

All Subdivisions - Single Family Residence

Currently on the Market May 21, 2010

Subdivision	Listings	Low	Median	High
Incline Lakefront	15	\$2,795,000	\$6,500,000	\$34,000,000
Millcreek	15	\$645,000	\$1,319,000	\$5,495,000
Eastern Slope	21	\$499,860	\$2,195,000	\$6,995,000
Mtn. Golf Course	4	\$995,000	\$1,312,000	\$5,750,000
Championship GC	16	\$429,900	\$1,862,500	\$3,895,000
Apollo	4	\$975,000	\$1,475,000	\$2,499,000
Woods	10	\$560,000	\$817,000	\$1,575,000
Lakeview	18	\$799,000	\$2,424,500	\$4,875,000
Ponderosa	19	\$489,000	\$1,698,000	\$9,200,000
Lower Tyner	13	\$440,000	\$1,195,000	\$2,999,000
Central	1	\$689,000	\$689,000	\$689,000
Upper Tyner	16	\$499,000	\$1,212,500	\$4,595,000
Jennifer	14	\$369,000	\$572,750	\$2,150,000
Crystal Bay	12	\$575,000	\$1,149,500	\$3,000,000
Ski Way	0	\$0	\$0	\$0
Crystal Bay LF	5	\$5,450,000	\$9,750,000	\$18,000,000
Total	183	\$369,000	\$1,599,000	\$34,000,000

Active Residentials By Price

Price Range	Homes
\$0 - \$600,000	= 22
\$600,000 - \$800,000	= 21
\$800,000 - \$1,000,000	= 16
\$1,000,000 - \$1,200,000	= 14
\$1,200,000 - \$1,400,000	= 11
\$1,400,000 - \$1,800,000	= 21
\$1,800,000 - \$2,000,000	= 9

Active Residentials By Price

Price Range	Homes
\$2,000,000 - \$2,500,000	= 14
\$2,500,000 - \$3,000,000	= 13
\$3,000,000 - \$4,000,000	= 17
\$4,000,000 - \$5,000,000	= 6
\$5,000,000 - \$8,000,000	= 8
\$8,000,000 +	= 11



847 Jeffrey Street
\$750,000



585 Lakeshore Blvd.
\$10,000,000



629 Fourteenth Green
\$1,075,000

All Subdivisions - Single Family Residence
Currently Under Contract May 21, 2010

Subdivision	Listings	Low	Median	High
Incline Lakefront	1	\$3,995,000	\$3,995,000	\$3,995,000
Millcreek	1	\$739,000	\$739,000	\$739,000
Eastern Slope	5	\$750,000	\$4,500,000	\$5,995,000
Mtn. Golf Course	1	\$1,333,000	\$1,333,000	\$1,333,000
Championship GC	2	\$985,000	\$992,500	\$1,000,000
Apollo	0	\$0	\$0	\$0
Woods	1	\$495,000	\$495,000	\$495,000
Lakeview	1	\$879,000	\$879,000	\$879,000
Ponderosa	3	\$495,000	\$599,000	\$1,349,000
Lower Tyner	4	\$569,000	\$597,000	\$649,000
Central	0	\$0	\$0	\$0
Upper Tyner	2	\$510,000	\$705,000	\$900,000
Jennifer	2	\$372,900	\$433,950	\$495,000
Ski Way	0	\$0	\$0	\$0
Crystal Bay	0	\$0	\$0	\$0
Crystal Bay LF	0	\$0	\$0	\$0
Total	23	\$372,900	\$750,000	\$5,995,000

Under Contract Residentials By Price

Price Range Homes

\$0 - \$1,000,000 = 16

\$1,000,000 - \$2,000,000 = 3

\$2,000,000- \$3,000,000 = 0

\$3,000,000 - \$4,000,000 = 1

\$4,000,000 - \$5,000,000 = 1

\$5,000,000 + = 2



986 Dorcey Drive
\$900,000- List



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

All Subdivisions - Single Family residence

Sold - 1/1/2010 - 5/21/2010

Subdivision	Listings	Low	Median	High	DOM
Incline Lakefront	2	\$11,300,000	\$11,550,000	\$11,800,000	120
Millcreek	3	\$636,000	\$1,300,000	\$1,800,000	190
Eastern Slope	2	\$775,000	\$1,637,500	\$2,500,000	383
Mtn. Golf Course	2	\$775,000	\$1,037,500	\$1,300,000	75
Championship GC	5	\$410,000	\$1,250,000	\$1,861,000	269
Apollo	1	\$1,200,000	\$1,200,000	\$1,200,000	197
Woods	2	\$350,000	\$512,500	\$675,000	344
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	2	\$420,000	\$460,000	\$500,000	160
Jennifer	4	\$350,000	\$506,500	\$775,000	269
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	33	\$350,000	\$775,000	\$11,800,000	248

DOM = Days on Market

Residential Sales By Price	
Price Range	Homes
\$0 - \$600,000	= 8
\$600,000 - \$800,000	= 9
\$800,000- \$1,000,000	= 0
\$1,000,000 - \$1,200,000	= 3
\$1,200,000 - \$1,400,000	= 5
\$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	= 2
\$3,000,000 - \$4,000,000	= 1
\$4,000,000- \$5,000,000	= 0
\$5,000,000 +	= 2



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

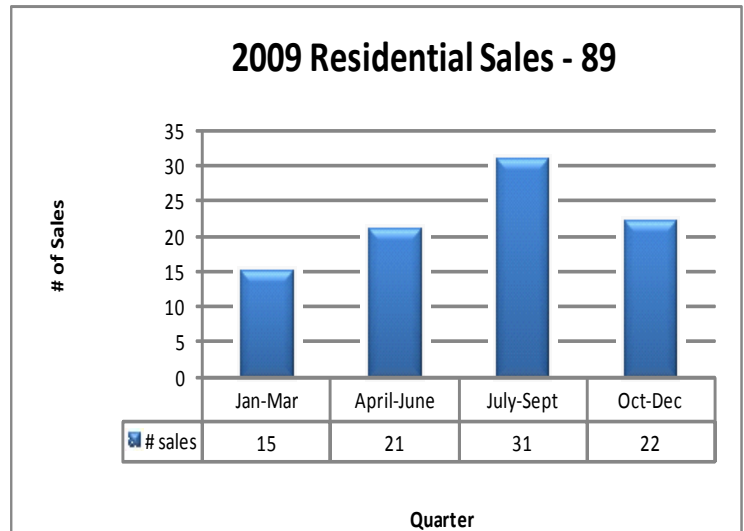


936 Lakeshore Blvd.
\$3,100,000 - List
\$2,750,000 - Sold

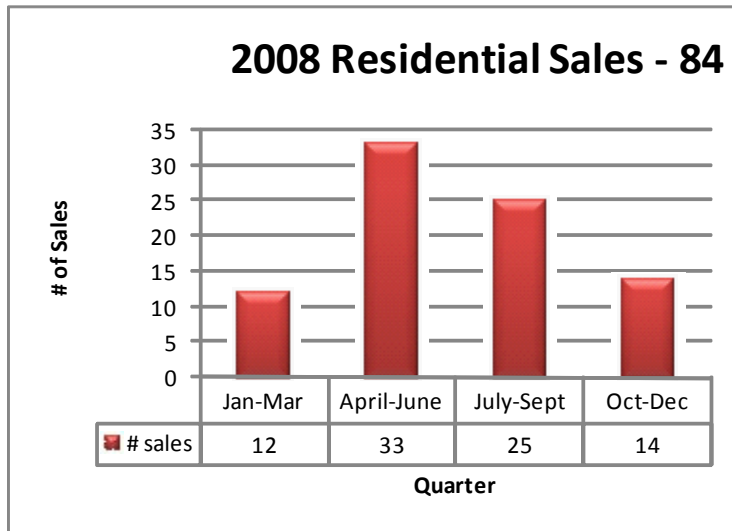
Quarterly Sales 2007-2010 Single Family Residence



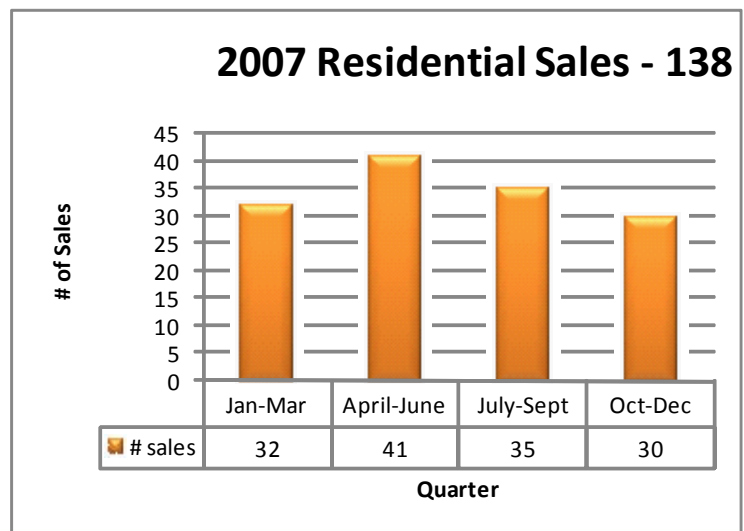
2010 Median List Price = \$899,000
2010 Median Sold Price = \$775,000



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



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



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