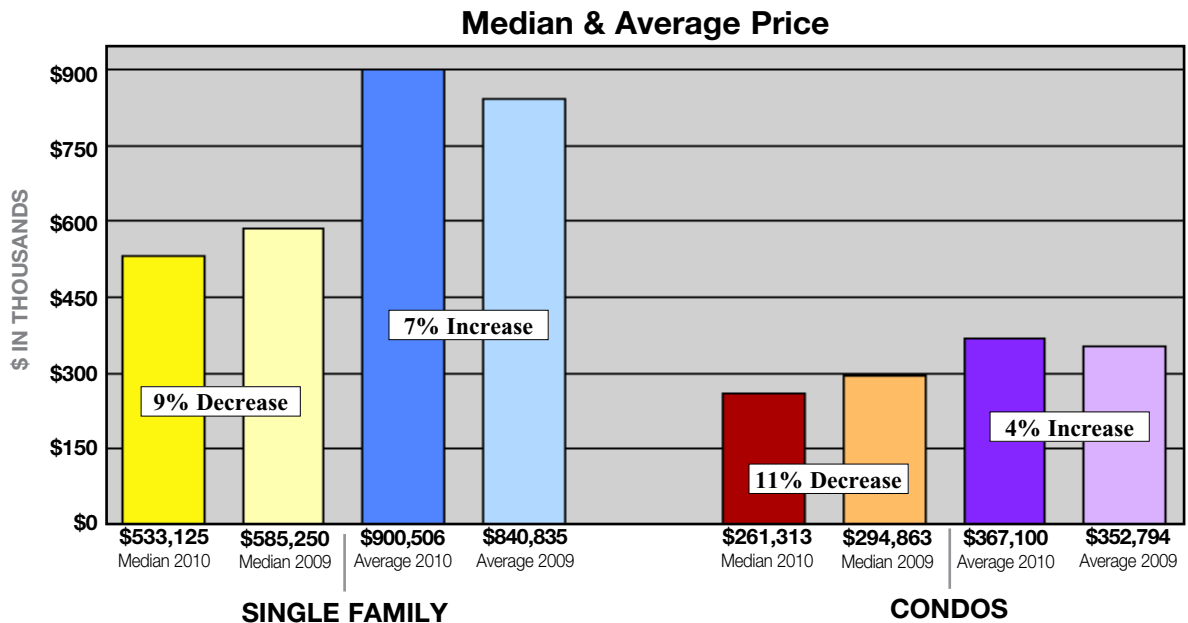
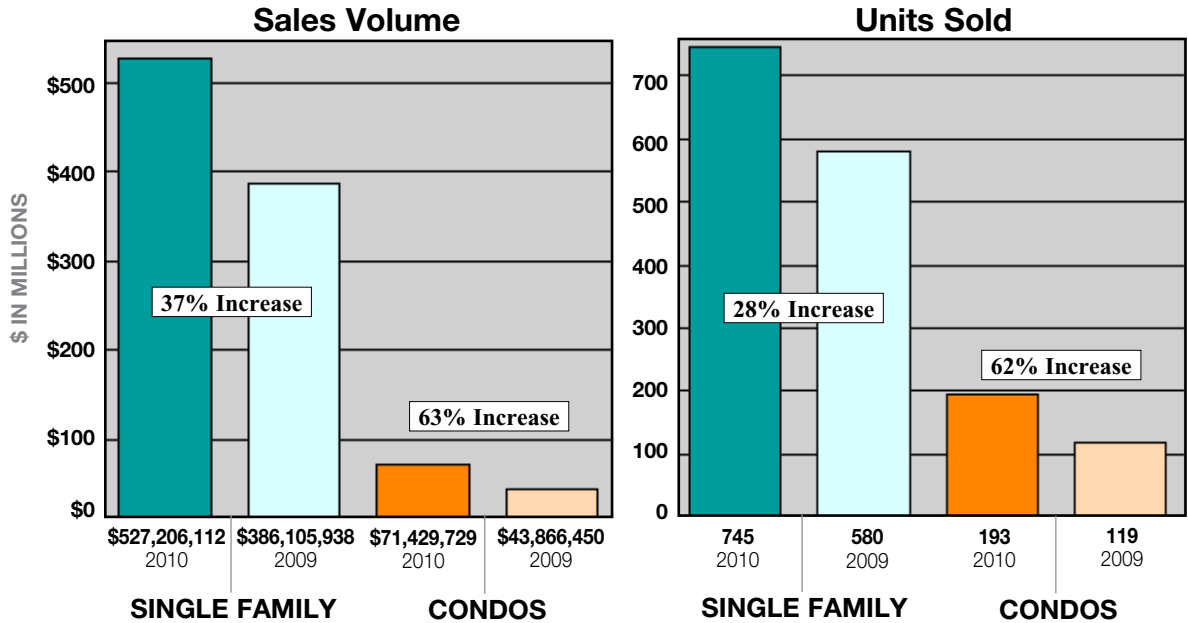


Lake Tahoe

THIRD QUARTER STATISTICS JANUARY 1 - SEPTEMBER 30
2010 vs 2009



Information gathered from Incline Village, Tahoe Sierra, Sierra Nevada, NNRMLS and South Lake Tahoe Board of Realtors MLS 09/30/2010

Lake Tahoe

THIRD QUARTER STATISTICS JANUARY 1 - SEPTEMBER 30 2010 vs 2009

SINGLE FAMILY

CONDOS

INCLINE VILLAGE*

*includes PUD's

	2010	2009	%
Volume	\$145,715,615	\$113,472,241	28%
Units	108	85	27%
Median Price	\$812,500	\$925,000	-12%
Average Price	\$1,349,219	\$1,334,968	1%
Units Under \$1 Mil	67	46	46%
Units Over \$1 Mil	41	39	5%

	2010	2009	%
Volume	\$31,509,845	\$18,377,150	71%
Units	82	46	78%
Median Price	\$328,750	\$350,000	-6%
Average Price	\$384,266	\$399,503	-4%
Units Under \$500	70	36	94%
Units Over \$500	12	10	20%

EAST SHORE

	2010	2009	%
Volume	\$60,659,950	\$55,582,130	9%
Units	65	66	-2%
Median Price	\$535,000	\$531,000	1%
Average Price	\$933,230	\$842,153	11%
Units Under \$1 Mil	49	55	-11%
Units Over \$1 Mil	16	11	45%

	2010	2009	%
Volume	\$11,193,807	\$8,281,800	35%
Units	35	26	35%
Median Price	\$225,000	\$229,450	-2%
Average Price	\$319,823	\$318,530	0%
Units Under \$500	32	22	45%
Units Over \$500	3	4	-25%

SOUTH SHORE

	2010	2009	%
Volume	\$158,775,435	\$120,292,567	32%
Units	393	306	28%
Median Price	\$325,000	\$315,000	3%
Average Price	\$404,009	\$393,113	3%
Units Under \$1 Mil	382	301	27%
Units Over \$1 Mil	11	5	120%

	2010	2009	%
Volume	\$8,707,500	\$4,735,000	84%
Units	39	18	117%
Median Price	\$191,000	\$225,000	-15%
Average Price	\$223,269	\$263,056	-15%
Units Under \$500	38	17	124%
Units Over \$500	1	1	0%

TAHOE CITY

	2010	2009	%
Volume	\$162,055,112	\$96,759,000	67%
Units	179	123	46%
Median Price	\$460,000	\$570,000	-19%
Average Price	\$915,565	\$793,106	15%
Units Under \$1 Mil	145	107	36%
Units Over \$1 Mil	34	16	113%

	2010	2009	%
Volume	\$20,018,577	\$12,472,500	61%
Units	37	29	28%
Median Price	\$300,500	\$375,000	-20%
Average Price	\$541,042	\$430,086	26%
Units Under \$500	25	22	14%
Units Over \$500	12	7	71%

TOTAL-LAKEWIDE

	2010	2009	%
Volume	\$527,206,112	\$386,105,938	37%
Units	745	580	28%
Median Price	533,125	585,250	-9%
Average Price	900,506	840,835	7%
Units Under \$1 Mil	643	509	26%
Units Over \$1 Mil	102	71	44%

	2010	2009	%
Volume	\$71,429,729	\$43,866,450	63%
Units	193	119	62%
Median Price	261,313	294,863	-11%
Average Price	367,100	352,794	4%
Units Under \$500	165	97	70%
Units Over \$500	28	22	27%