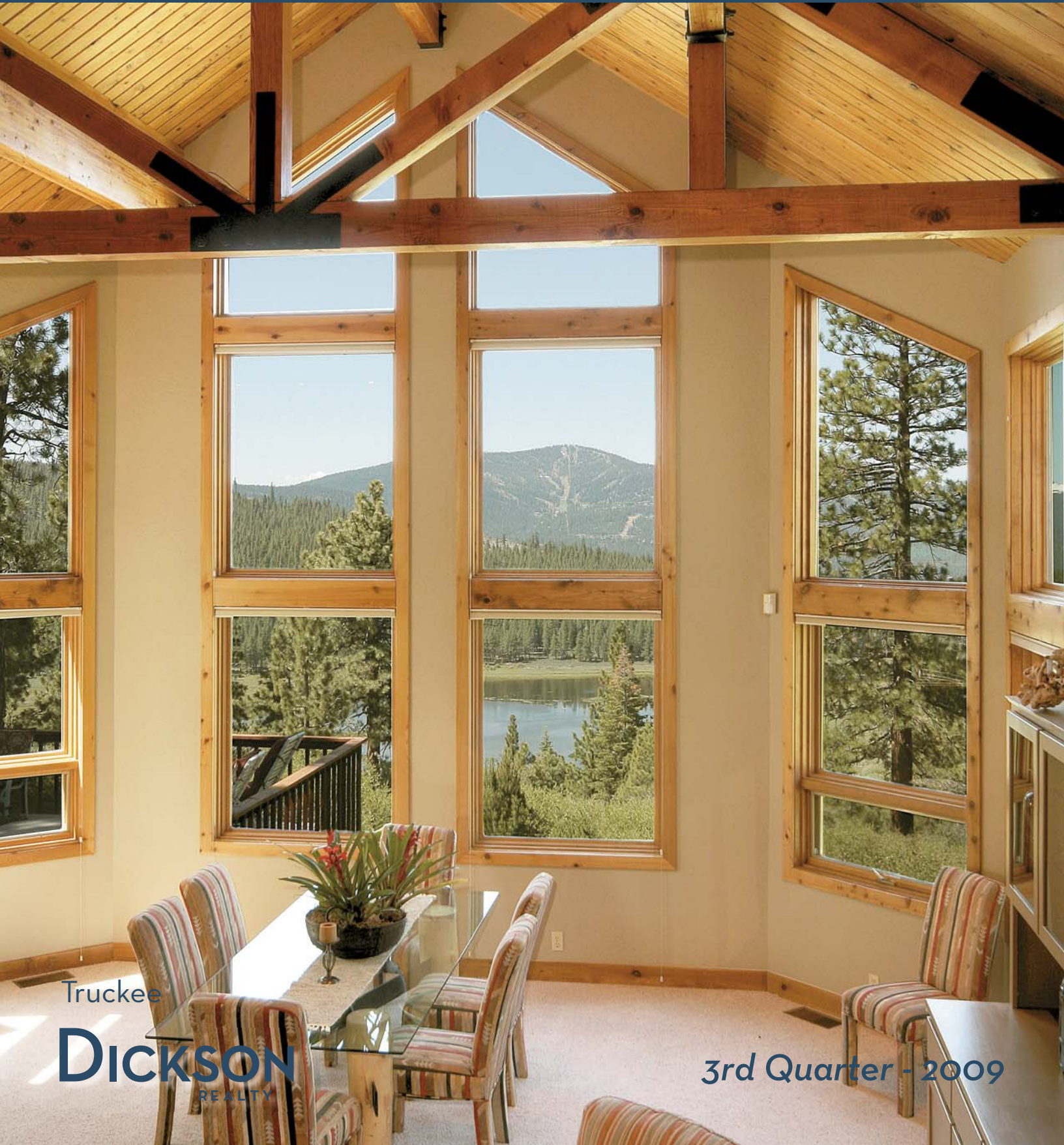


# MARKET TRENDS

*Quarterly Report*



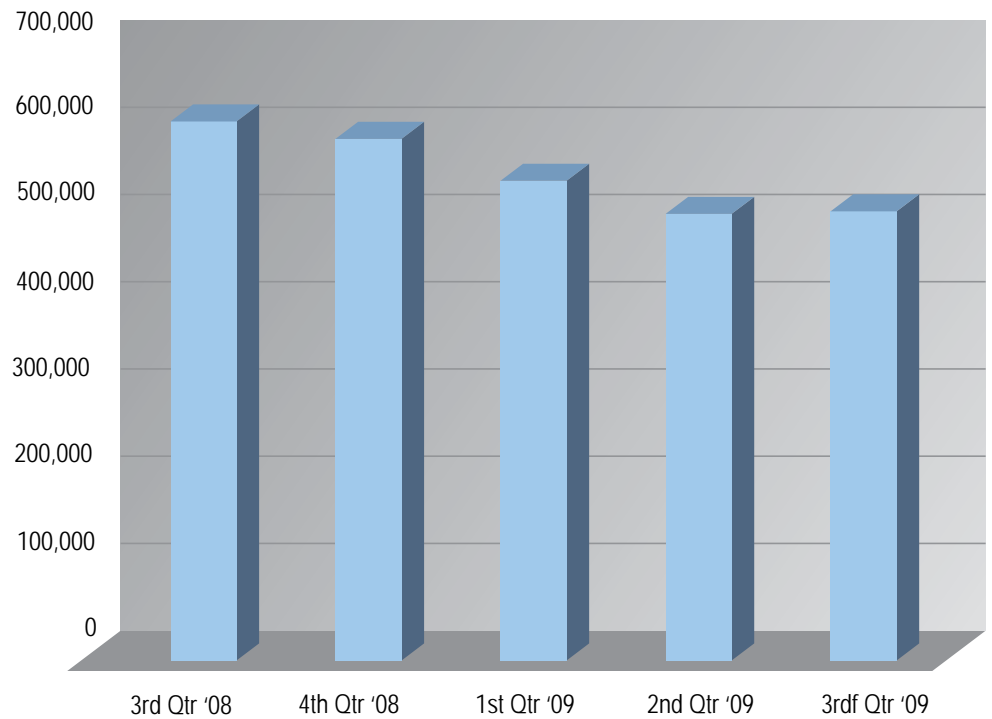
Truckee

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3rd Quarter - 2009

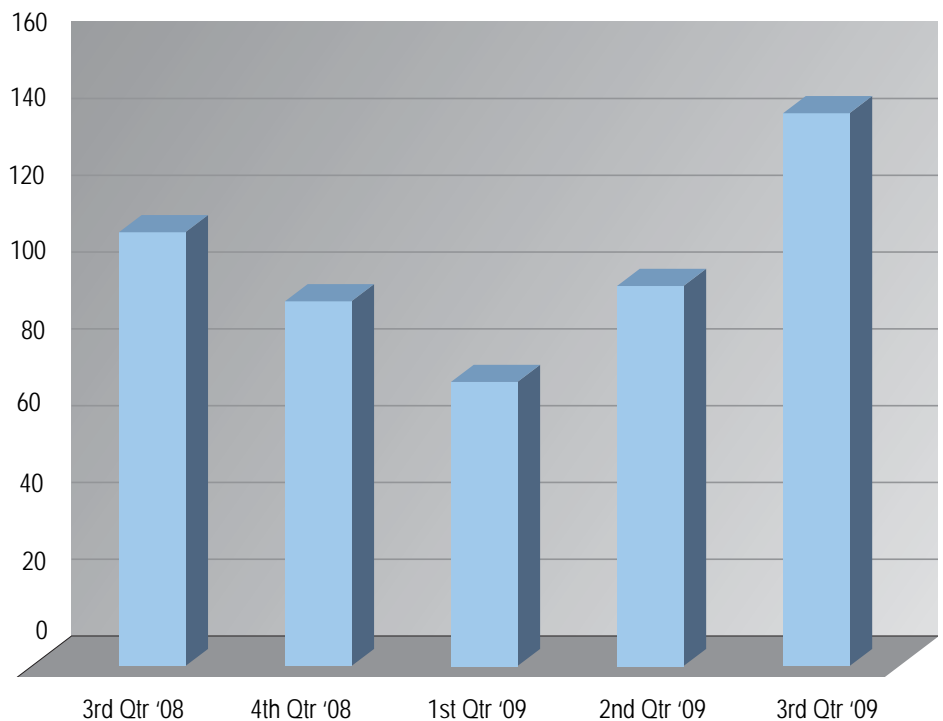
## Homes Sold - Median Price Truckee

From the 2nd quarter of 2009 to 3rd quarter of 2009, the median price of Truckee homes went up from \$512,000 to \$515,000.



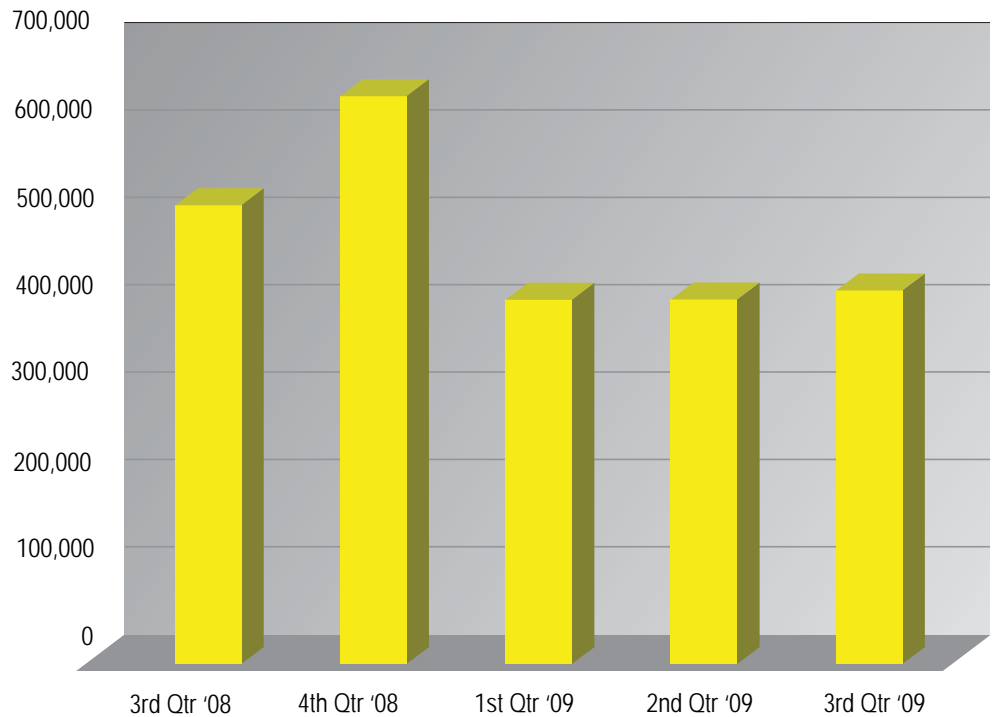
## Homes Sold - Number of Solds Truckee

From the 2nd quarter of 2009 to 3rd quarter of 2009, the number of homes sold increased significantly from 99 solds to 144 solds.



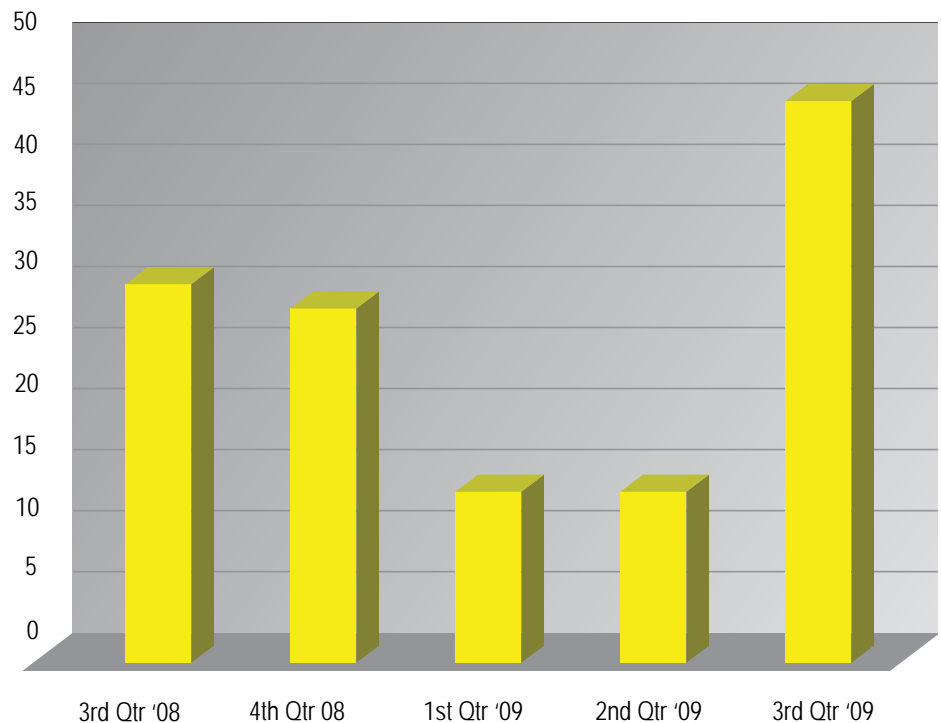
## Condos Sold - Median Price Truckee

Although the median price of homes sold in the 2nd quarter of 2009 over 2nd quarter of 2008 dropped by 18%, the median price increased slightly from 2nd quarter 2009 to 3rd quarter 2009 by 2.48%.



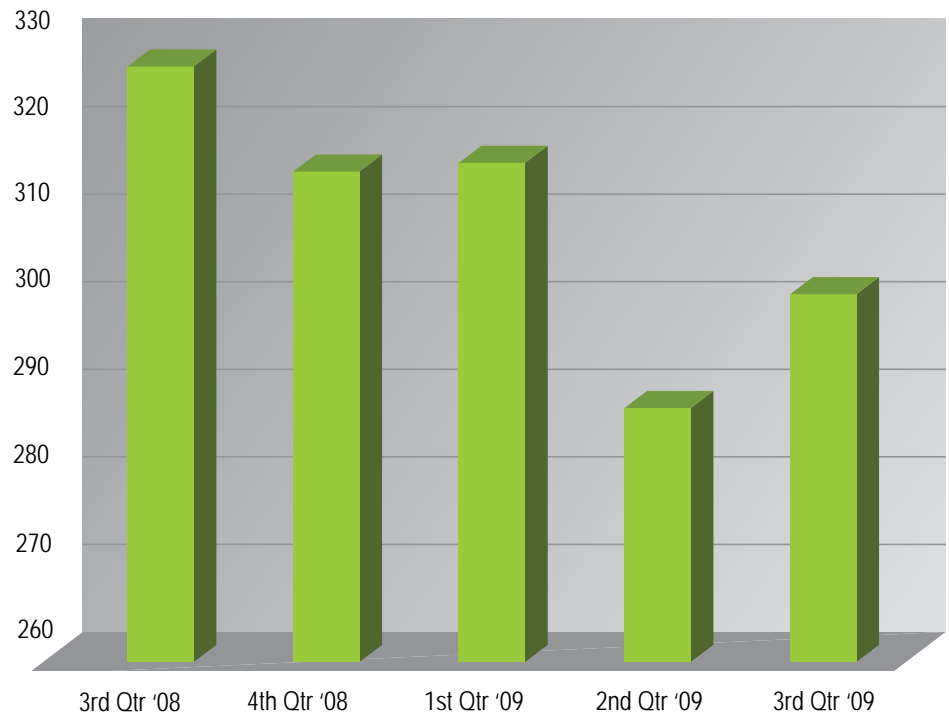
## Condos Sold - Number of Solds Truckee

Although the number of condos sold from 2nd quarter of 2008 to the 2nd quarter of 2009 decreased by 33%, the jump from the 2nd quarter in 2009 to the 3rd quarter in 2009 was a huge 229%.



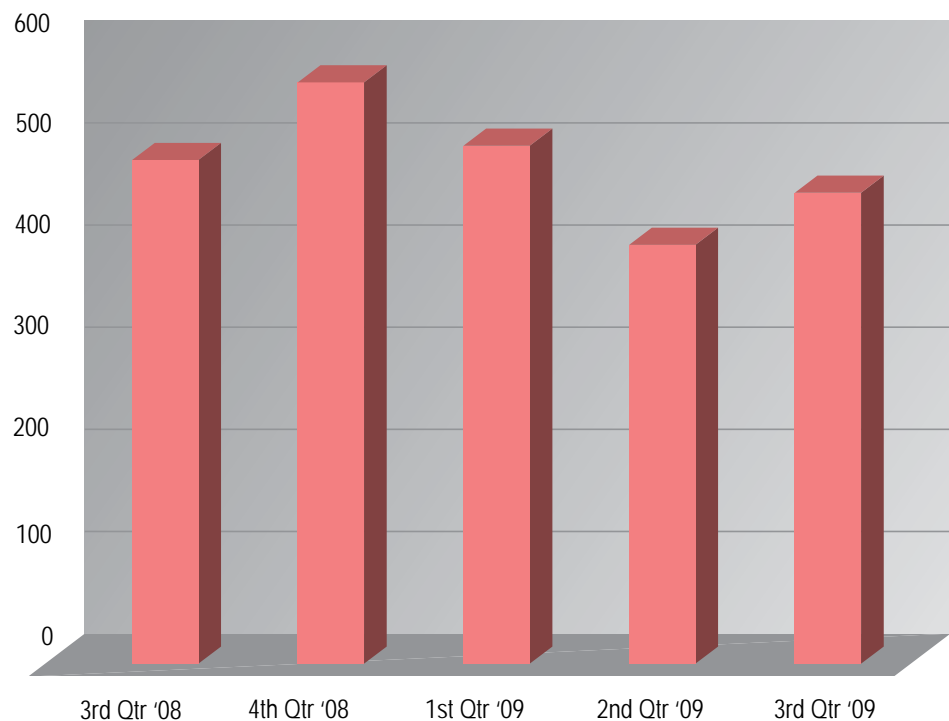
## Homes Sold - Average Sold Price Per Square Foot Truckee

The price of homes sold per square foot has increased 4.5% over the past quarter.



## Condos Sold - Average Sold Price Per Square Foot Truckee

The price of condos per square foot stayed pretty constant 2nd to 3rd quarter of 2008, increased considerably in the 4th quarter, decreased slightly in the 1st quarter of 2009, and was down to \$410/square foot as of the end of the 2nd quarter of 2009 and how again gained by 12.44% in the 3rd quarter of 2009. This square footage price of condos in Truckee varies dramatically based on vast differences in condos sold during a specific period, from simple units to over-the-top luxurious in the Village at Northstar.



## Homes Sold - Median Price Breaks by Square Footage Truckee

	<1,000	1,000-1,499	1,500-1,999	2,000-2,499	2,500-2,999	3,000-3499
3rdQ 08	323,500	377,500	525,000	675,000	885,000	1,104,375
4thQ 08	268,000	390,000	516,250	610,000	735,000	1,025,000
1stQ 09	280,000	353,000	483,000	573,000	715,000	902,500
2ndQ 09	0	355,500	453,000	624,000	780,350	937,500
3rdQ 09	215,000	345,500	429,000	591,500	702,500	825,000

## Condos Sold - Median Price Breaks by Square Footage Truckee

	<800	800-1199	1,200-1,599	1,600-1,999
3rdQ 08	325,000	424,975	494,000	1,065,000
4thQ 08	277,500	499,000	517,500	1,045,000
1stQ 09	162,500	240,000	374,000	900,000
2ndQ 09	225,000	244,500	564,600	0
3rdQ 09	336,500	335,000	420,000	422,000

## Median Price by Market Area Truckee

	Homes		Condominiums	
	3rdQ 09	3rdQ 08	3rdQ 09	3rdQ 08
Tahoe Donner	525,000	665,500	325,000	377,000
Donner Lake	634,500	495,000	140,000	0
Donner Summit	375,250	618,000	0	0
Lahontan	1,715,000	1,960,000	0	0
Old Greenwood	1,162,500	845,000	0	0
Glenshire	347,500	443,000	0	0
Sierra Meadows	409,900	428,000	268,000	0
Northstar	1,288,500	3,287,500	635,500	707,000
Prosser Lakeview	420,500	407,500	0	0
Squaw Valley	963,000	2,297,500	462,500	458,100
Alpine Meadows	580,000	978,437	350,500	0

## Units Sold by Market Area Truckee

	Homes		Condominiums	
	3rdQ 09	3rdQ 08	3rdQ 09	3rdQ 08
Tahoe Donner	65	54	11	8
Donner Lake	6	9	1	0
Donner Summit	8	7	0	0
Lahontan	3	4	0	0
Old Greenwood	2	1	0	0
Glenshire	20	12	0	0
Sierra Meadows	7	6	1	0
Northstar	8	2	21	14
Prosser Lakeview	4	4	0	0
Squaw Valley	4	4	6	8
Alpine Meadows	7	4	1	0

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Montreux  
Bordeaux Drive  
Reno, NV  
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Sparks  
4870 Vista Blvd, Suite 210  
Sparks, NV  
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