

All Subdivisions - Single Family Residence

Currently on the Market February 10, 2010

Subdivision	Listings	Low	Median	High
Incline Lakefront	11	\$3,495,000	\$5,850,000	\$34,000,000
Millcreek	12	\$675,000	\$1,575,000	\$5,995,000
Eastern Slope	17	\$524,860	\$2,800,000	\$7,395,000
Mtn. Golf Course	6	\$990,000	\$1,241,000	\$6,850,000
Championship GC	17	\$429,900	\$1,395,000	\$3,895,000
Apollo	3	\$1,145,000	\$1,299,000	\$1,875,000
Woods	10	\$450,000	\$815,000	\$1,975,000
Lakeview	16	\$859,000	\$2,187,000	\$5,600,000
Ponderosa	15	\$495,000	\$1,698,000	\$9,200,000
Lower Tyner	10	\$569,000	\$939,500	\$2,999,000
Central	0	\$0	\$0	\$0
Upper Tyner	13	\$559,000	\$1,275,000	\$3,675,000
Jennifer	12	\$385,000	\$815,500	\$2,200,000
Crystal Bay	9	\$599,000	\$1,200,000	\$2,500,000
Ski Way	0	\$0	\$0	\$0
Crystal Bay LF	5	\$3,995,000	\$10,750,000	\$18,000,000
Total	156	\$385,000	\$1,597,000	\$34,000,000

Active Residentials By Price

Price Range	Homes
\$0 - \$600,000	= 14
\$600,000 - \$800,000	= 13
\$800,000 - \$1,000,000	= 20
\$1,000,000 - \$1,200,000	= 13
\$1,200,000 - \$1,400,000	= 14
\$1,400,000 - \$1,800,000	= 13
\$1,800,000 - \$2,000,000	= 9

Active Residentials By Price

Price Range	Homes
\$2,000,000 - \$2,500,000	= 11
\$2,500,000 - \$3,000,000	= 13
\$3,000,000 - \$4,000,000	= 16
\$4,000,000 - \$5,000,000	= 4
\$5,000,000 - \$8,000,000	= 7
\$8,000,000 +	= 9



847 Jeffrey Street
\$750,000



585 Lakeshore Blvd.
\$29,500,000



986 Dorcey Drive
\$890,000

All Subdivisions - Single Family Residence
Currently Under Contract February 10, 2010

Subdivision	Listings	Low	Median	High
Incline Lakefront	0	\$0	\$0	\$0
Millcreek	2	\$1,649,000	\$2,022,000	\$2,395,000
Eastern Slope	3	\$750,000	\$799,900	\$4,500,000
Mtn. Golf Course	1	\$829,000	\$829,000	\$829,000
Championship GC	2	\$1,000,000	\$1,450,000	\$1,900,000
Apollo	0	\$0	\$0	\$0
Woods	0	\$0	\$0	\$0
Lakeview	1	\$1,585,000	\$1,585,000	\$1,585,000
Ponderosa	2	\$599,000	\$644,000	\$689,000
Lower Tyner	3	\$649,000	\$729,000	\$2,250,000
Central	0	\$0	\$0	\$0
Upper Tyner	2	\$510,000	\$517,500	\$525,000
Jennifer	0	\$0	\$0	\$0
Ski Way	1	\$399,000	\$399,000	\$399,000
Crystal Bay	1	\$595,000	\$595,000	\$595,000
Crystal Bay LF	0	\$0	\$0	\$0
Total	18	\$399,000	\$774,950	\$4,500,000

Under Contract Residentials By Price

Price Range Homes

\$0 - \$1,000,000 = 12
 \$1,000,000 - \$2,000,000 = 3
 \$2,000,000- \$3,000,000 = 2
 \$3,000,000 - \$4,000,000 = 0
 \$4,000,000 - \$5,000,000 = 1
 \$5,000,000 + = 0



1081 Tiller Drive
\$2,395,000- List



361 Country Club
\$1,000,000 - List

All Subdivisions - Single Family residence

Sold - 1/1/2010 - 2/10/2010

Subdivision	Listings	Low	Median	High	DOM
Incline Lakefront	0	\$0	\$0	\$0	0
Millcreek	0	\$0	\$0	\$0	0
Eastern Slope	1	\$775,000	\$775,000	\$775,000	494
Mtn. Golf Course	0	\$0	\$0	\$0	0
Championship GC	3	\$410,000	\$1,250,000	\$1,400,000	163
Apollo	0	\$0	\$0	\$0	0
Woods	0	\$0	\$0	\$0	0
Lakeview	1	\$2,750,000	\$2,750,000	\$2,750,000	390
Ponderosa	2	\$612,500	\$2,181,250	\$3,750,000	564
Lower Tyner	2	\$653,000	\$864,000	\$1,075,000	299
Central	0	\$0	\$0	\$0	0
Upper Tyner	0	\$0	\$0	\$0	0
Jennifer	1	\$615,000	\$615,000	\$615,000	283
Ski Way	0	\$0	\$0	\$0	0
Crystal Bay	0	\$0	\$0	\$0	0
Crystal Bay LF	0	\$0	\$0	\$0	0
Total	10	\$410,000	\$925,000	\$3,750,000	338

DOM = Days on Market

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

Residential Sales By Price	
Price Range	Homes
\$1,800,000 - \$2,000,000	= 0
\$2,000,000 - \$3,000,000	= 1
\$3,000,000 - \$4,000,000	= 1
\$4,000,000 - \$5,000,000	= 0
\$5,000,000 +	= 0



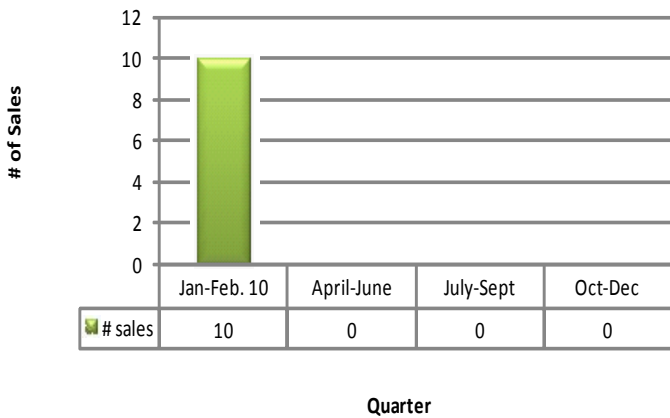
531 Silvertip Drive
\$4,700,000 - List
\$3,750,000 - Sold



936 Lakeshore Blvd.
\$3,100,000 - List
\$2,750,000 - Sold

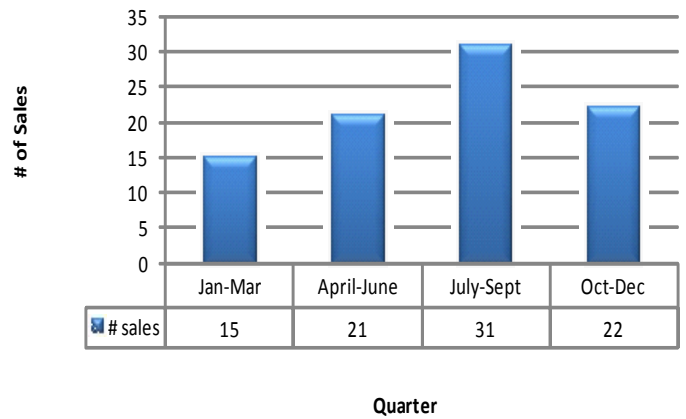
Quarterly Sales 2007-2010 Single Family Residence

2010 Residential Sales - 10



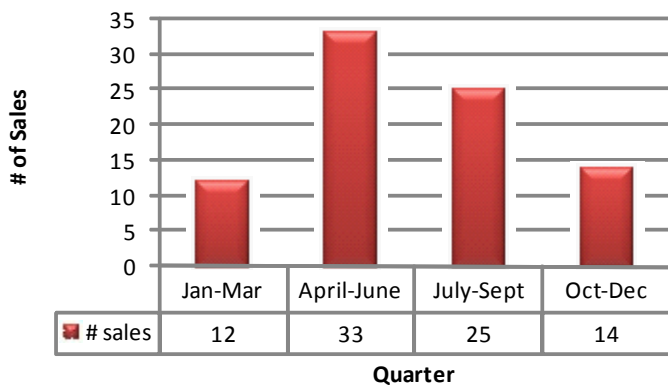
2010 Median List Price = \$1,143,500
2010 Median Sold Price = \$925,000

2009 Residential Sales - 89



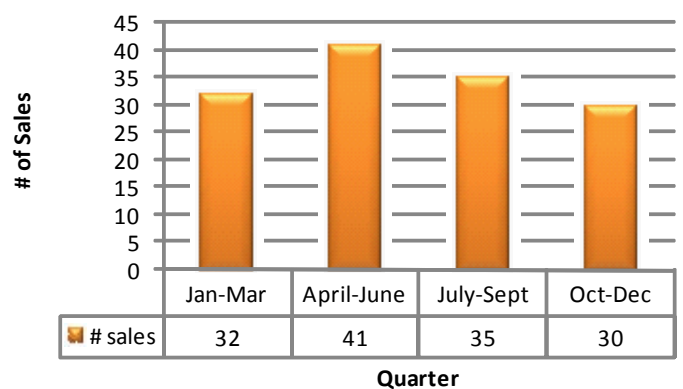
2009 Median List Price = \$1,149,000
2009 Median Sold Price = \$1,000,000

2008 Residential Sales - 84



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

2007 Residential Sales - 138



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