

Planned Unit Developments (PUDS)
Currently on the Market December 11, 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	5	\$839,000	\$899,000	\$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	\$845,000	\$995,000	\$1,175,000
Incline Crest	1	\$319,900	\$319,900	\$319,900
Incline Pines	1	\$625,000	\$625,000	\$625,000
Lake Country	3	\$1,235,000	\$1,250,000	\$1,265,000
Mt. Rose Chalet	2	\$335,000	\$342,000	\$349,000
No Name	1	\$625,000	\$625,000	\$625,000
Red Cedar	4	\$924,900	\$964,500	\$985,000
Sierra Bouquet	1	\$995,000	\$995,000	\$995,000
Ski Way	15	\$325,000	\$849,000	\$1,599,000
Tahoe Palisades	1	\$649,950	\$649,950	\$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	56	\$319,900	\$944,450	\$2,250,000

PUD Active By Price	
Price Range	Number
\$0 - \$400,000	= 6
\$400,000 - \$500,000	= 2
\$500,000 - \$600,000	= 3
\$600,000 - \$800,000	= 8
\$800,000 - \$1,000,000	= 21
\$1,000,000 - \$1,500,000	= 13
\$1,500,000 +	= 3

Planned Unit Developments (PUDS)

Currently Under Contract December 11, 2009

Complex Name	Listings	Low	Median	High
Glen Rock	1	\$359,000	\$359,000	\$359,000
Incline Creek Estates	1	\$995,000	\$995,000	\$995,000
Red Cedar	1	\$1,295,000	\$1,295,000	\$1,295,000
Ski Way	3	\$285,000	\$299,000	\$450,000
Total	6	\$285,000	\$404,500	\$1,295,000

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	= 1
\$1,000,000 - \$1,500,000	= 1
\$1,500,000 +	= 0

Planned Unit Developments

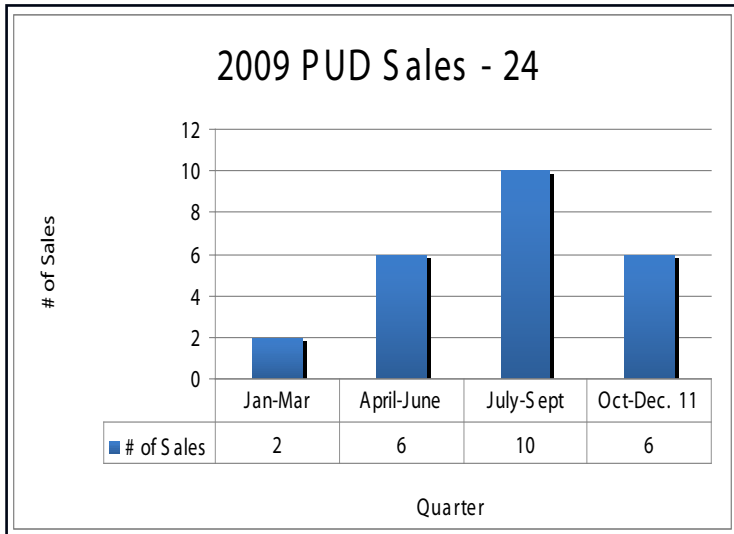
Sold - 01/01/2009 -12/11/2009

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	4	\$915,000	\$981,532	\$1,025,000	105
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
Total	24	\$295,000	\$590,000	\$1,243,000	183

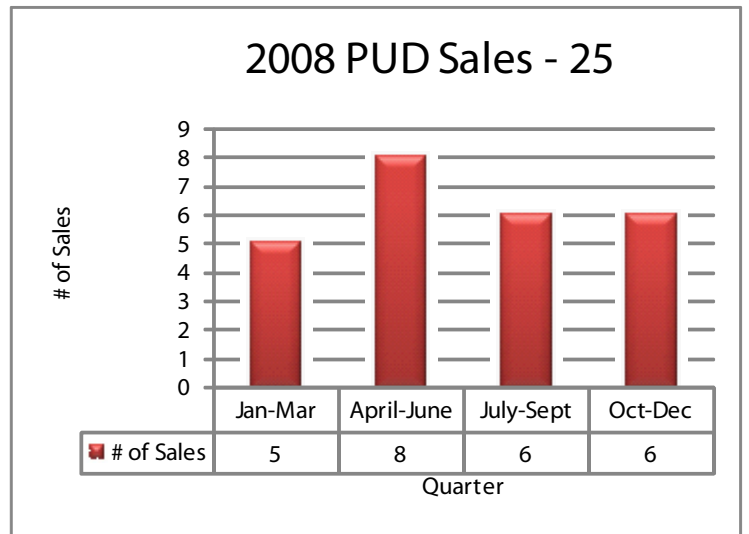
PUD's Sold by Price

\$0-\$400,000	9
\$400,000-\$800,000	6
\$800,000-\$1,200,000	8
\$1,200,000-\$2,000,000	1
\$2,000,000-\$3,000,000 +	0

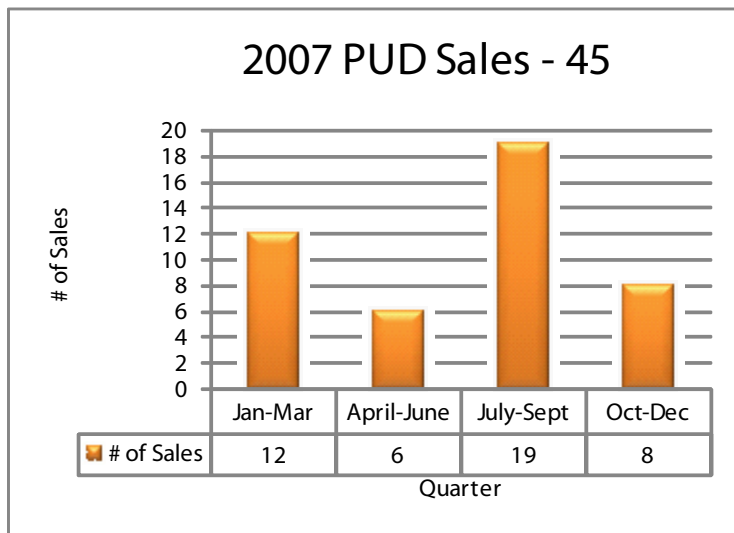
Quarterly Sales 2006-2009 Planned Unit Development (PUD)



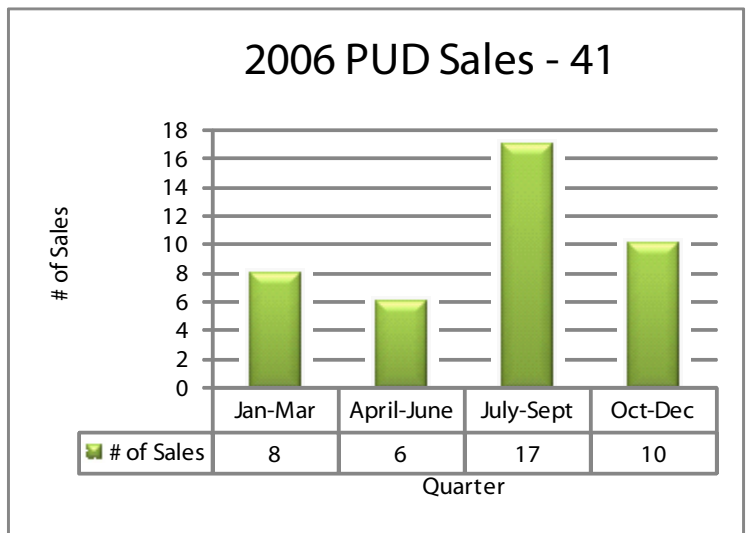
2009 Median List Price = \$637,000
2009 Median Sold Price = \$590,000



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