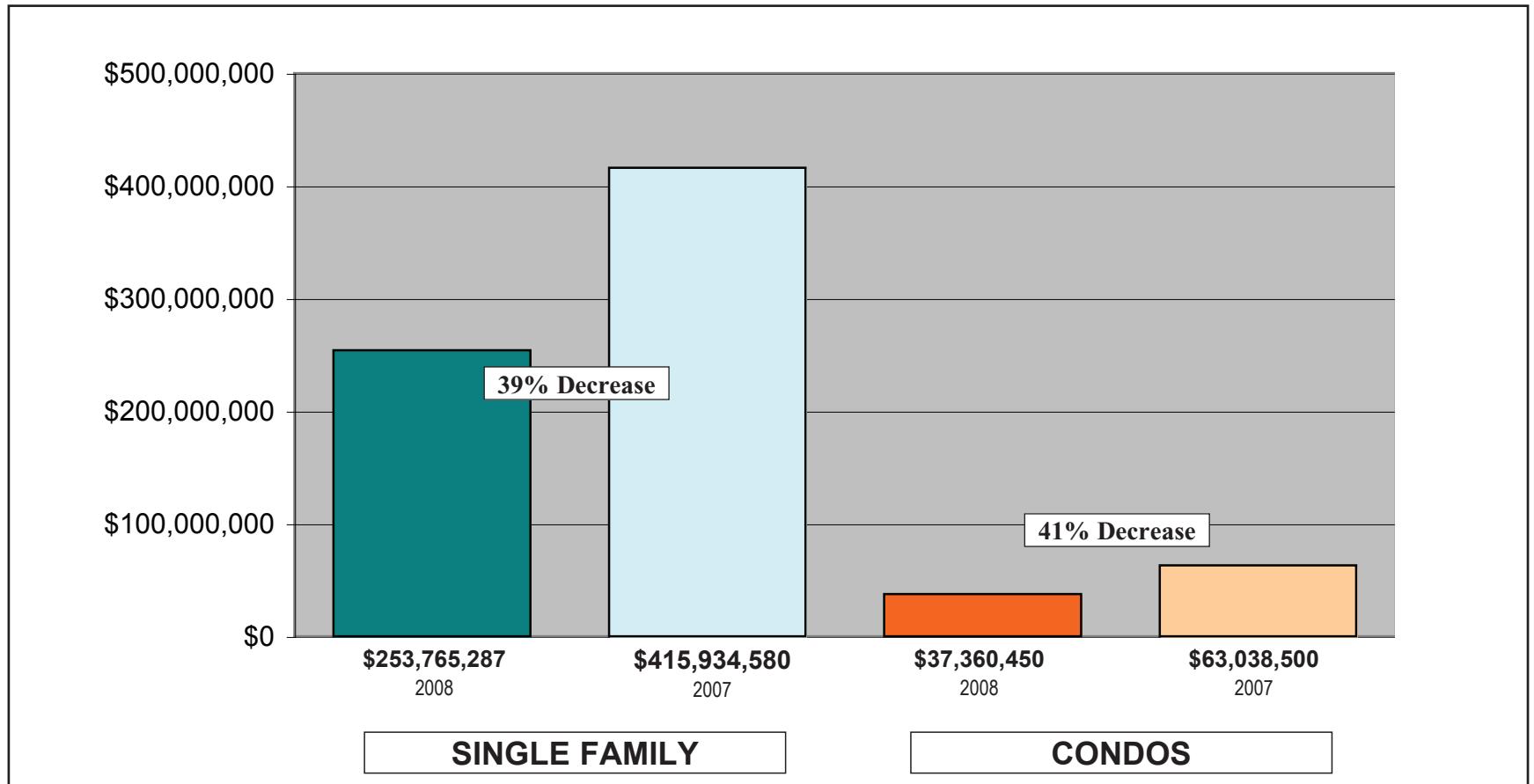


# LAKE TAHOE

## SALES VOLUME 2008 vs 2007

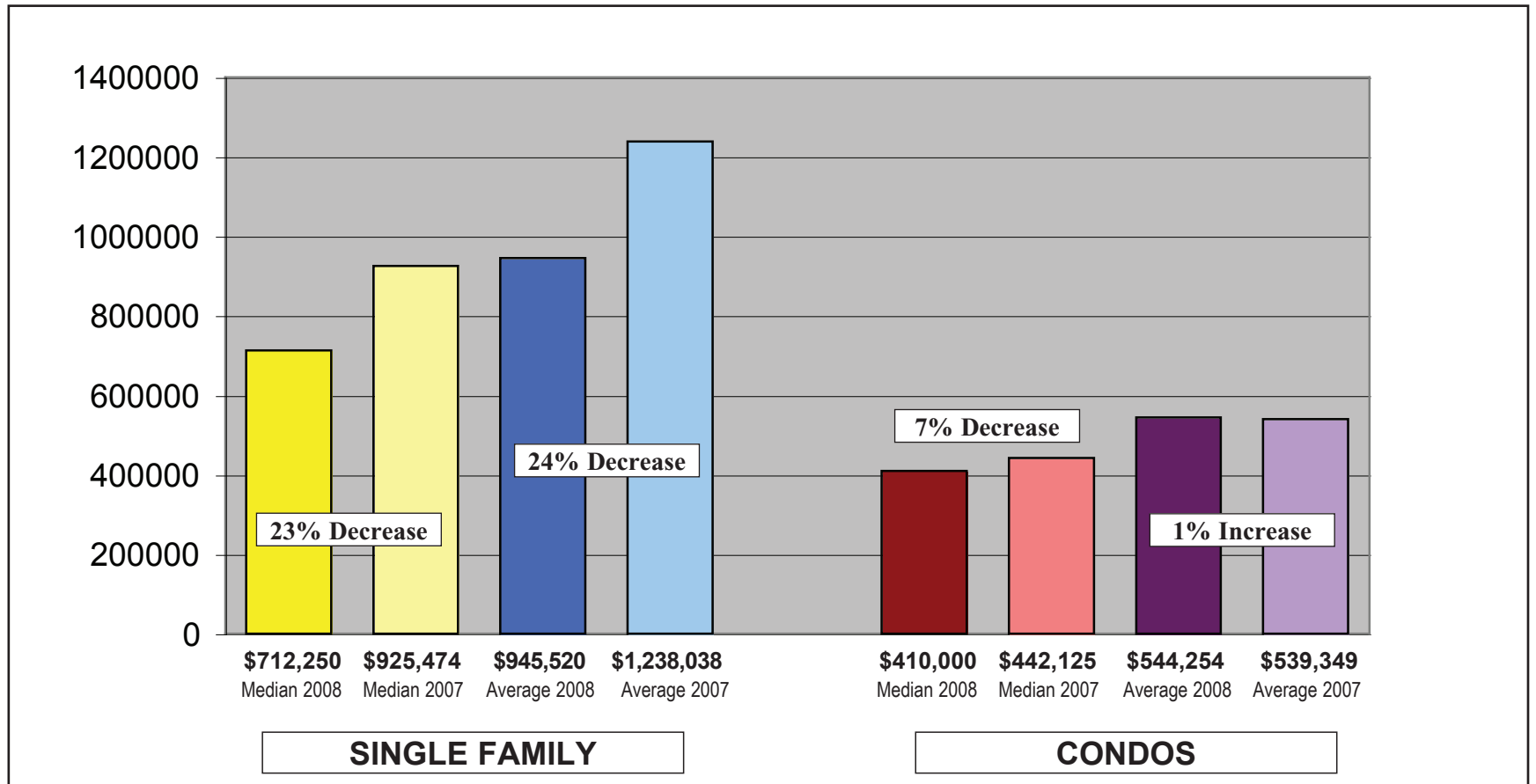
January 1 thru June 30



# LAKE TAHOE

## MEDIAN & AVERAGE PRICE 2008 vs 2007

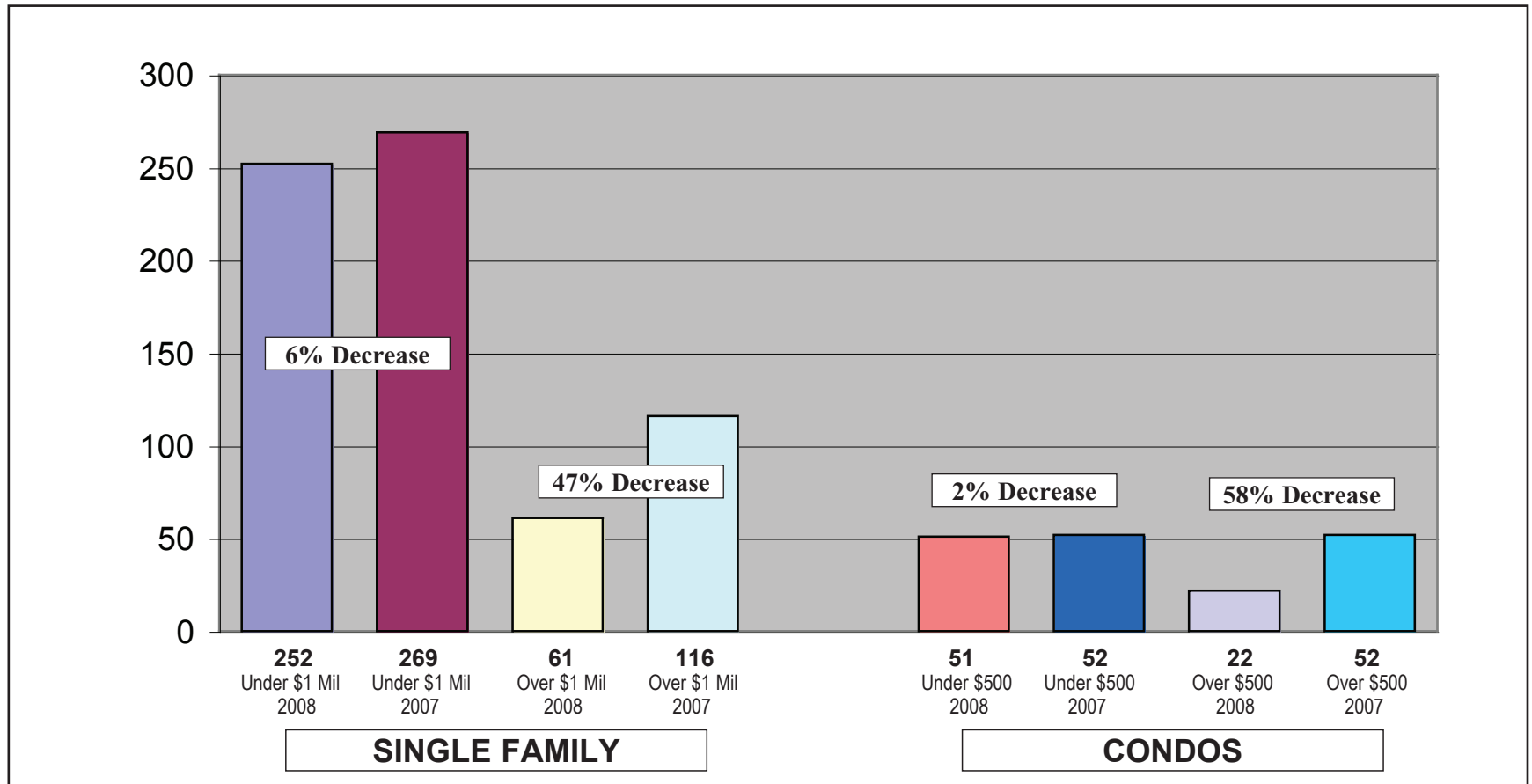
January 1 thru June 30



# LAKE TAHOE

## UNITS SOLD 2008 vs 2007

January 1 thru June 30



# CHASE INTERNATIONAL

## MID YEAR REVIEW 2008 vs 2007

### January 1 thru June 30

#### SINGLE FAMILY

Lake Tahoe TOTALS - Single Family	2008	2007	%
Volume	253,765,287	415,934,580	-39%
Units	313	385	-19%
Median Price (Average)	712,250	925,474	-23%
Average Price (Average)	945,520	1,238,038	-24%
Units Under \$1 Mil	252	269	-6%
Units Over \$1 Mil	61	116	-47%

EAST SHORE- Single Family	2008	2007	%
Volume	\$34,923,400	\$75,123,237	-54%
Units	37	38	-3%
Median Price	625,000	992,500	-37%
Average Price	943,876	1,976,927	-52%
Units Under \$1 Mil	28	19	47%
Units Over \$1 Mil	9	19	-53%

INCLINE - Single Family *	2008	2007	%
Volume	\$78,665,236	\$142,724,093	-45%
Units	58	91	-36%
Median Price	1,170,000	1,568,397	-25%
Average Price	1,356,297	1,200,000	13%
Units Under \$1 Mil	25	34	-26%
Units Over \$1 Mil	33	57	-42%

\*Includes PUD's

#### CONDOS

Lake Tahoe TOTALS - Condos	2008	2007	%
Volume	37,360,450	63,038,500	-41%
Units	73	104	-30%
Median Price (Average)	410,000	442,125	-7%
Average Price (Average)	544,254	539,349	1%
Units Under \$500	51	52	-2%
Units Over \$500	22	52	-58%

EAST SHORE- Condos	2008	2007	%
Volume	\$6,132,500	\$7,513,000	-18%
Units	15	19	-21%
Median Price	327,000	370,000	-12%
Average Price	408,833	395,421	3%
Units Under \$500	12	15	-20%
Units Over \$500	3	4	-25%

INCLINE - Condos	2008	2007	%
Volume	\$16,909,000	\$32,236,000	-48%
Units	29	44	-34%
Median Price	489,000	587,500	-17%
Average Price	583,069	732,636	-20%
Units Under \$500	16	13	23%
Units Over \$500	13	31	-58%

# CHASE INTERNATIONAL

## MID YEAR REVIEW 2008 vs 2007

### January 1 thru June 30

#### SINGLE FAMILY

TAHOE CITY - Single Family	2008	2007	%
Volume	\$66,673,851	\$87,189,800	-24%
Units	67	75	-11%
Median Price	655,000	679,000	-4%
Average Price	995,132	1,162,531	-14%
Units Under \$1 Mil	56	57	-2%
Units Over \$1 Mil	11	18	-39%

SOUTH SHORE - Single Family	2008	2007	%
Volume	\$73,502,800	\$110,897,450	-34%
Units	151	181	-17%
Median Price	399,000	462,000	-14%
Average Price	486,774	612,693	-21%
Units Under \$1 Mil	143	159	-10%
Units Over \$1 Mil	8	22	-64%

TRUCKEE - Single Family*	2008	2007	%
Volume	\$161,645,580	\$192,694,002	-16%
Units	194	236	-18%
Median Price	633,000	645,000	-2%
Average Price	833,225	816,500	2%
Units Under \$1 Mil	151	202	-25%
Units Over \$1 Mil	43	34	26%

\*Not included in Lake Tahoe totals

#### CONDOS

TAHOE CITY - Condos	2008	2007	%
Volume	\$5,485,000	\$18,440,500	-70%
Units	7	27	-74%
Median Price	549,000	500,000	10%
Average Price	783,571	682,981	15%
Units Under \$500	3	13	-77%
Units Over \$500	4	14	-71%

SOUTH SHORE - Condos	2008	2007	%
Volume	\$8,833,950	\$4,849,000	82%
Units	22	14	57%
Median Price	275,000	311,000	-12%
Average Price	401,543	346,357	16%
Units Under \$500	20	11	82%
Units Over \$500	2	3	-33%

TRUCKEE - Condos	2008	2007	%
Volume	\$52,871,592	\$76,663,520	-31%
Units	56	91	-38%
Median Price	638,500	598,500	7%
Average Price	944,136	842,456	12%
Units Under \$500	20	30	-33%
Units Over \$500	36	61	-41%

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# CHASE INTERNATIONAL

## MID YEAR REVIEW 2008 vs 2007

### January 1 thru June 30

#### SINGLE FAMILY

RENO/SPARKS - Single Family	2008	2007	%
Volume	\$528,521,645	\$731,190,341	-28%
Units	1569	1851	-15%
Median Price	272,000	315,000	-14%
Average Price	336,852	395,024	-15%
Units Under \$1 Mil	1531	1784	-14%
Units Over \$1 Mil	38	67	-43%

CARSON VALLEY - Single Family	2008	2007	%
Volume	\$78,647,219	\$115,303,778	-32%
Units	221	267	-17%
Median Price	290,000	375,000	-23%
Average Price	355,870	431,849	-18%
Units Under \$1 Mil	217	262	-17%
Units Over \$1 Mil	4	5	-20%

#### CONDOS

RENO/SPARKS - Condos	2008	2007	%
Volume	\$33,686,521	\$97,023,096	-65%
Units	180	425	-58%
Median Price	164,000	229,278	-28%
Average Price	187,147	228,289	-18%
Units Under \$500	174	418	-58%
Units Over \$500	6	7	-14%