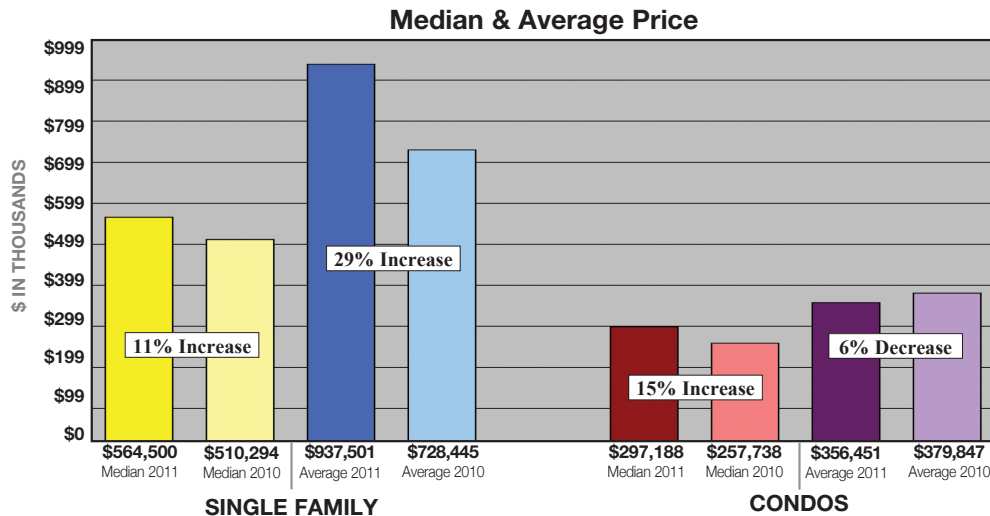
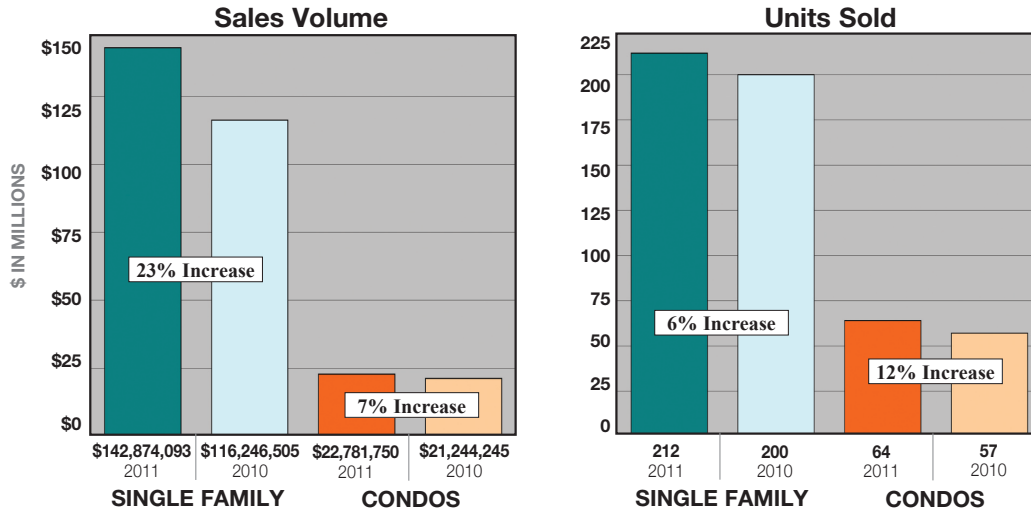


EXCEPTIONAL RESULTS. AND MORE.

LAKE TAHOE

2011 First Quarter Statistics January 1 - March 31 2011 vs 2010



Information gathered from Incline Village, Tahoe Sierra, Sierra Nevada, NNRMLS and South Lake Tahoe Board of Realtors MLS 03/31/2011



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EXCEPTIONAL RESULTS. AND MORE.

LAKE TAHOE

2011 First Quarter Statistics January 1 -March 31 2011 vs 2010

SINGLE FAMILY

CONDOS

INCLINE VILLAGE*

*includes PUD's

	2011	2010	%
Volume	\$41,200,400	\$32,156,500	28%
Units	28	31	-10%
Median Price	\$850,000	\$775,000	10%
Average Price	\$1,471,443	\$1,037,306	42%
Units Under \$1 Mil	18	19	-5%
Units Over \$1 Mil	10	12	-17%

	2011	2010	%
Volume	\$9,778,900	\$8,072,545	21%
Units	18	20	-10%
Median Price	\$440,000	\$318,450	38%
Average Price	\$543,272	\$403,672	35%
Units Under \$500	8	16	-50%
Units Over \$500	10	4	150%

EAST SHORE

	2011	2010	%
Volume	\$21,019,500	\$16,811,150	25%
Units	18	19	-5%
Median Price	\$652,500	\$485,000	35%
Average Price	\$1,159,417	\$884,797	31%
Units Under \$1 Mil	13	15	-13%
Units Over \$1 Mil	5	4	25%

	2011	2010	%
Volume	\$4,094,400	\$4,221,900	-3%
Units	19	14	36%
Median Price	\$220,000	\$240,000	-8%
Average Price	\$223,389	\$301,564	-26%
Units Under \$500	18	13	38%
Units Over \$500	1	1	0%

SOUTH SHORE

	2011	2010	%
Volume	\$45,405,015	\$40,425,405	12%
Units	118	106	11%
Median Price	\$291,500	\$318,250	-8%
Average Price	\$384,788	\$381,372	1%
Units Under \$1 Mil	117	105	11%
Units Over \$1 Mil	1	1	0%

	2011	2010	%
Volume	\$4,154,300	\$3,502,500	19%
Units	13	13	0%
Median Price	\$255,000	\$210,000	21%
Average Price	\$319,562	\$269,423	19%
Units Under \$500	12	12	0%
Units Over \$500	1	1	0%

TAHOE CITY

	2011	2010	%
Volume	\$35,249,178	\$26,853,450	31%
Units	48	44	9%
Median Price	\$464,000	\$462,925	0%
Average Price	\$734,357	\$610,305	20%
Units Under \$1 Mil	42	38	11%
Units Over \$1 Mil	6	6	0%

	2011	2010	%
Volume	\$4,754,150	\$5,447,300	-13%
Units	14	10	40%
Median Price	\$273,750	\$262,500	4%
Average Price	\$339,582	\$544,730	-38%
Units Under \$500	12	6	100%
Units Over \$500	2	4	-50%

TOTAL-LAKEWIDE

	2011	2010	%
Volume	\$142,874,093	\$116,246,505	23%
Units	212	200	6%
Median Price	\$564,500	\$510,294	-11%
Average Price	\$937,501	\$728,445	29%
Units Under \$1 Mil	190	177	7%
Units Over \$1 Mil	22	23	-4%

	2011	2010	%
Volume	\$22,781,750	\$21,244,245	7%
Units	64	57	12%
Median Price	\$297,188	\$257,738	15%
Average Price	\$356,451	\$379,847	-6%
Units Under \$500	50	47	6%
Units Over \$500	14	10	40%



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