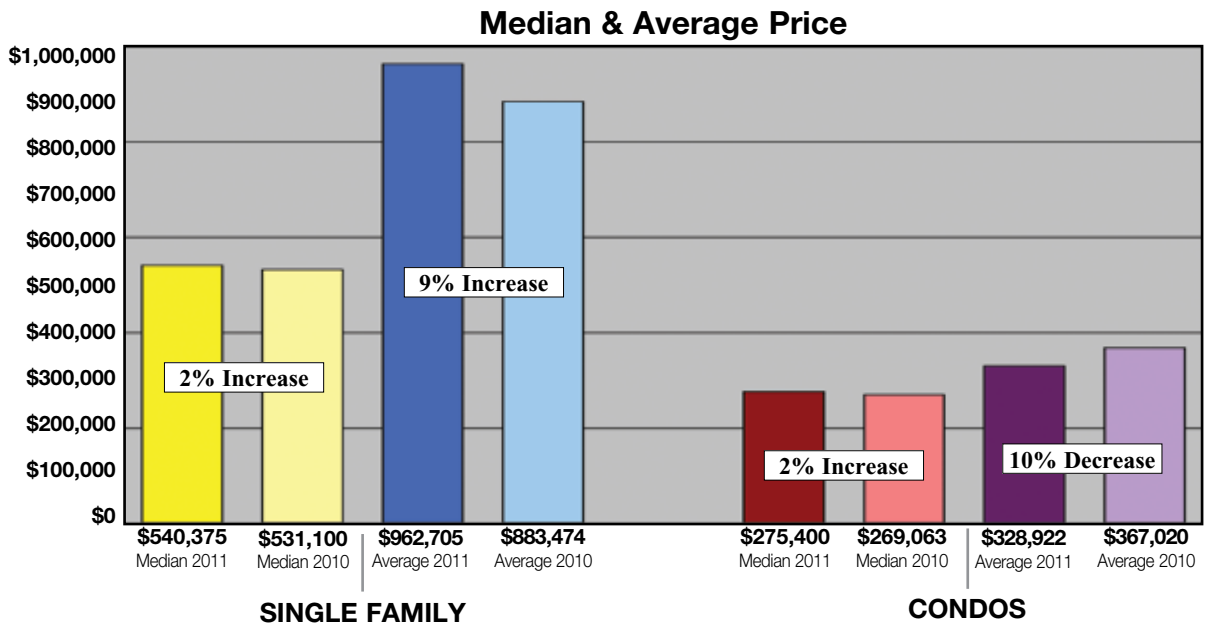
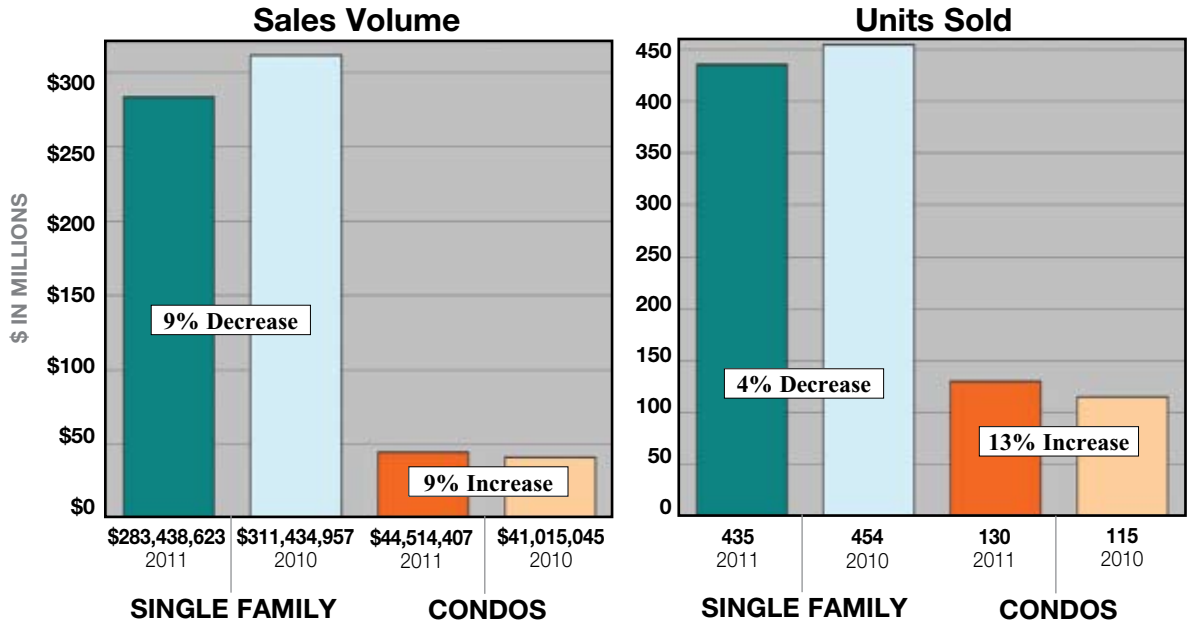


Lake Tahoe

2011 MID-YEAR STATISTICS JANUARY 1 - JUNE 30
2011 vs 2010



Information gathered from Incline Village, Tahoe Sierra, Sierra Nevada, NNRMLS and South Lake Tahoe Board of Realtors MLS 06/30/2011

Lake Tahoe

2011 MID-YEAR STATISTICS JANUARY 1 - JUNE 30 2011 vs 2010

SINGLE FAMILY

CONDOS

INCLINE VILLAGE*

*includes PUD's

	2011	2010	%
Volume	\$67,888,861	\$92,896,215	-27%
Units	55	67	-18%
Median Price	\$771,000	\$815,000	-5%
Average Price	\$1,234,341	\$1,386,510	-11%
Units Under \$1 Mil	37	40	-8%
Units Over \$1 Mil	18	27	-33%

	2011	2010	%
Volume	\$19,314,795	\$19,465,345	-1%
Units	47	54	-13%
Median Price	\$349,000	\$341,250	2%
Average Price	\$410,953	\$360,469	14%
Units Under \$500	44	49	-10%
Units Over \$500	13	5	160%

EAST SHORE

	2011	2010	%
Volume	\$56,363,140	\$36,461,550	55%
Units	36	39	-8%
Median Price	\$625,500	\$519,900	20%
Average Price	\$1,565,642	\$934,911	67%
Units Under \$1 Mil	24	32	-25%
Units Over \$1 Mil	12	7	71%

	2011	2010	%
Volume	\$6,950,900	\$6,887,900	1%
Units	26	21	24%
Median Price	\$230,000	\$235,000	-2%
Average Price	\$267,342	\$327,995	-18%
Units Under \$500	23	19	%
Units Over \$500	3	2	50%

SOUTH SHORE

	2011	2010	%
Volume	\$88,978,244	\$100,859,460	-12%
Units	241	247	-2%
Median Price	\$290,000	\$329,000	-12%
Average Price	\$369,204	\$408,338	-10%
Units Under \$1 Mil	236	240	-2%
Units Over \$1 Mil	5	7	-29%

	2011	2010	%
Volume	\$7,854,700	\$5,398,500	45%
Units	26	23	13%
Median Price	\$264,900	\$190,000	39%
Average Price	\$302,104	\$234,717	29%
Units Under \$500	24	22	9%
Units Over \$500	2	1	100%

TAHOE CITY

	2011	2010	%
Volume	\$70,208,378	\$81,217,732	-14%
Units	103	101	2%
Median Price	\$475,000	\$460,500	3%
Average Price	\$681,634	\$804,135	-15%
Units Under \$1 Mil	92	86	7%
Units Over \$1 Mil	11	15	-27%

	2011	2010	%
Volume	\$10,394,012	\$9,263,300	12%
Units	31	17	82%
Median Price	\$257,700	\$310,000	-17%
Average Price	\$335,290	\$544,900	-38%
Units Under \$500	26	11	136%
Units Over \$500	5	6	-17%

TOTAL-LAKEWIDE

	2011	2010	%
Volume	\$283,438,623	\$311,434,957	-9%
Units	435	454	-4%
Median Price	\$540,375	\$531,100	2%
Average Price	\$962,705	\$883,474	9%
Units Under \$1 Mil	389	398	-2%
Units Over \$1 Mil	46	56	-18%

	2011	2010	%
Volume	\$44,514,407	\$41,015,045	9%
Units	130	115	13%
Median Price	\$275,400	\$269,063	2%
Average Price	\$328,922	\$367,020	-10%
Units Under \$500	117	101	16%
Units Over \$500	23	14	64%