000,000      | \$1,100,000        | 200        |
| Glenrock            | 1         | \$326,100        | \$326,100        | \$326,100          | 119        |
| Incline Creek       | 3         | \$915,000        | \$993,064        | \$1,025,000        | 96         |
| Incline Crest       | 2         | \$301,000        | \$303,000        | \$305,000          | 442        |
| Incline Crest 3     | 2         | \$295,000        | \$303,750        | \$312,500          | 124        |
| Mount Clair         | 2         | \$370,000        | \$380,000        | \$390,000          | 96         |
| Tahoe Palisades     | 1         | \$350,900        | \$350,900        | \$350,900          | 36         |
| Ski Way             | 6         | \$375,000        | \$542,500        | \$1,100,000        | 184        |
| Summit              | 1         | \$735,000        | \$735,000        | \$735,000          | 153        |
| Woodcreek           | 1         | \$1,243,000      | \$1,243,000      | \$1,243,000        | 319        |
| <b>Total</b>        | <b>23</b> | <b>\$295,000</b> | <b>\$565,000</b> | <b>\$1,243,000</b> | <b>186</b> |

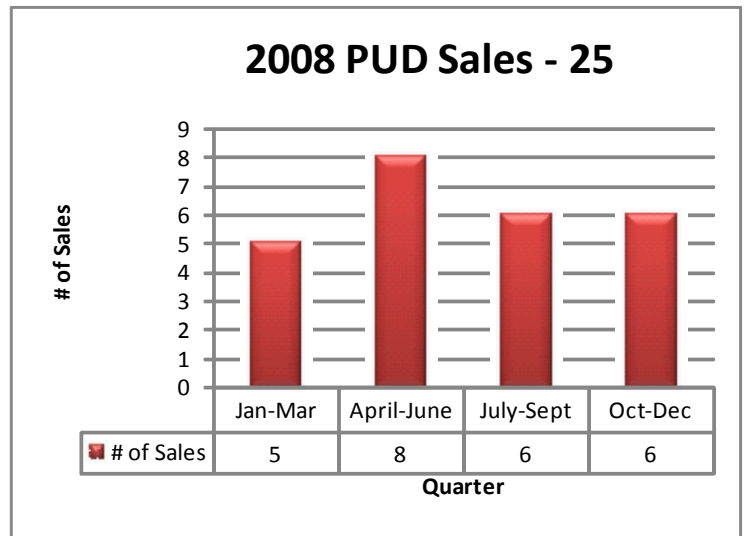
### PUD's Sold by Price

|                           |   |
|---------------------------|---|
| \$0-\$400,000             | 9 |
| \$400,000-\$800,000       | 6 |
| \$800,000-\$1,200,000     | 7 |
| \$1,200,000-\$2,000,000   | 1 |
| \$2,000,000-\$3,000,000 + | 0 |

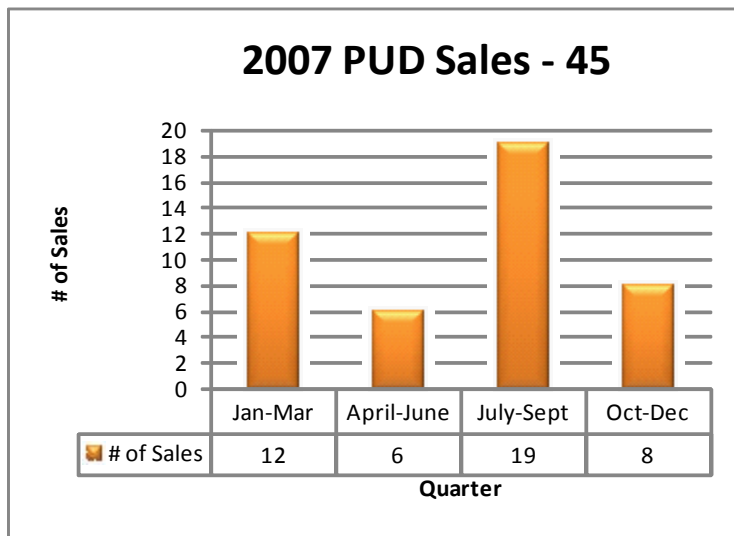
## Quarterly Sales 2006-2009 Planned Unit Development (PUD)



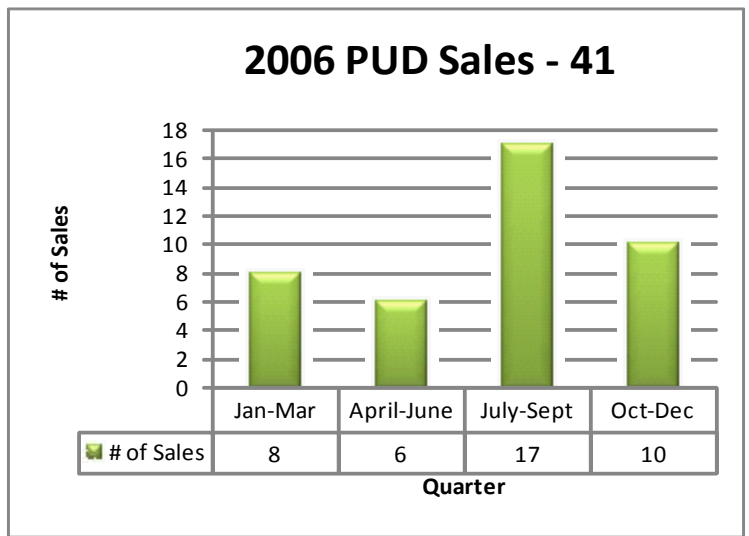
2009 Median List Price = \$625,000  
2009 Median Sold Price = \$565,000



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