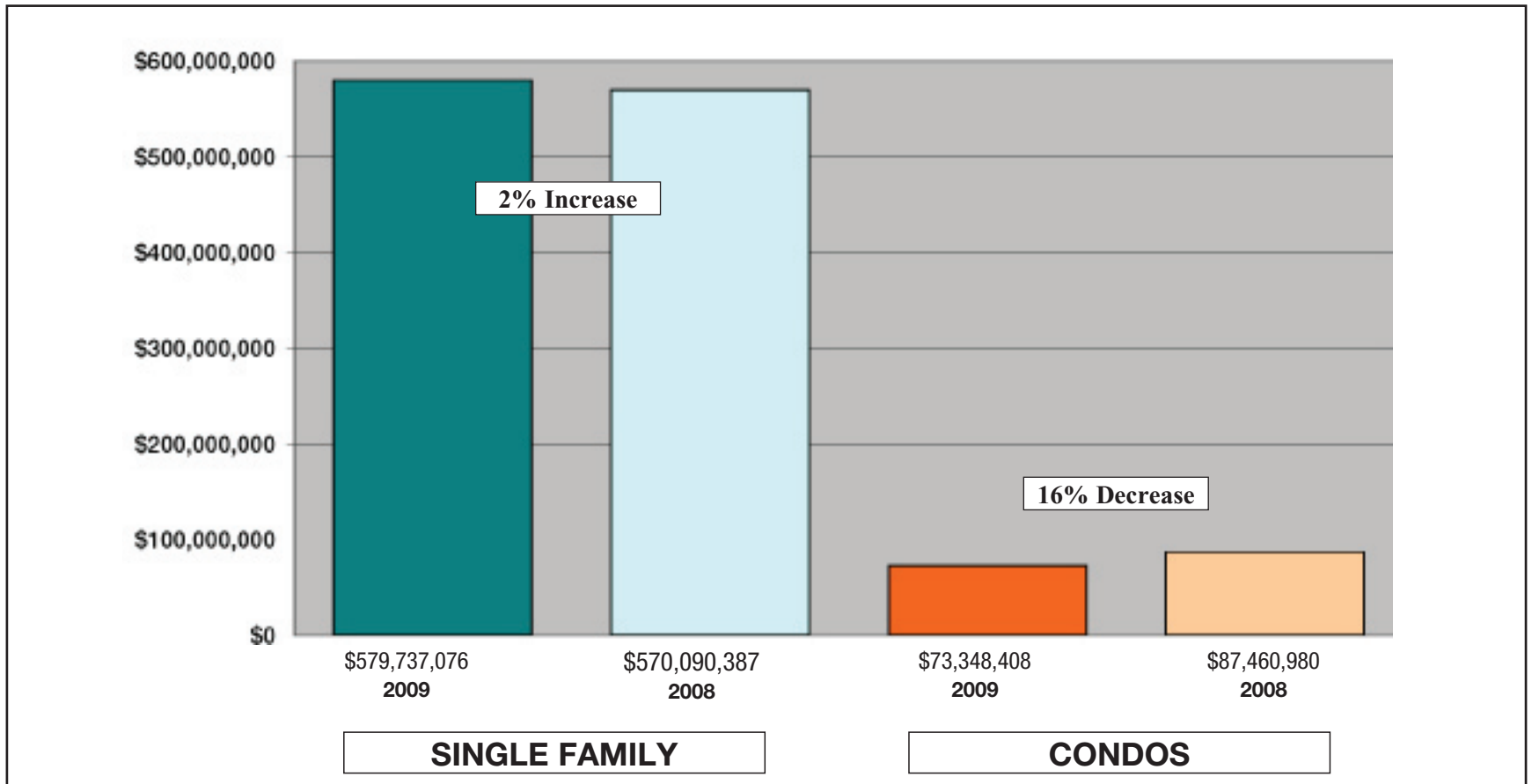


LAKE TAHOE

SALES VOLUME 2009 vs 2008

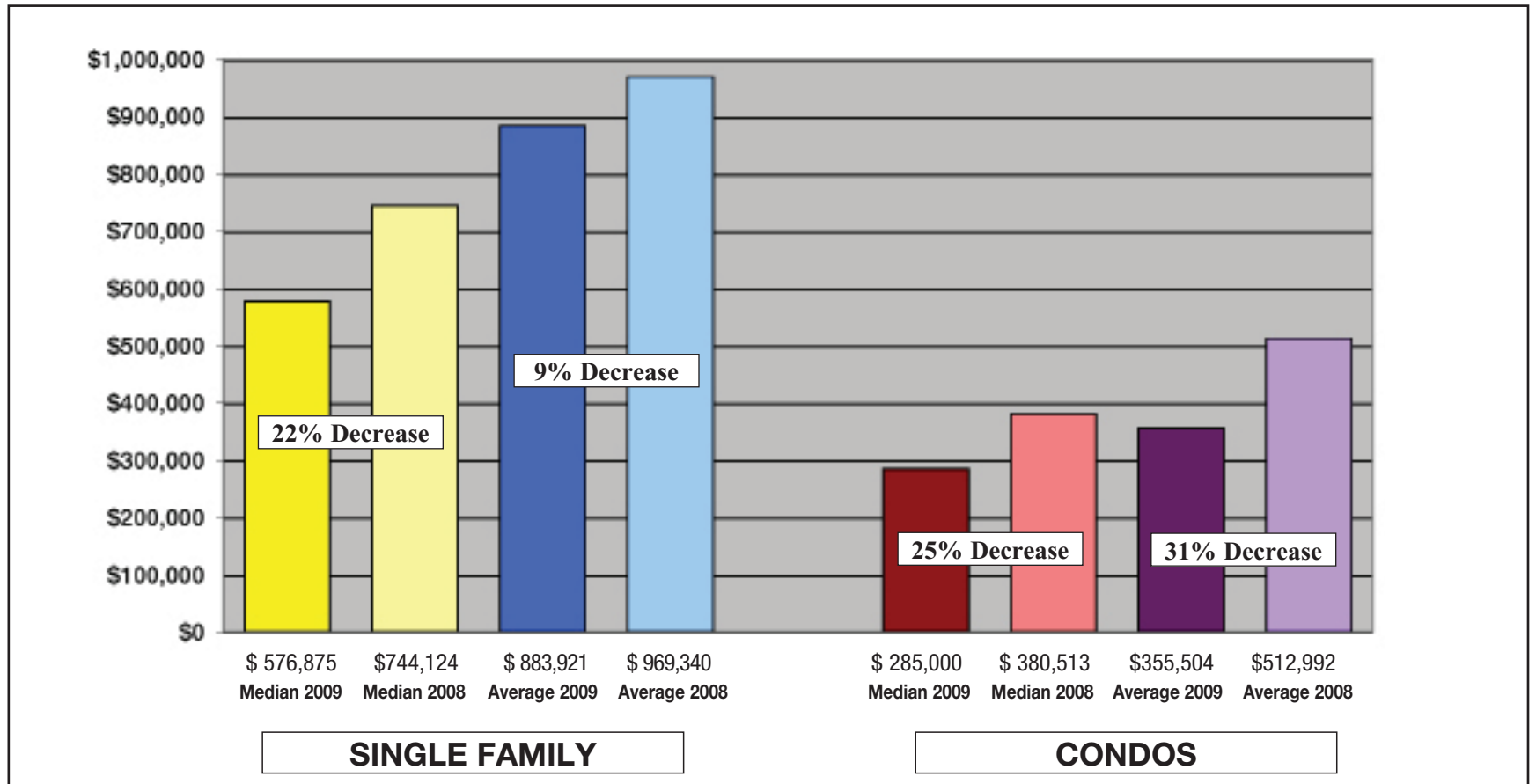
January 1 thru December 31



LAKE TAHOE

MEDIAN & AVERAGE PRICE 2009 vs 2008

January 1 thru December 31

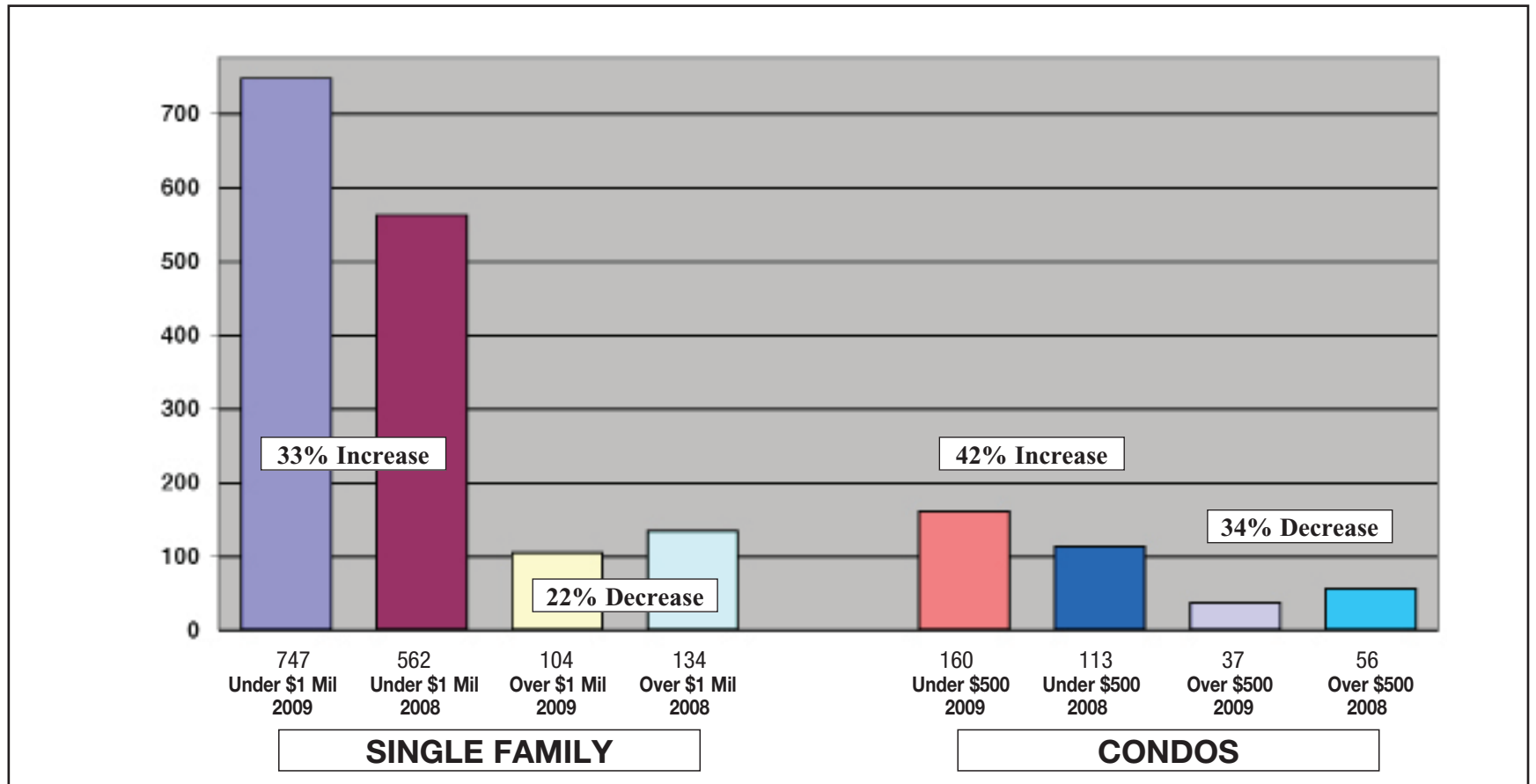


Information gathered from Incline Village, Tahoe Sierra, Sierra Nevada, NNRMLS and South Lake Tahoe Board of Realtors MLS 12/31/09

LAKE TAHOE

UNITS SOLD 2009 vs 2008

January 1 thru December 31



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END OF YEAR REVIEW 2009 vs 2008

January 1 thru December 31

SINGLE FAMILY

TOTALS LAKE TAHOE - Single Family	2009	2008	%
Volume	\$579,737,076	\$570,090,387	2%
Units	851	696	22%
Median Price (Average)	\$576,875	\$744,124	-22%
Average Price (Average)	\$883,921	\$969,340	-9%
Units Under \$1 Mil	747	562	33%
Units Over \$1 Mil	104	134	-22%

EAST SHORE- Single Family	2009	2008	%
Volume	\$85,780,416	\$83,687,900	3%
Units	83	71	17%
Median Price	\$545,000	\$625,000	-13%
Average Price	\$1,033,498	\$1,178,702	-12%
Units Under \$1 Mil	64	48	33%
Units Over \$1 Mil	19	23	-17%

INCLINE - Single Family *	2009	2008	%
Volume	\$148,817,741	\$141,317,877	5%
Units	113	109	4%
Median Price	\$915,000	\$1,296,494	-29%
Average Price	\$1,316,971	\$1,110,720	19%
Units Under \$1 Mil	64	47	36%
Units Over \$1 Mil	49	62	-21%

* includes PUD's

CONDOS

TOTALS LAKE TAHOE - Condos	2009	2008	%
Volume	\$73,348,408	\$87,460,980	-16%
Units	197	169	17%
Median Price (Average)	\$285,000	\$380,513	-25%
Average Price (Average)	\$355,504	\$512,992	-31%
Units Under \$500	160	113	42%
Units Over \$500	37	56	-34%

EAST SHORE- Condos	2009	2008	%
Volume	\$13,628,050	\$12,773,230	7%
Units	49	29	69%
Median Price	\$220,000	\$335,000	-34%
Average Price	\$278,123	\$440,456	-37%
Units Under \$500	44	23	91%
Units Over \$500	5	6	-17%

INCLINE - Condos	2009	2008	%
Volume	\$30,869,150	\$38,213,900	-19%
Units	69	64	8%
Median Price	\$350,000	\$521,550	-33%
Average Price	\$447,379	\$597,092	-25%
Units Under \$500,000	52	29	79%
Units Over \$500,000	17	35	-51%

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END OF YEAR REVIEW 2009 vs 2008

January 1 thru December 31

SINGLE FAMILY

TAHOE CITY - Single Family	2009	2008	%
Volume	\$161,427,602	\$167,003,008	-3%
Units	210	152	38%
Median Price	\$530,000	\$650,000	-18%
Average Price	\$772,380	\$ 1,098,704	-30%
Units Under \$1 Mil	186	121	54%
Units Over \$1 Mil	24	31	-23%

SOUTH SHORE - Single Family	2009	2008	%
Volume	\$183,711,317	\$178,081,602	3%
Units	445	364	22%
Median Price	\$317,500	\$405,000	-22%
Average Price	\$412,834	\$489,235	-16%
Units Under \$1 Mil	433	346	25%
Units Over \$1 Mil	12	18	-33%

TRUCKEE - Single Family*	2009	2008	%
Volume	\$336,075,768	\$331,645,887	1%
Units	514	417	23%
Median Price	\$538,000	\$619,000	-13%
Average Price	\$655,118	\$795,313	-18%
Units Under \$1 Mil	451	336	34%
Units Over \$1 Mil	63	81	-22%

* Truckee not included in Lake Tahoe totals.

CONDOS

TAHOE CITY - Condos	2009	2008	%
Volume	\$20,563,500	\$21,761,500	-6%
Units	47	32	47%
Median Price	\$350,000	\$410,000	-15%
Average Price	\$437,521	\$680,046	-36%
Units Under \$500	34	20	70%
Units Over \$500	13	12	8%

SOUTH SHORE - Condos	2009	2008	%
Volume	\$8,287,708	\$14,712,350	-44%
Units	32	44	-27%
Median Price	\$220,000	\$255,500	-14%
Average Price	\$258,991	\$334,372	-23%
Units Under \$500	30	41	-27%
Units Over \$500	2	3	-33%

TRUCKEE - Condos	2009	2008	%
Volume	\$66,062,853	\$121,664,077	-46%
Units	130	134	-3%
Median Price	\$377,000	\$560,000	-33%
Average Price	\$508,175	\$907,940	-44%
Units Under \$500	37	53	-30%
Units Over \$500	93	81	15%

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