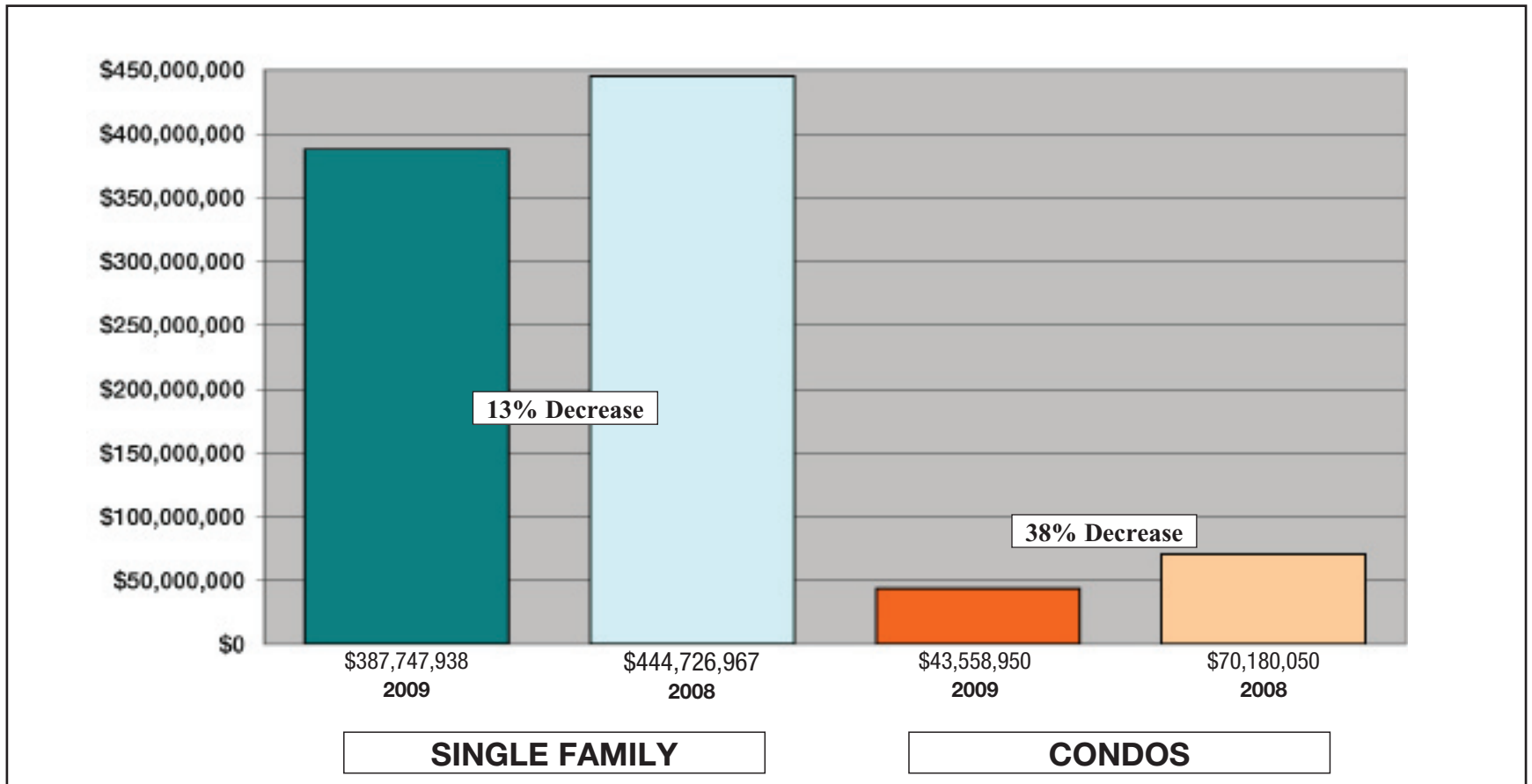


LAKE TAHOE

SALES VOLUME 2009 vs 2008

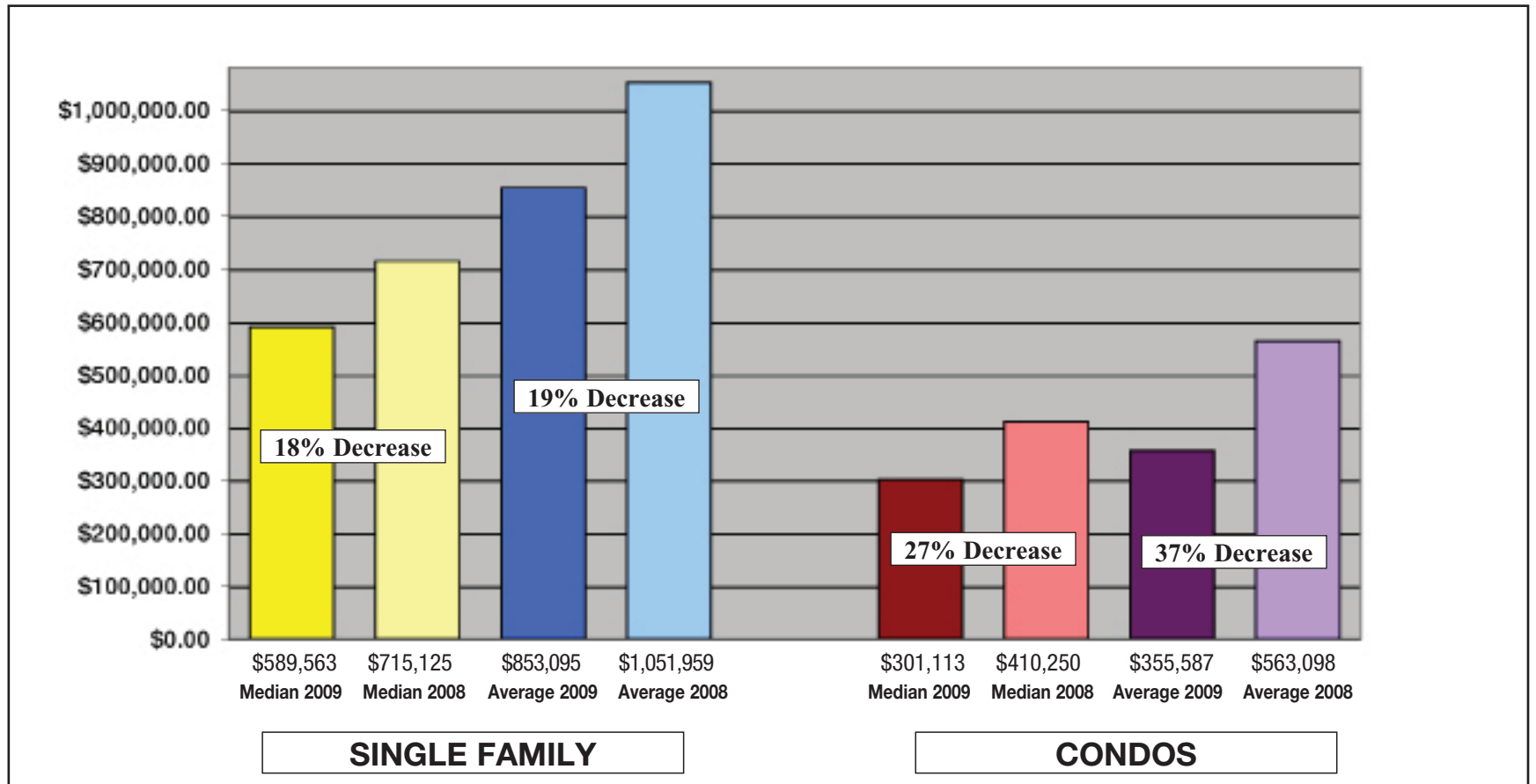
January 1 thru September 30



LAKE TAHOE

MEDIAN & AVERAGE PRICE 2009 vs 2008

January 1 thru September 30

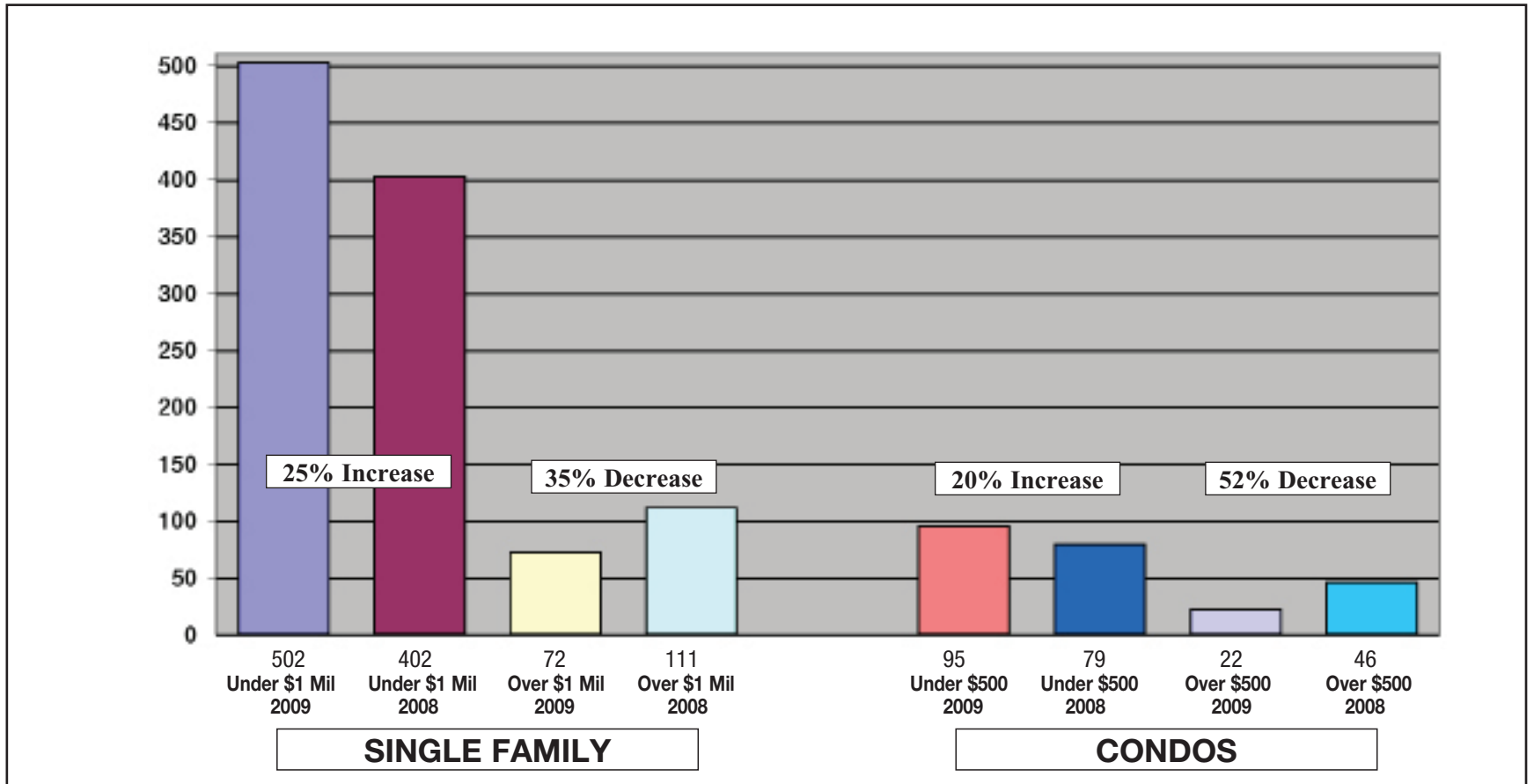


Information gathered from Incline Village, Tahoe Sierra, Sierra Nevada, NNRMLS and South Lake Tahoe Board of Realtors MLS 9/30/09

LAKE TAHOE

UNITS SOLD 2009 vs 2008

January 1 thru September 30



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THIRD QUARTER REVIEW 2009 vs 2008

January 1 thru September 30

SINGLE FAMILY

TOTALS LAKE TAHOE - Single Family	2009	2008	%
Volume	\$387,747,938	\$444,726,967	-13%
Units	574	513	12%
Median Price (Average)	\$589,563	\$715,125	-18%
Average Price (Average)	\$853,095	\$1,051,959	-19%
Units Under \$1 Mil	502	402	25%
Units Over \$1 Mil	72	111	-35%

EAST SHORE- Single Family	2009	2008	%
Volume	\$55,582,130	\$65,146,400	-15%
Units	66	56	18%
Median Price	\$531,000	\$679,500	-22%
Average Price	\$842,153	\$1,163,328	-28%
Units Under \$1 Mil	55	37	49%
Units Over \$1 Mil	11	19	-42%

INCLINE - Single Family *	2009	2008	%
Volume	\$113,472,241	\$119,760,877	-5%
Units	85	89	-4%
Median Price	\$925,000	\$1,120,000	-17%
Average Price	\$1,334,967	\$1,345,628	-1%
Units Under \$1 Mil	46	36	28%
Units Over \$1 Mil	39	53	-26%

* includes PUD's

CONDOS

TOTALS LAKE TAHOE - Condos	2009	2008	%
Volume	\$43,558,950	\$70,180,050	-38%
Units	117	125	-6%
Median Price (Average)	\$301,113	\$410,250	-27%
Average Price (Average)	\$355,587	\$563,098	-37%
Units Under \$500	95	79	20%
Units Over \$500	22	46	-52%

EAST SHORE- Condos	2009	2008	%
Volume	\$8,281,800	\$8,379,700	-1%
Units	26	20	30%
Median Price	\$229,450	\$346,000	-34%
Average Price	\$318,530	\$418,985	-24%
Units Under \$500	22	16	38%
Units Over \$500	4	4	0%

INCLINE - Condos	2009	2008	%
Volume	\$18,069,650	\$32,058,400	-44%
Units	44	51	-14%
Median Price	\$375,000	\$525,000	-29%
Average Price	\$410,674	\$628,596	-35%
Units Under \$500,000	34	22	55%
Units Over \$500,000	10	29	-66%

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THIRD QUARTER REVIEW 2009 vs 2008

January 1 thru September 30

SINGLE FAMILY

TAHOE CITY - Single Family	2009	2008	%
Volume	\$96,639,000	\$134,410,507	-28%
Units	122	111	10%
Median Price	\$575,000	\$656,000	-12%
Average Price	\$798,669	\$1,210,905	-34%
Units Under \$1 Mil	106	85	25%
Units Over \$1 Mil	16	26	-38%

SOUTH SHORE - Single Family	2009	2008	%
Volume	\$118,404,567	\$125,409,183	-6%
Units	300	257	17%
Median Price	\$316,250	\$405,000	-22%
Average Price	\$394,682	\$487,973	-19%
Units Under \$1 Mil	295	244	21%
Units Over \$1 Mil	5	13	-62%

TRUCKEE - Single Family*	2009	2008	%
Volume	\$218,877,954	\$261,624,207	-16%
Units	336	317	6%
Median Price	\$538,000	\$631,000	-15%
Average Price	\$653,367	\$825,312	-21%
Units Under \$1 Mil	295	249	18%
Units Over \$1 Mil	41	68	-40%

* Truckee not included in Lake Tahoe totals.

CONDOS

TAHOE CITY - Condos	2009	2008	%
Volume	\$12,472,500	\$17,529,500	-29%
Units	29	21	38%
Median Price	\$375,000	\$495,000	-24%
Average Price	\$430,086	\$834,738	-48%
Units Under \$500	22	11	100%
Units Over \$500	7	10	-30%

SOUTH SHORE - Condos	2009	2008	%
Volume	\$4,735,000	\$12,212,450	-61%
Units	18	33	-45%
Median Price	\$225,000	\$275,000	-18%
Average Price	\$263,056	\$370,074	-29%
Units Under \$500	17	30	-43%
Units Over \$500	1	3	-67%

TRUCKEE - Condos	2009	2008	%
Volume	\$47,113,973	\$79,683,738	-41%
Units	81	96	-16%
Median Price	\$435,000	\$542,000	-20%
Average Price	\$581,653	\$830,038	-30%
Units Under \$500	51	39	31%
Units Over \$500	30	57	-47%

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