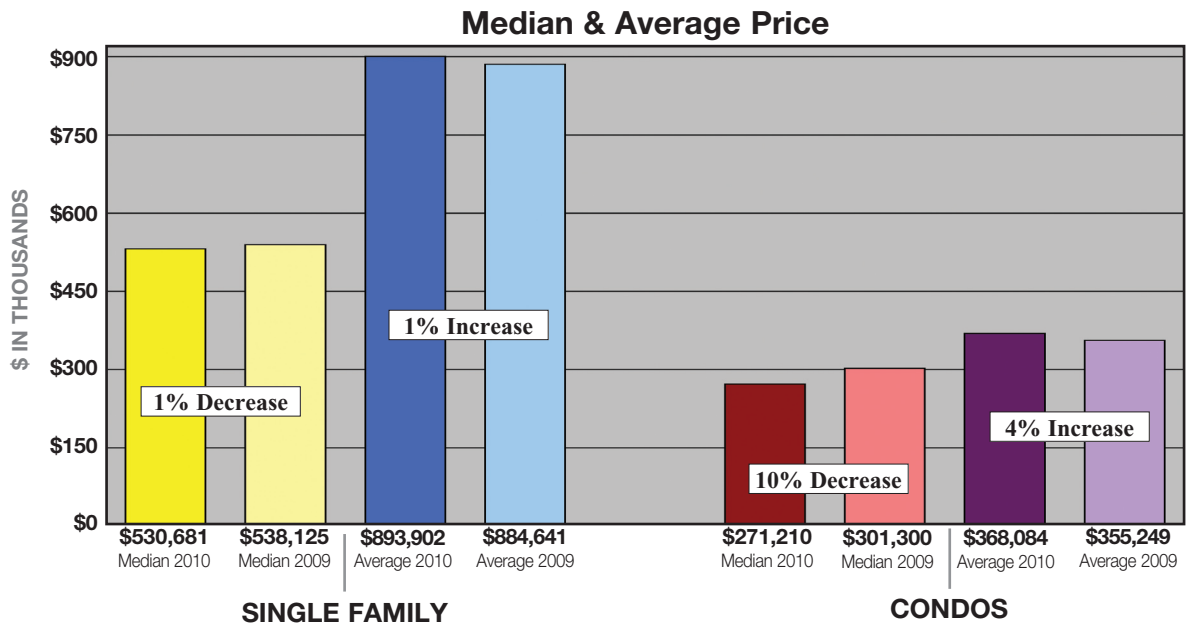
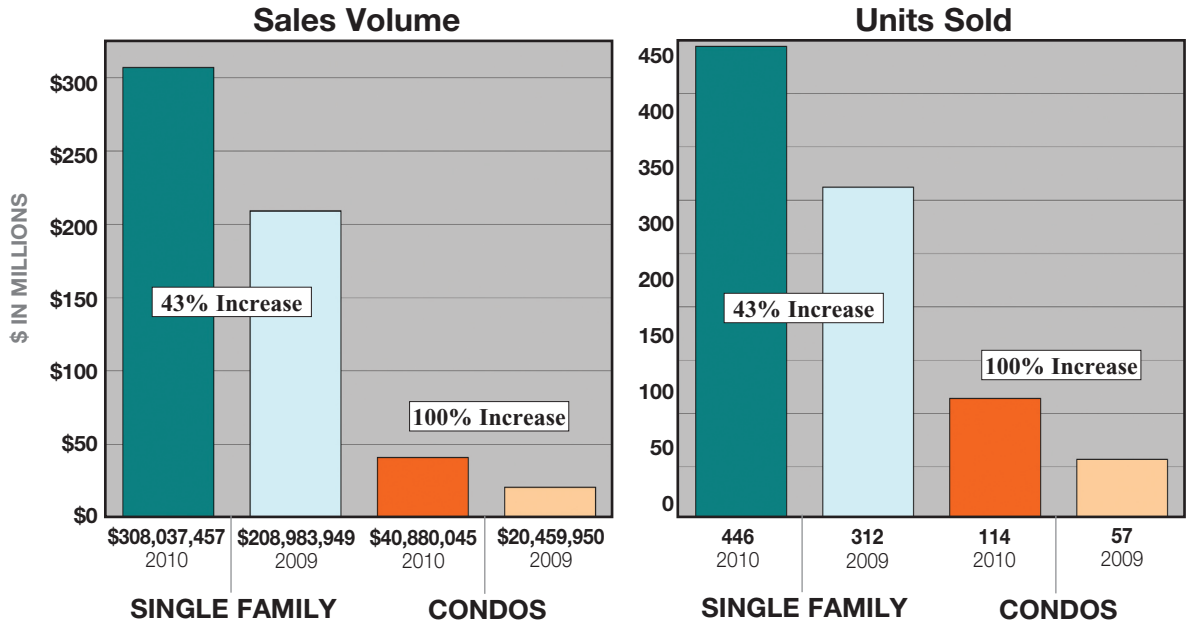


Lake Tahoe

MID-YEAR STATISTICS JANUARY 1 - JUNE 30 2010 vs 2009



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Information gathered from Incline Village, Tahoe Sierra, Sierra Nevada, NNRMLS and South Lake Tahoe Board of Realtors MLS 06/30/2010

Lake Tahoe

MID-YEAR STATISTICS JANUARY 1 - JUNE 30 2010 vs 2009

SINGLE FAMILY

CONDOS

INCLINE VILLAGE*

*includes PUD's

	2010	2009	%
Volume	\$91,989,215	\$62,122,877	48%
Units	65	44	48%
Median Price	\$815,000	\$747,500	9%
Average Price	\$1,415,218	\$1,411,883	0%
Units Under \$1 Mil	38	26	46%
Units Over \$1 Mil	27	18	50%

	2010	2009	%
Volume	\$19,330,345	\$8,039,150	140%
Units	53	22	141%
Median Price	\$350,000	\$326,500	7%
Average Price	\$364,723	\$365,415	0%
Units Under \$500	48	17	182%
Units Over \$500	5	5	0%

EAST SHORE

	2010	2009	%
Volume	\$36,461,550	\$37,657,530	-3%
Units	39	39	0%
Median Price	\$519,900	\$520,000	0%
Average Price	\$934,911	\$965,577	-3%
Units Under \$1 Mil	32	32	0%
Units Over \$1 Mil	7	7	0%

	2010	2009	%
Volume	\$6,887,900	\$3,729,800	85%
Units	21	12	75%
Median Price	\$235,000	\$229,950	2%
Average Price	\$327,995	\$310,816	6%
Units Under \$500	19	10	90%
Units Over \$500	2	2	0%

SOUTH SHORE

	2010	2009	%
Volume	\$99,421,460	\$63,536,792	56%
Units	244	170	44%
Median Price	\$327,000	\$315,000	4%
Average Price	\$407,465	\$373,746	9%
Units Under \$1 Mil	227	168	35%
Units Over \$1 Mil	7	2	250%

	2010	2009	%
Volume	\$5,398,500	\$2,708,000	99%
Units	23	11	109%
Median Price	\$190,000	\$215,000	-12%
Average Price	\$234,717	\$246,182	-5%
Units Under \$500	22	11	100%
Units Over \$500	1	0	100%

TAHOE CITY

	2010	2009	%
Volume	\$80,165,232	\$45,666,750	76%
Units	98	59	66%
Median Price	\$460,824	\$570,000	-19%
Average Price	\$818,012	\$787,357	4%
Units Under \$1 Mil	83	51	63%
Units Over \$1 Mil	15	8	88%

	2010	2009	%
Volume	\$9,263,300	\$5,983,000	55%
Units	17	12	42%
Median Price	\$310,000	\$433,750	-29%
Average Price	\$544,900	\$498,583	9%
Units Under \$500	11	7	57%
Units Over \$500	6	5	20%

TOTAL-LAKEWIDE

	2010	2009	%
Volume	\$308,037,457	\$208,983,949	47%
Units	446	312	43%
Median Price	\$530,681	\$538,125	-1%
Average Price	\$893,902	\$884,641	1%
Units Under \$1 Mil	380	277	37%
Units Over \$1 Mil	56	35	60%

	2010	2009	%
Volume	\$40,880,045	\$20,459,950	100%
Units	114	57	100%
Median Price	\$271,250	\$301,300	-10%
Average Price	\$368,084	\$355,249	4%
Units Under \$500	100	45	122%
Units Over \$5	14	12	17%

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