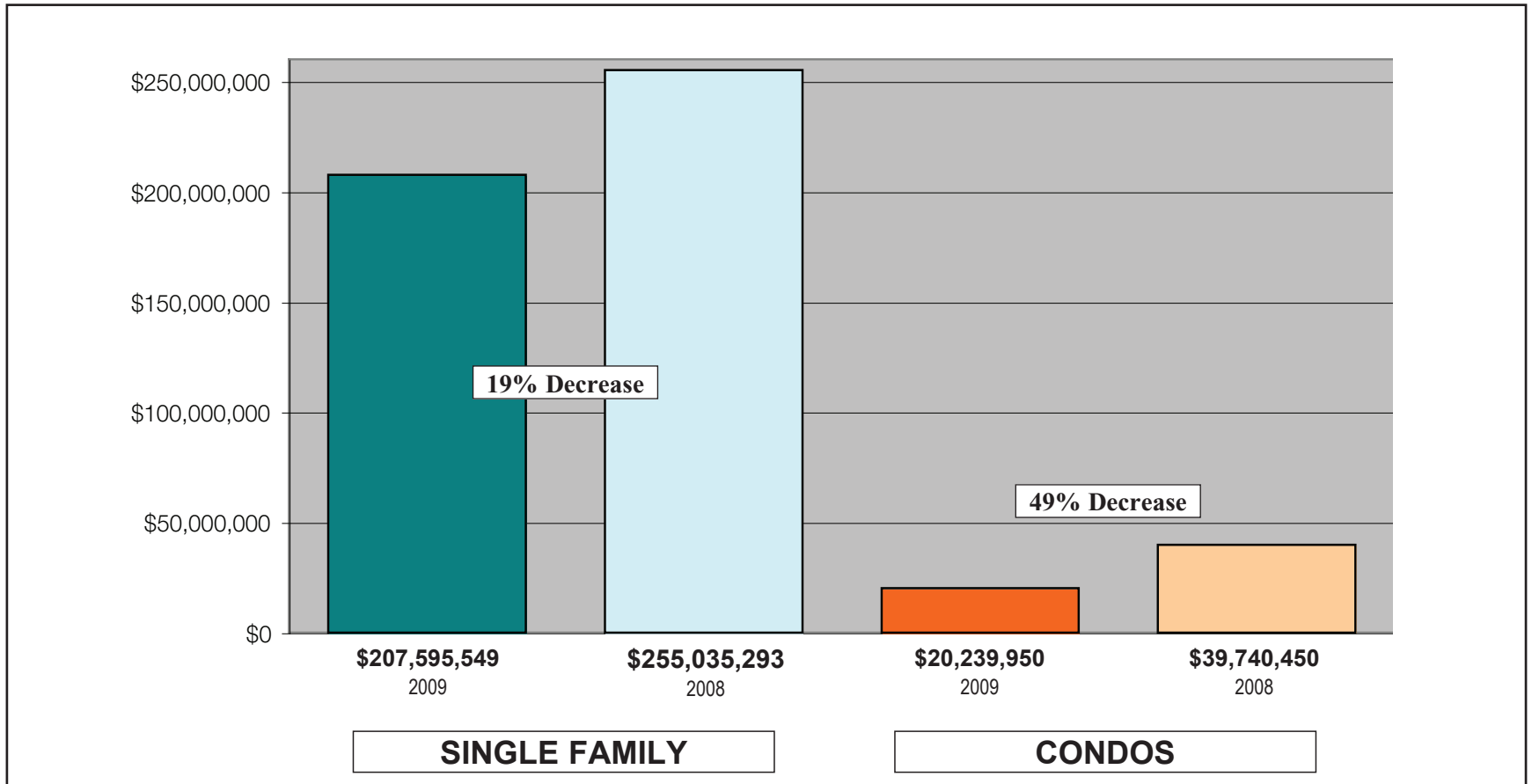


# LAKE TAHOE

## SALES VOLUME 2009 vs 2008

### January 1 thru June 30

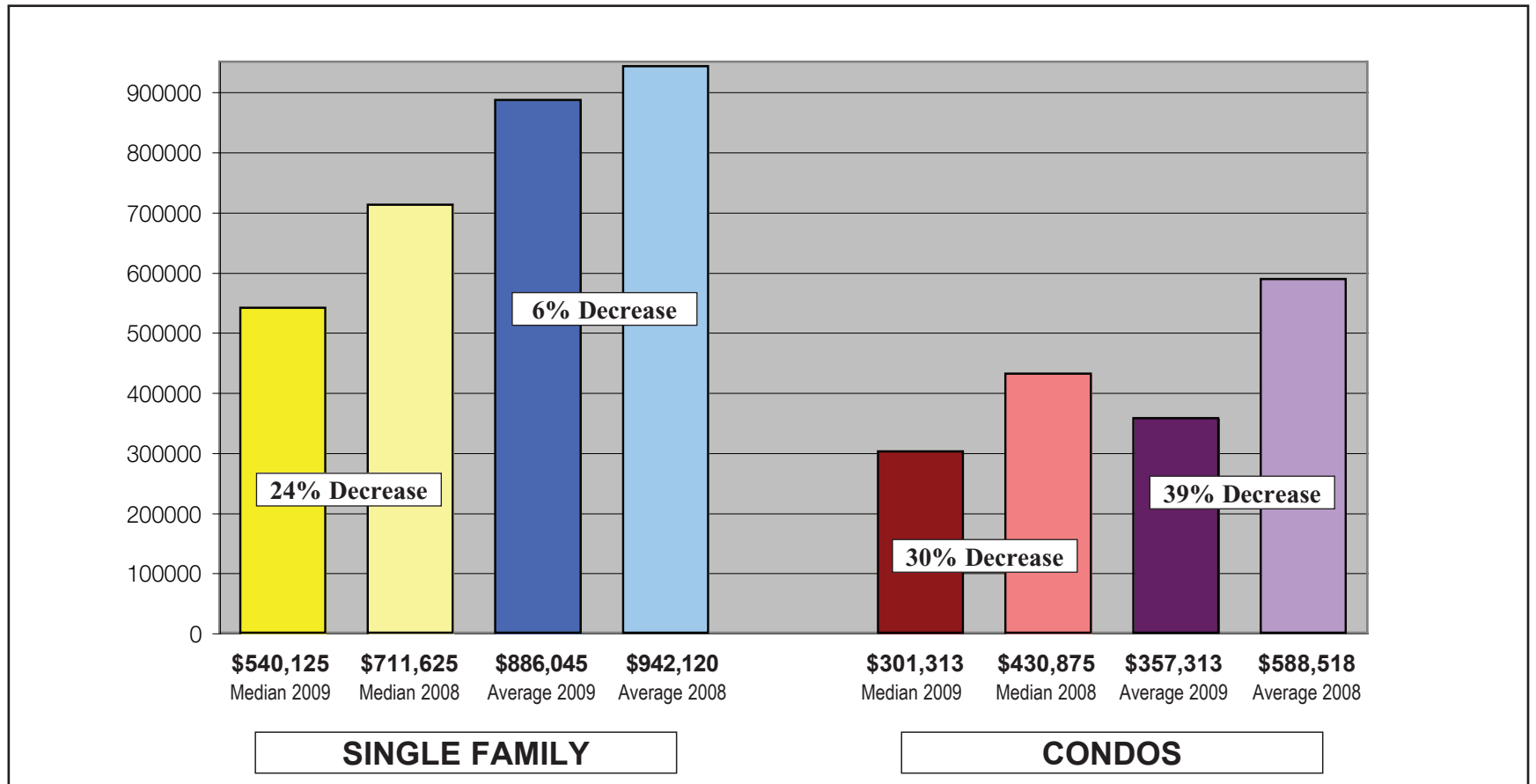


Information gathered from Incline Village, Tahoe Sierra, Sierra Nevada, NNRMLS and South Lake Tahoe Board of Realtors MLS 6/30/09

# LAKE TAHOE

## MEDIAN & AVERAGE PRICE 2009 vs 2008

January 1 thru June 30



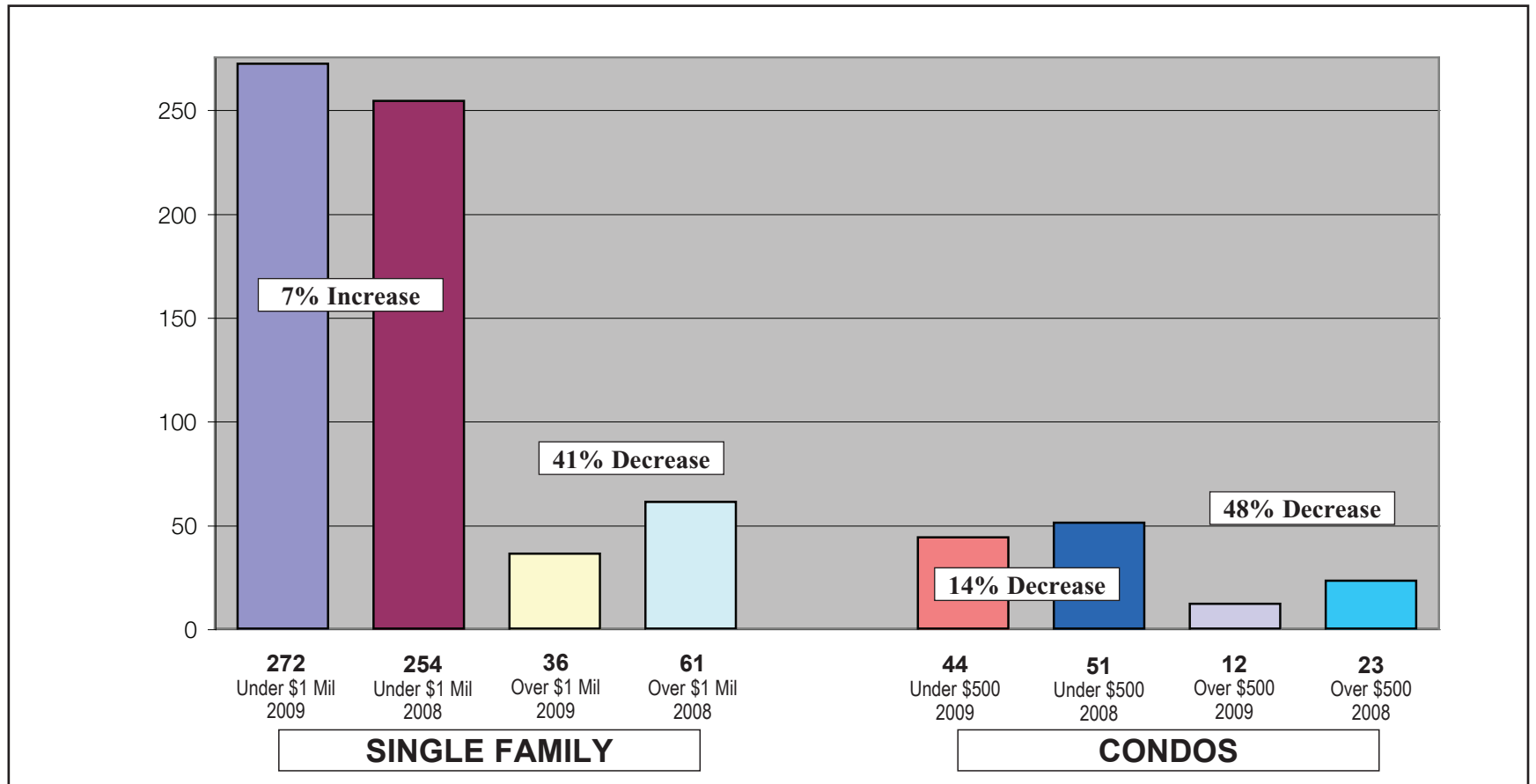
**CHASE**  
INTERNATIONAL

[chaseinternational.com](http://chaseinternational.com)

# LAKE TAHOE

## UNITS SOLD 2009 vs 2008

### January 1 thru June 30



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# CHASE INTERNATIONAL MID YEAR REVIEW 2009 vs 2008

January 1 thru June 30

## SINGLE FAMILY

LAKE TAHOE TOTALS - Single Family	2009	2008	%
<b>Volume</b>	<b>\$207,595,549</b>	<b>\$255,035,293</b>	<b>-19%</b>
<b>Units</b>	<b>308</b>	<b>315</b>	<b>-2%</b>
<b>Median Price (Average)</b>	<b>540,125</b>	<b>711,625</b>	<b>-24%</b>
<b>Average Price (Average)</b>	<b>886,045</b>	<b>942,120</b>	<b>-6%</b>
<b>Units Under \$1 Mil</b>	<b>272</b>	<b>254</b>	<b>7%</b>
<b>Units Over \$1 Mil</b>	<b>36</b>	<b>61</b>	<b>-41%</b>

EAST SHORE- Single Family	2009	2008	%
<b>Volume</b>	<b>\$37,657,530</b>	<b>\$35,543,400</b>	<b>6%</b>
<b>Units</b>	<b>39</b>	<b>38</b>	<b>3%</b>
<b>Median Price</b>	<b>520,000</b>	<b>625,000</b>	<b>-17%</b>
<b>Average Price</b>	<b>965,577</b>	<b>935,352</b>	<b>3%</b>
<b>Units Under \$1 Mil</b>	<b>32</b>	<b>29</b>	<b>10%</b>
<b>Units Over \$1 Mil</b>	<b>7</b>	<b>9</b>	<b>-22%</b>

INCLINE - SF *Includes PUD's	2009	2008	%
<b>Volume</b>	<b>\$62,122,877</b>	<b>\$78,665,236</b>	<b>-21%</b>
<b>Units</b>	<b>44</b>	<b>58</b>	<b>-24%</b>
<b>Median Price</b>	<b>747,500</b>	<b>1,170,000</b>	<b>-36%</b>
<b>Average Price</b>	<b>1,411,884</b>	<b>1,356,297</b>	<b>4%</b>
<b>Units Under \$1 Mil</b>	<b>25</b>	<b>25</b>	<b>0%</b>
<b>Units Over \$1 Mil</b>	<b>19</b>	<b>33</b>	<b>-42%</b>

\*Includes PUD's

## CONDOS

LAKE TAHOE TOTALS - Condos	2009	2008	%
<b>Volume</b>	<b>\$20,239,950</b>	<b>\$39,740,450</b>	<b>-49%</b>
<b>Units</b>	<b>56</b>	<b>74</b>	<b>-24%</b>
<b>Median Price (Average)</b>	<b>301,313</b>	<b>430,875</b>	<b>-30%</b>
<b>Average Price (Average)</b>	<b>357,313</b>	<b>588,518</b>	<b>-39%</b>
<b>Units Under \$500</b>	<b>44</b>	<b>51</b>	<b>-14%</b>
<b>Units Over \$500</b>	<b>12</b>	<b>23</b>	<b>-48%</b>

EAST SHORE- Condos	2009	2008	%
<b>Volume</b>	<b>\$3,509,800</b>	<b>\$6,132,500</b>	<b>-43%</b>
<b>Units</b>	<b>11</b>	<b>15</b>	<b>-27%</b>
<b>Median Price</b>	<b>230,000</b>	<b>327,000</b>	<b>-30%</b>
<b>Average Price</b>	<b>319,072</b>	<b>408,833</b>	<b>-22%</b>
<b>Units Under \$500</b>	<b>9</b>	<b>12</b>	<b>-25%</b>
<b>Units Over \$500</b>	<b>2</b>	<b>3</b>	<b>-33%</b>

INCLINE - Condos	2009	2008	%
<b>Volume</b>	<b>\$8,039,150</b>	<b>\$16,909,000</b>	<b>-52%</b>
<b>Units</b>	<b>22</b>	<b>29</b>	<b>-24%</b>
<b>Median Price</b>	<b>326,500</b>	<b>489,000</b>	<b>-33%</b>
<b>Average Price</b>	<b>365,415</b>	<b>583,069</b>	<b>-37%</b>
<b>Units Under \$500</b>	<b>17</b>	<b>16</b>	<b>6%</b>
<b>Units Over \$500</b>	<b>5</b>	<b>13</b>	<b>-62%</b>

# CHASE INTERNATIONAL

## MID YEAR REVIEW 2009 vs 2008

### January 1 thru June 30

#### SINGLE FAMILY

TAHOE CITY - Single Family	2009	2008	%
Volume	\$45,095,750	\$67,323,857	-33%
Units	58	68	-15%
Median Price	575,000	652,500	-12%
Average Price	791,153	990,056	-20%
Units Under \$1 Mil	50	57	-12%
Units Over \$1 Mil	8	11	-27%

SOUTH SHORE - Single Family	2009	2008	%
Volume	\$62,719,392	\$73,502,800	-15%
Units	167	151	11%
Median Price	318,000	399,000	-20%
Average Price	375,565	486,774	-23%
Units Under \$1 Mil	165	143	15%
Units Over \$1 Mil	2	8	-75%

TRUCKEE - Single Family *	2009	2008	%
Volume	\$117,570,600	\$162,220,580	-28%
Units	182	195	-7%
Median Price	540,000	631,000	-14%
Average Price	649,561	831,900	-22%
Units Under \$1 Mil	159	152	5%
Units Over \$1 Mil	23	43	-47%

#### CONDOS

TAHOE CITY - Condos	2009	2008	%
Volume	\$5,983,000	\$7,865,000	-24%
Units	12	8	50%
Median Price	433,750	632,500	-31%
Average Price	498,583	960,625	-48%
Units Under \$500	7	3	133%
Units Over \$500	5	5	0%

SOUTH SHORE - Condos	2009	2008	%
Volume	\$2,708,000	\$8,833,950	-69%
Units	11	22	-50%
Median Price	215,000	275,000	-22%
Average Price	246,182	401,543	-39%
Units Under \$500	11	20	-45%
Units Over \$500	0	2	-100%

TRUCKEE - Condos	2009	2008	%
Volume	\$17,348,050	\$53,380,592	-68%
Units	29	57	-49%
Median Price	385,000	578,000	-33%
Average Price	598,208	936,501	-36%
Units Under \$500	18	20	-10%
Units Over \$500	11	37	-70%

\*Not included in Lake Tahoe totals