Tahoe Sierra MLS - 3rd Quarter Sold Analysis 2004

RESID.Sold Analysis	N Shore	W Shore	Alpine/ Squaw	Northstar	Truckee	Tahoe Donner	Lahontan	Out of Area
No. of Lisitngs	70	50	10	10	95	142	1	28
Dollar Volume	\$50,659,700	\$29,059,950	\$7,334,000	\$12,950,000	\$47,373,245	\$87,298,417	\$1,950,000	\$11,520,220
Average Price	\$2,201,718	\$1,754,184	\$1,903,714	\$4,962,500	\$1,497,387	\$1,844,720	\$1,950,000	\$1,314,875
Median Price	\$1,854,000	\$1,713,750	\$1,796,000	\$4,697,500	\$1,356,323	\$1,732,500	\$1,950,000	\$1,148,000
Average DOM	244	182	285	284	243	212	50	354

CONDO.Sold Analysis	N Shore	W Shore	Alpine/ Squaw	Northstar	Truckee	Tahoe Donner	Lahontan	Out of Area
No. of Lisitngs	32	7	17	3	20	20	0	5
Dollar Volume	\$17,660,800	\$8,720,000	\$10,216,500	\$905,000	\$7,476,897	\$7,212,900	\$0	\$1,215,500
Average Price	\$1,627,380	\$2,425,000	\$1,865,438	\$632,500	\$1,157,559	\$1,136,168	\$0	\$1,250,750
Median Price	\$1,183,000	\$1,715,500	\$1,570,000	\$632,500	\$1,196,629	\$1,093,900	\$0	\$1,250,750
Average DOM	156	103	369	107	334	157	0	296

OTHER Sold Analysis	N Shore	W Shore	Alpine/ Squaw	Northstar	Truckee	Tahoe Donner	Lahontan	Out of Area
No. of Lisitngs	16	2	0	4	10	0	0	0
Dollar Volume	\$4,880,500	\$1,315,000	\$0	\$783,500	\$877,200	\$0	\$0	\$0
Average Price	\$931,605	\$1,315,000	\$0	\$334,833	\$246,333	\$0	\$0	\$0
Median Price	\$1,050,000	\$1,315,000	\$0	\$325,500	\$255,150	\$0	\$0	\$0
Average DOM	198	334	0	223	543	0	0	0