

All Subdivisions - Single Family Residence
Currently on the Market April 14, 2010

Subdivision	Listings	Low	Median	High
Incline Lakefront	12	\$3,495,000	\$7,645,000	\$34,000,000
Millcreek	14	\$645,000	\$1,507,000	\$5,495,000
Eastern Slope	20	\$499,860	\$2,200,000	\$7,395,000
Mtn. Golf Course	6	\$939,000	\$1,086,500	\$5,750,000
Championship GC	17	\$429,900	\$1,625,000	\$3,895,000
Apollo	2	\$975,000	\$1,425,000	\$1,875,000
Woods	10	\$589,000	\$842,000	\$1,575,000
Lakeview	19	\$875,000	\$2,495,000	\$4,875,000
Ponderosa	17	\$495,000	\$1,698,000	\$9,200,000
Lower Tyner	11	\$450,000	\$899,000	\$2,999,000
Central	0	\$0	\$0	\$0
Upper Tyner	15	\$449,900	\$999,000	\$3,675,000
Jennifer	12	\$399,000	\$687,500	\$2,200,000
Crystal Bay	10	\$599,000	\$1,149,500	\$3,000,000
Ski Way	0	\$0	\$0	\$0
Crystal Bay LF	6	\$3,995,000	\$8,850,000	\$18,000,000
Total	171	\$399,000	\$1,525,000	\$34,000,000

Active Residentials By Price

Price Range	Homes
\$0 - \$600,000	= 17
\$600,000 - \$800,000	= 19
\$800,000 - \$1,000,000	= 22
\$1,000,000 - \$1,200,000	= 12
\$1,200,000 - \$1,400,000	= 14
\$1,400,000 - \$1,800,000	= 17
\$1,800,000 - \$2,000,000	= 7

Active Residentials By Price

Price Range	Homes
\$2,000,000 - \$2,500,000	= 11
\$2,500,000 - \$3,000,000	= 12
\$3,000,000 - \$4,000,000	= 17
\$4,000,000 - \$5,000,000	= 5
\$5,000,000 - \$8,000,000	= 8
\$8,000,000 +	= 10



847 Jeffrey Street
\$750,000



585 Lakeshore Blvd.
\$10,000,000



986 Dorcey Drive
\$900,000

All Subdivisions - Single Family Residence
Currently Under Contract April 14, 2010

Subdivision	Listings	Low	Median	High
Incline Lakefront	2	\$3,995,000	\$7,997,500	\$12,000,000
Millcreek	2	\$698,500	\$718,750	\$739,000
Eastern Slope	4	\$750,000	\$1,884,950	\$4,500,000
Mtn. Golf Course	1	\$1,389,000	\$1,389,000	\$1,389,000
Championship GC	1	\$1,000,000	\$1,000,000	\$1,000,000
Apollo	1	\$1,299,000	\$1,299,000	\$1,299,000
Woods	1	\$699,900	\$699,900	\$699,900
Lakeview	0	\$0	\$0	\$0
Ponderosa	1	\$599,000	\$599,000	\$599,000
Lower Tyner	1	\$649,000	\$649,000	\$649,000
Central	0	\$0	\$0	\$0
Upper Tyner	1	\$510,000	\$510,000	\$510,000
Jennifer	6	\$372,900	\$396,500	\$495,000
Ski Way	0	\$0	\$0	\$0
Crystal Bay	0	\$0	\$0	\$0
Crystal Bay LF	0	\$0	\$0	\$0
Total	21	\$372,900	\$699,900	\$12,000,000

Under Contract Residentials By Price

Price Range	Homes
\$0 - \$1,000,000	= 15
\$1,000,000 - \$2,000,000	= 2
\$2,000,000 - \$3,000,000	= 1
\$3,000,000 - \$4,000,000	= 1
\$4,000,000 - \$5,000,000	= 1
\$5,000,000 +	= 1



573 & 575 Lakeshore
\$12,00,000- List



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

All Subdivisions - Single Family residence

Sold - 1/1/2010 - 4/14/2010

Subdivision	Listings	Low	Median	High	DOM
Incline Lakefront	1	\$11,300,000	\$11,300,000	\$11,300,000	236
Millcreek	2	\$1,300,000	\$1,550,000	\$1,800,000	253
Eastern Slope	1	\$775,000	\$775,000	\$775,000	494
Mtn. Golf Course	1	\$775,000	\$775,000	\$775,000	81
Championship GC	4	\$410,000	\$1,325,000	\$1,861,000	170
Apollo	0	\$0	\$0	\$0	0
Woods	1	\$350,000	\$350,000	\$350,000	515
Lakeview	2	\$1,275,000	\$2,012,500	\$2,750,000	271
Ponderosa	2	\$612,500	\$2,181,250	\$3,750,000	564
Lower Tyner	4	\$625,000	\$864,000	\$2,000,000	201
Central	0	\$0	\$0	\$0	0
Upper Tyner	1	\$500,000	\$500,000	\$500,000	281
Jennifer	2	\$615,000	\$695,000	\$775,000	212
Ski Way	1	\$395,000	\$395,000	\$395,000	251
Crystal Bay	1	\$555,000	\$555,000	\$555,000	35
Crystal Bay LF	0	\$0	\$0	\$0	0
Total	23	\$350,000	\$775,000	\$11,300,000	263

DOM = Days on Market

Residential Sales By Price	
Price Range	Homes
\$0 - \$600,000	= 5
\$600,000 - \$800,000	= 7
\$800,000 - \$1,000,000	= 0
\$1,000,000 - \$1,200,000	= 1
\$1,200,000 - \$1,400,000	= 4
\$1,400,000 - \$1,800,000	= 1

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



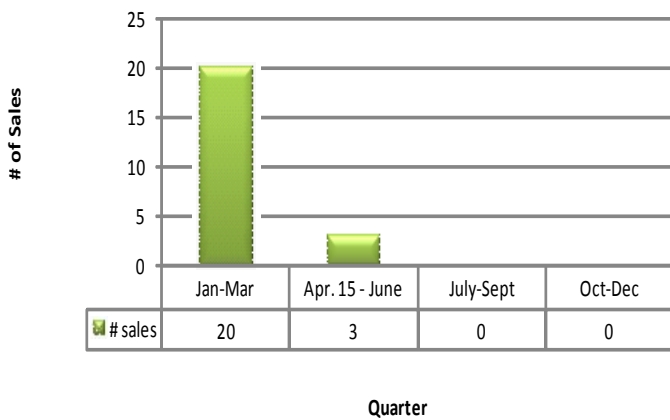
840 Jennifer Street
\$899,000 - List
\$775,000 - Sold



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

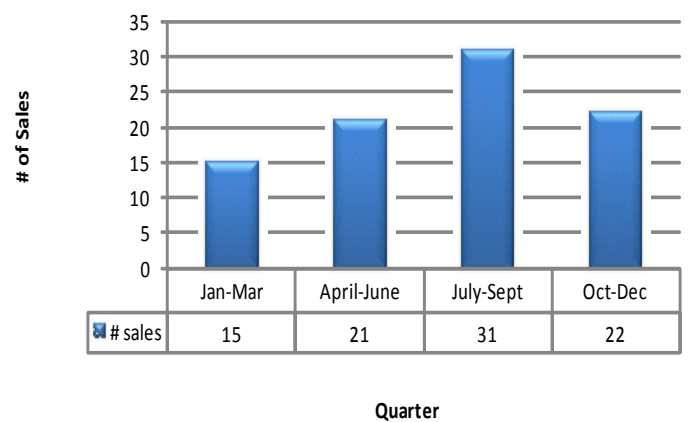
Quarterly Sales 2007-2010 Single Family Residence

2010 Residential Sales - 23



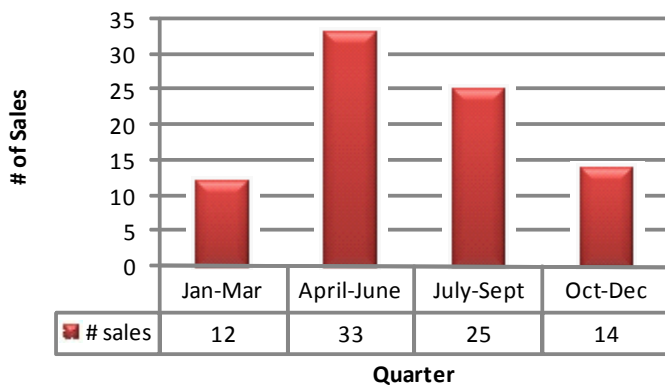
2010 Median List Price = \$899,000
2010 Median Sold Price = \$775,000

2009 Residential Sales - 89



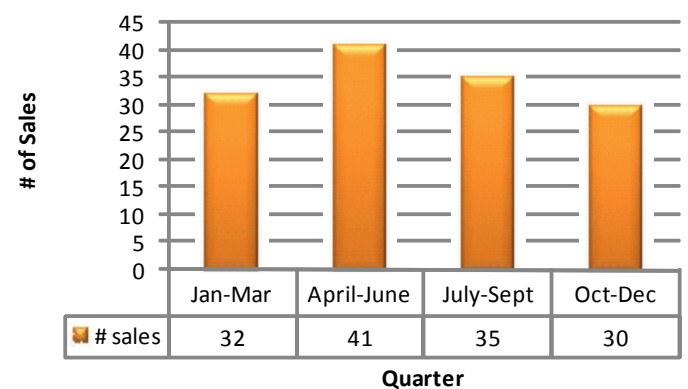
2009 Median List Price = \$1,149,000
2009 Median Sold Price = \$1,000,000

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