

Truckee - Lake Tahoe Market Activity

Tahoe Donner

(Single Family Homes)

	2004	2005	% Change ('04 to '05)	2006	% Change ('05 to '06)	2007	% Change ('06 to '07)	2008	% Change ('07 to '08)	2009	% Change ('08 to '09)	% Change ('04 to '09)
Average Sales Price	\$625,632	\$812,851	30%	\$818,827	1%	\$740,584	-10%	\$742,434	0%	\$610,239	-18%	-2%
Median Sales Price	\$590,000	\$765,000	30%	\$712,500	-7%	\$675,000	-5%	\$660,000	-2%	\$565,000	-14%	-4%
# Homes Sold	373	258	-31%	178	-31%	177	-1%	193	9%	227	18%	-39%
\$ Volume	\$233,360,918	\$209,715,599	-10%	\$145,751,253	-31%	\$131,083,495	-10%	\$143,289,832	9%	\$138,524,374	-3%	-41%
Average Days on Market	83	61		81		101		105		109		

Truckee*

(Single Family Homes)

	2004	2005	% Change ('04 to '05)	2006	% Change ('05 to '06)	2007	% Change ('06 to '07)	2008	% Change ('07 to '08)	2009	% Change ('08 to '09)	% Change ('04 to '09)
Average Sales Price	\$490,789	\$661,032	35%	\$669,596	1%	\$688,528	3%	\$591,384	-14%	\$560,852	-5%	14%
Median Sales Price	\$447,322	\$558,000	25%	\$567,500	2%	\$542,500	-4%	\$470,000	-13%	\$450,000	-4%	1%
# Homes Sold	342	239	-30%	210	-12%	180	-14%	157	-13%	199	27%	-42%
\$ Volume	\$167,850,145	\$157,986,650	-6%	\$140,615,189	-11%	\$123,935,143	-12%	\$92,847,430	-25%	\$111,609,694	20%	-34%
Average Days on Market	93	72		80		120		127		116		

*Truckee: Truckee, Donner Lake, Truckee River (Excludes: Tahoe Donner & Lahontan)

Donner Summit

(Single Family Homes)

	2004	2005	% Change ('04 to '05)	2006	% Change ('05 to '06)	2007	% Change ('06 to '07)	2008	% Change ('07 to '08)	2009	% Change ('08 to '09)	% Change ('04 to '09)
Average Sales Price	\$456,436	\$588,556	29%	\$510,588	-13%	\$519,848	2%	\$650,400	25%	\$520,786	-20%	14%
Median Sales Price	\$385,000	\$563,250	46%	\$467,500	-17%	\$490,000	5%	\$609,000	24%	\$480,000	-21%	25%
# Homes Sold	39	36	-8%	30	-17%	33	10%	20	-39%	29	45%	-26%
\$ Volume	\$17,801,005	\$21,188,050	19%	\$15,317,663	-28%	\$17,155,000	12%	\$13,008,000	-24%	\$15,102,800	16%	-15%
Average Days on Market	126	67		108		86		100		97		

Lake Tahoe Areas*

(Single Family Homes)

	2004	2005	% Change ('04 to '05)	2006	% Change ('05 to '06)	2007	% Change ('06 to '07)	2008	% Change ('07 to '08)	2009	% Change ('08 to '09)	% Change ('04 to '09)
Average Sales Price	\$780,017	\$969,693	24%	\$1,117,860	15%	\$1,156,483	3%	\$1,113,777	-4%	\$769,560	-31%	-1%
Median Sales Price	\$590,000	\$684,000	16%	\$766,000	12%	\$749,000	-2%	\$650,450	-13%	\$530,000	-19%	-10%
# Homes Sold	362	365	1%	262	-28%	185	-29%	148	-20%	211	43%	-42%
\$ Volume	\$282,366,363	\$352,968,534	25%	\$289,525,979	-18%	\$212,792,942	-27%	\$164,839,008	-23%	\$161,607,602	-2%	-43%
Average Days on Market	114	106		102		119		156		128		

*Lake Tahoe Areas: North Lake Tahoe, Tahoe City, West Shore

Ski Resort Areas*

(Single Family Homes)

	2004	2005	% Change ('04 to '05)	2006	% Change ('05 to '06)	2007	% Change ('06 to '07)	2008	% Change ('07 to '08)	2009	% Change ('08 to '09)	% Change ('04 to '09)
Average Sales Price	\$1,060,809	\$1,280,154	21%	\$1,366,237	7%	\$1,523,777	12%	\$1,699,430	12%	\$1,090,284	-36%	3%
Median Sales Price	\$870,000	\$1,050,000	21%	\$1,187,500	13%	\$1,200,000	1%	\$1,135,000	-5%	\$837,500	-26%	-4%
# Homes Sold	89	60	-33%	40	-33%	45	13%	34	-24%	44	29%	-51%
\$ Volume	\$94,412,076	\$75,529,100	-20%	\$54,649,500	-28%	\$68,570,000	25%	\$57,780,625	-16%	\$47,972,500	-17%	-49%
Average Days on Market	160	132		102		187		145		176		

*Ski Resort Areas: Alpine Meadows, Squaw Valley, Northstar

Lahontan

(Single Family Homes)

	2004	2005	% Change ('04 to '05)	2006	% Change ('05 to '06)	2007	% Change ('06 to '07)	2008	% Change ('07 to '08)	2009	% Change ('08 to '09)	% Change ('04 to '09)
Average Sales Price	\$2,267,187	\$2,763,230	22%	\$2,495,227	-10%	\$2,344,444	-6%	\$2,180,454	-7%	\$1,708,990	-22%	-25%
Median Sales Price	\$2,075,000	\$2,850,000	37%	\$2,350,000	-18%	\$2,150,000	-9%	\$2,000,000	-7%	\$1,725,000	-14%	-17%
# Homes Sold	8	13	63%	11	-15%	9	-18%	11	22%	11	0%	38%
\$ Volume	\$18,137,500	\$35,922,000	98%	\$27,447,500	-24%	\$21,100,000	-23%	\$23,985,000	14%	\$17,089,900	-29%	-6%
Average Days on Market	333	382		326		393		256		127		

Sierra County & Plumas County*

(Single Family Homes)

	2004	2005	% Change ('04 to '05)	2006	% Change ('05 to '06)	2007	% Change ('06 to '07)	2008	% Change ('07 to '08)	2009	% Change ('08 to '09)	% Change ('04 to '09)
Average Sales Price	\$369,042	\$432,438	17%	\$413,345	-4%	\$511,757	24%	\$293,762	-43%	\$249,191	-15%	-32%
Median Sales Price	\$285,000	\$358,500	26%	\$325,000	-9%	\$365,000	12%	\$270,000	-26%	\$245,500	-9%	-14%
# Homes Sold	49	44	-10%	51	16%	46	-10%	33	-28%	36	9%	-27%
\$ Volume	\$18,083,100	\$19,027,295	5%	\$21,080,600	11%	\$23,540,850	12%	\$9,694,150	-59%	\$8,970,905	-7%	-50%
Average Days on Market	146	112		120		172		132		195		

*Listed in the Tahoe Sierra MLS (Areas 10S, 11P, 7HE)

SUMMARY of Market Activity (All Tahoe Sierra MLS Areas)

Single Family Homes

	2004	2005	% Change ('04 to '05)	2006	% Change ('05 to '06)	2007	% Change ('06 to '07)	2008	% Change ('07 to '08)	2009	% Change ('08 to '09)	% Change ('04 to '09)
Average Sales Price	\$656,964	\$863,148	31%	\$898,637	4%	\$866,517	-4%	\$812,886	-6%	\$667,365	-18%	2%
Median Sales Price	\$545,000	\$675,000	24%	\$680,000	1%	\$645,000	-5%	\$593,000	-8%	\$510,000	-14%	-6%
# Homes Sold	1313	1051	-20%	807	-23%	715	-11%	650	-9%	792	22%	-40%
\$ Volume	\$862,593,827	\$905,442,628	5%	\$722,504,184	-20%	\$618,693,330	-14%	\$527,563,445	-15%	\$527,218,356	0%	-39%
Average Days on Market	108	91		98		124		126		124		

Condos

	2004	2005	% Change ('04 to '05)	2006	% Change ('05 to '06)	2007	% Change ('06 to '07)	2008	% Change ('07 to '08)	2009	% Change ('08 to '09)	% Change ('04 to '09)
Average Sales Price	\$485,776	\$606,809	25%	\$837,323	38%	\$801,347	-4%	\$848,780	6%	\$473,902	-44%	-2%
Median Sales Price	\$383,656	\$502,588	31%	\$565,000	12%	\$551,000	-2%	\$525,000	-5%	\$365,000	-30%	-5%
# Homes Sold	348	331	-5%	257	-22%	239	-7%	168	-30%	188	12%	-46%
\$ Volume	\$169,050,055	\$200,854,109	19%	\$215,192,030	7%	\$191,522,081	-11%	\$142,595,166	-26%	\$89,093,628	-38%	-47%
Average Days on Market	94	86		119		155		192		266		

Land (Residential Lots)

	2004	2005	% Change ('04 to '05)	2006	% Change ('05 to '06)	2007	% Change ('06 to '07)	2008	% Change ('07 to '08)	2009	% Change ('08 to '09)	% Change ('04 to '09)
Average Sales Price	\$246,594	\$324,054	31%	\$318,056	-2%	\$287,810	-10%	\$289,052	0%	\$192,427	-33%	-22%
Median Sales Price	\$202,000	\$292,500	45%	\$275,000	-6%	\$245,000	-11%	\$300,000	22%	\$150,000	-50%	-26%
# Lots Sold	519	388	-25%	243	-37%	166	-32%	115	-31%	89	-23%	-83%
\$ Volume	\$127,982,339	\$125,733,084	-2%	\$77,287,635	-39%	\$47,488,685	-39%	\$33,241,068	-30%	\$17,126,050	-48%	-87%
Average Days on Market	176	147		143		196		172		229		