Tahoe Sierra MLS - Annual Sold Analysis 2005

Resid.Sold Analysis	N Shore	W Shore	Alpine/ Squaw	Northstar	Truckee	Tahoe Donner	Lahontan	Out of Area
No. of Lisitngs	192	170	48	18	269	259	13	82
Dollar Volume	\$172,488,663	\$170,034,871	\$46,529,100	\$31,885,000	\$176,779,700	\$210,310,599	\$35,922,000	\$61,492,695
Average Price	\$898,378	\$1,000,205	\$969,356	\$1,771,389	\$657,174	\$812,010	\$2,763,231	\$749,911
Median Price	\$699,500	\$659,500	\$717,500	\$1,600,000	\$559,000	\$765,000	\$2,850,000	\$390,000
Average DOM	105	109	113	177	70	61	349	118

Condo.Sold Analysis	N Shore	W Shore	Alpine/ Squaw	Northstar	Truckee	Tahoe Donner	Lahontan	Out of Area
No. of Lisitngs	87	12	73	11	82	61	0	5
Dollar Volume	\$54,233,266	\$15,257,000	\$42,904,100	\$20,282,500	\$40,500,843	\$25,233,400	\$0	\$2,443,000
Average Price	\$623,371	\$1,271,417	\$587,727	\$1,843,864	\$493,913	\$413,662	\$0	\$488,600
Median Price	\$495,000	\$1,167,500	\$545,000	\$2,075,000	\$500,794	\$445,000	\$0	\$515,000
Average DOM	51	72	116	243	97	57	0	102

Other Sold Analysis	N Shore	W Shore	Alpine/ Squaw	Northstar	Truckee	Tahoe Donner	Lahontan	Out of Area
No. of Lisitngs	29	1	3	14	16	5	0	2
Dollar Volume	\$8,774,800	\$540,500	\$109,400	\$3,503,500	\$1,618,550	\$1,475,000	\$0	\$575,000
Average Price	\$302,579	\$540,500	\$36,467	\$250,250	\$101,159	\$295,000	\$0	\$287,500
Median Price	\$230,000	\$540,500	\$46,800	\$240,500	\$111,000	\$295,000	\$0	\$287,500
Average DOM	94	126	104	151	106	75	0	177