Tahoe Sierra MLS - 4th Quarter Sold Analysis 2008

N Shore	W Shore	Alpine/Squaw TRC	Northstar	Truckee	Tahoe Donner	Lahontan	Out of Area
25	13	5	3	40	52	0	20
\$22,109,500	\$9,459,000	\$5,437,500	\$7,500,000	\$20,663,680	\$36,420,500	\$0	\$5,484,900
\$884,380	\$727,615	\$1,087,500	\$2,500,000	\$516,592	\$700,394	\$0	\$274,245
\$505,000	\$700,000	\$795,000	\$2,875,000	\$459,500	\$638,000	\$0	\$255,000
146	181	113	119	109	105	0	74
	25 \$22,109,500 \$884,380 \$505,000	25 13 \$22,109,500 \$9,459,000 \$884,380 \$727,615 \$505,000 \$700,000	N Shore W Shore TRC 25 13 5 \$22,109,500 \$9,459,000 \$5,437,500 \$884,380 \$727,615 \$1,087,500 \$505,000 \$700,000 \$795,000	N Shore W Shore TRC Northstar 25 13 5 3 \$22,109,500 \$9,459,000 \$5,437,500 \$7,500,000 \$884,380 \$727,615 \$1,087,500 \$2,500,000 \$505,000 \$700,000 \$795,000 \$2,875,000	N Shore W Shore TRC Northstar Truckee 25 13 5 3 40 \$22,109,500 \$9,459,000 \$5,437,500 \$7,500,000 \$20,663,680 \$884,380 \$727,615 \$1,087,500 \$2,500,000 \$516,592 \$505,000 \$700,000 \$795,000 \$2,875,000 \$459,500	N Shore W Shore TRC Northstar Truckee Tance Donner 25 13 5 3 40 52 \$22,109,500 \$9,459,000 \$5,437,500 \$7,500,000 \$20,663,680 \$36,420,500 \$884,380 \$727,615 \$1,087,500 \$2,500,000 \$516,592 \$700,394 \$505,000 \$700,000 \$795,000 \$2,875,000 \$459,500 \$638,000	N Shore TRC Northstar Truckee Tanoe Donner Lanontan 25 13 5 3 40 52 0 \$22,109,500 \$9,459,000 \$5,437,500 \$7,500,000 \$20,663,680 \$36,420,500 \$0 \$884,380 \$727,615 \$1,087,500 \$2,500,000 \$516,592 \$700,394 \$0 \$505,000 \$700,000 \$795,000 \$2,875,000 \$459,500 \$638,000 \$0

N Shore	W Shore	Alpine/Squaw TRC	Northstar	Truckee	Tahoe Donner	Lahontan	Out of Area
11	0	6	17	7	5	0	1
\$4,232,000	\$0	\$4,018,000	\$30,284,428	\$2,877,500	\$1,883,000	\$0	\$430,000
\$384,727	\$0	\$669,666	\$1,781,436	\$411,071	\$376,600	\$0	\$430,000
\$327,000	\$0	\$517,000	\$810,000	\$330,000	\$309,000	\$0	\$430,000
147	0	286	338	344	148	0	7
	11 \$4,232,000 \$384,727 \$327,000	11 0 \$4,232,000 \$0 \$384,727 \$0 \$327,000 \$0	N Snore W Snore TRC 11 0 6 \$4,232,000 \$0 \$4,018,000 \$384,727 \$0 \$669,666 \$327,000 \$0 \$517,000	N Snore W Snore TRC Northstar 11 0 6 17 \$4,232,000 \$0 \$4,018,000 \$30,284,428 \$384,727 \$0 \$669,666 \$1,781,436 \$327,000 \$0 \$517,000 \$810,000	N Snore TRC Northstar Truckee 11 0 6 17 7 \$4,232,000 \$0 \$4,018,000 \$30,284,428 \$2,877,500 \$384,727 \$0 \$669,666 \$1,781,436 \$411,071 \$327,000 \$0 \$517,000 \$810,000 \$330,000	N Shore TRC Northstar Truckee Tanoe Donner 11 0 6 17 7 5 \$4,232,000 \$0 \$4,018,000 \$30,284,428 \$2,877,500 \$1,883,000 \$384,727 \$0 \$669,666 \$1,781,436 \$411,071 \$376,600 \$327,000 \$0 \$517,000 \$810,000 \$330,000 \$309,000	N Shore TRC Northstar Truckee Tanoe Donner Lanontan 11 0 6 17 7 5 0 \$4,232,000 \$0 \$4,018,000 \$30,284,428 \$2,877,500 \$1,883,000 \$0 \$384,727 \$0 \$669,666 \$1,781,436 \$411,071 \$376,600 \$0 \$327,000 \$0 \$517,000 \$810,000 \$330,000 \$309,000 \$0

OTH Sold Analysis	N Shore	W Shore	Alpine/Squaw TRC	Northstar	Truckee	Tahoe Donner	Lahontan	Out of Area
No. of Lisitngs	4	0	0	1	7	0	0	1
Dollar Volume	\$835,555	\$0	\$0	\$110,000	\$479,750	\$0	\$0	\$32,000
Average Price	\$208,888	\$0	\$0	\$110,000	\$68,535	\$0	\$0	\$32,000
Median Price	\$237,500	\$0	\$0	\$110,000	\$70,000	\$0	\$0	\$32,000
Average DOM	66	0	0	16	124	0	0	148