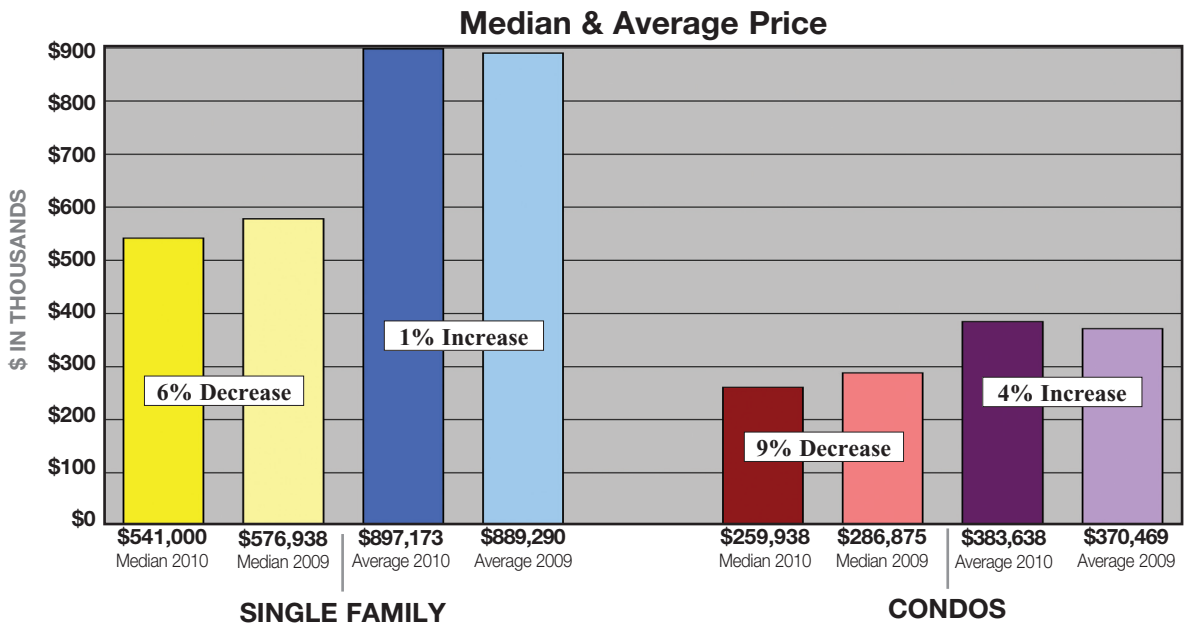
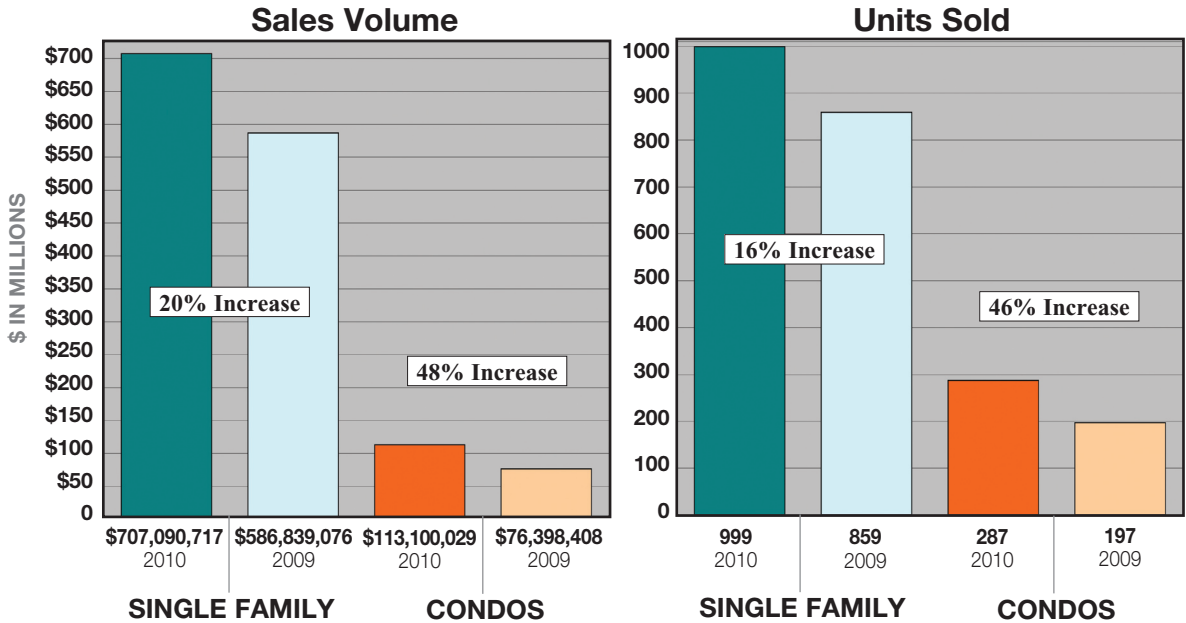


Lake Tahoe

2010 YEAR END STATISTICS JANUARY 1 - DECEMBER 31
2010 vs 2009



Lake Tahoe

2010 YEAR END STATISTICS JANUARY 1 - DECEMBER 31 2010 vs 2009

SINGLE FAMILY

CONDOS

INCLINE VILLAGE*

*includes PUD's

	2010	2009	%
Volume	\$189,295,015	\$148,817,741	27%
Units	144	113	27%
Median Price	\$827,000	\$915,000	-10%
Average Price	\$1,314,549	\$1,316,971	0%
Units Under \$1 Mil	91	64	42%
Units Over \$1 Mil	53	49	8%

	2010	2009	%
Volume	\$46,824,645	\$30,869,150	52%
Units	114	69	65%
Median Price	\$332,750	\$350,000	-5%
Average Price	\$410,742	\$447,378	-8%
Units Under \$500	93	52	79%
Units Over \$500	21	17	24%

EAST SHORE

	2010	2009	%
Volume	\$86,976,100	\$89,743,416	-3%
Units	91	85	7%
Median Price	\$570,000	\$545,000	5%
Average Price	\$955,781	\$1,055,804	-9%
Units Under \$1 Mil	68	65	5%
Units Over \$1 Mil	23	20	15%

	2010	2009	%
Volume	\$19,096,907	\$13,438,050	42%
Units	55	48	15%
Median Price	\$235,000	\$220,000	7%
Average Price	\$347,216	\$279,595	24%
Units Under \$500	47	43	9%
Units Over \$500	8	5	60%

SOUTH SHORE

	2010	2009	%
Volume	\$204,938,685	\$186,670,317	10%
Units	517	450	15%
Median Price	\$317,000	\$317,750	0%
Average Price	\$396,400	\$414,823	-4%
Units Under \$1 Mil	504	437	15%
Units Over \$1 Mil	13	13	0%

	2010	2009	%
Volume	\$12,010,400	\$8,287,708	45%
Units	55	32	72%
Median Price	\$172,000	\$220,000	-22%
Average Price	\$218,371	\$258,996	-16%
Units Under \$500	53	30	77%
Units Over \$500	2	2	0%

TAHOE CITY

	2010	2009	%
Volume	\$225,880,917	\$161,607,602	40%
Units	247	211	17%
Median Price	\$450,000	\$530,000	-15%
Average Price	\$921,962	\$769,560	20%
Units Under \$1 Mil	205	187	10%
Units Over \$1 Mil	42	24	75%

	2010	2009	%
Volume	\$35,168,077	\$23,803,500	48%
Units	63	48	31%
Median Price	\$300,000	\$357,500	-16%
Average Price	\$558,223	\$495,906	13%
Units Under \$500	43	34	26%
Units Over \$500	20	14	43%

TOTAL-LAKEWIDE

	2010	2009	%
Volume	\$707,090,717	\$586,839,076	20%
Units	999	859	16%
Median Price	\$541,000	\$576,938	-6%
Average Price	\$897,173	\$889,290	1%
Units Under \$1 Mil	868	753	15%
Units Over \$1 Mil	131	106	24%

	2010	2009	%
Volume	\$113,100,029	\$76,398,408	48%
Units	287	197	46%
Median Price	\$259,938	\$286,875	-9%
Average Price	\$383,638	\$370,469	4%
Units Under \$500	236	159	48%
Units Over \$500	51	38	34%

CHASE
INTERNATIONAL

chaseinternational.com

Information gathered from Incline Village, Tahoe Sierra, Sierra Nevada, NNRMLS and South Lake Tahoe Board of Realtors MLS 12/31/2010