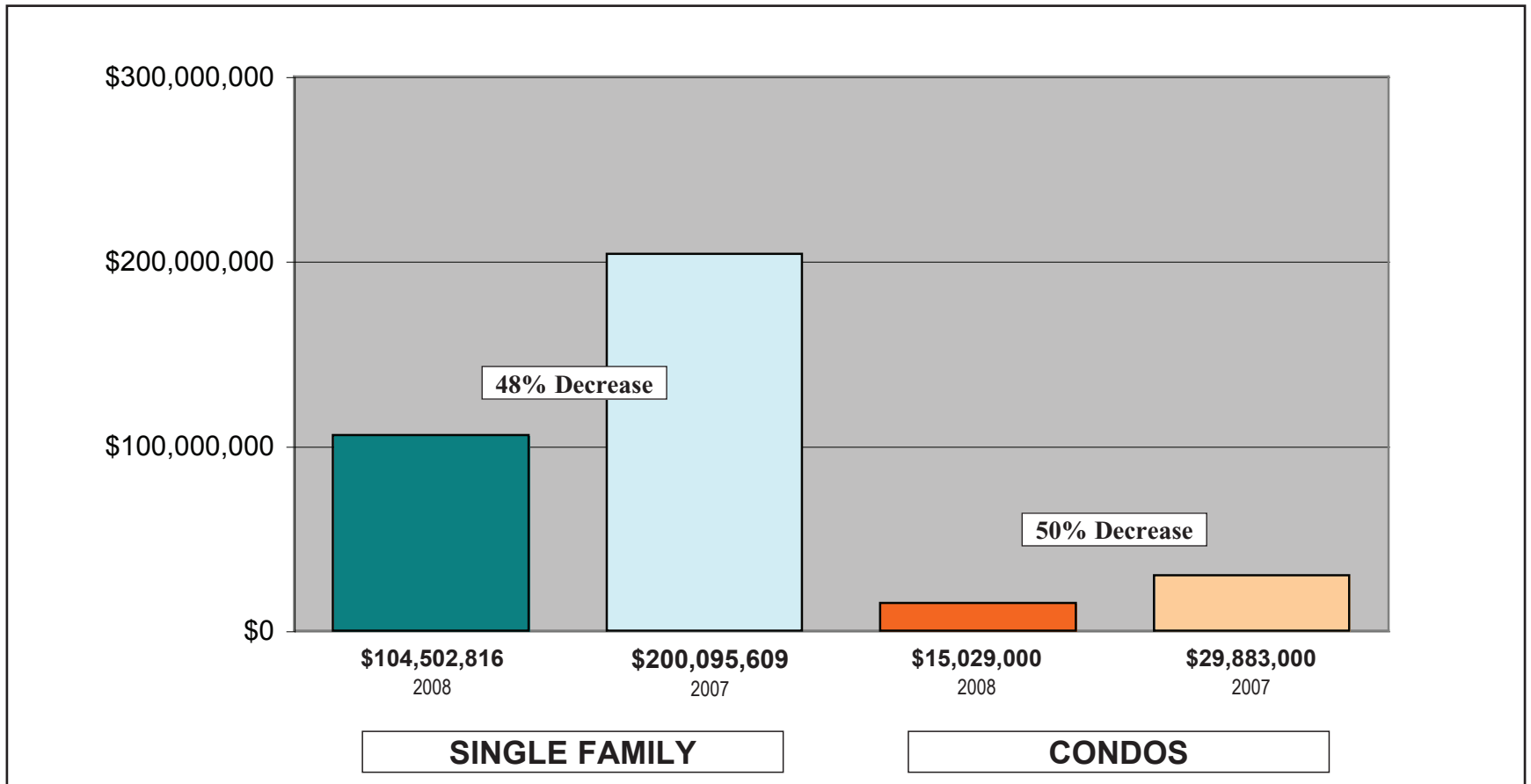


# LAKE TAHOE

## SALES VOLUME 2008 vs 2007

January 1 thru March 31

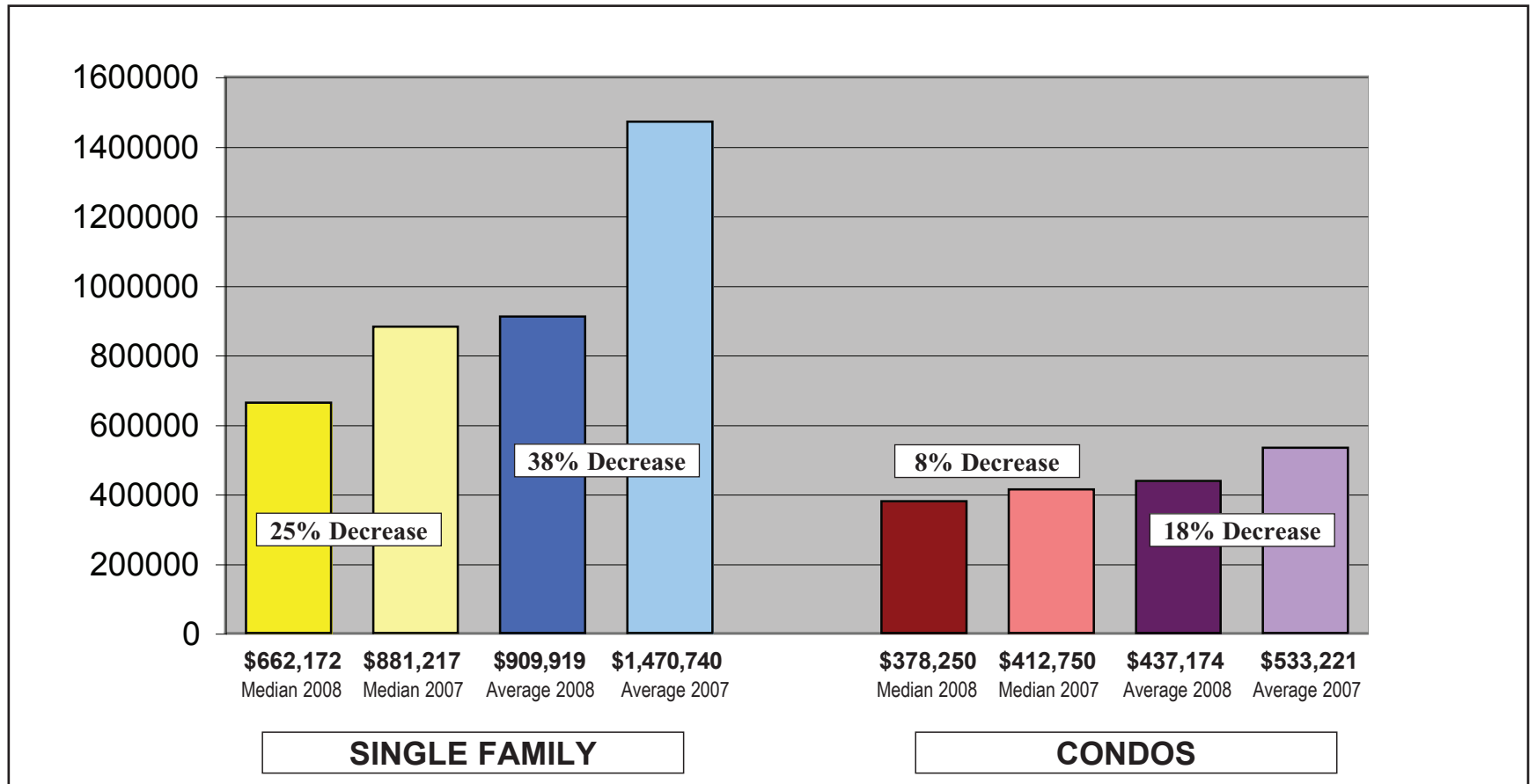


Information gathered from Incline Village, Tahoe Sierra, Sierra Nevada, NNRMLS and South Lake Tahoe Board of Realtors MLS 3/31/08

# LAKE TAHOE

## MEDIAN & AVERAGE PRICE 2008 vs 2007

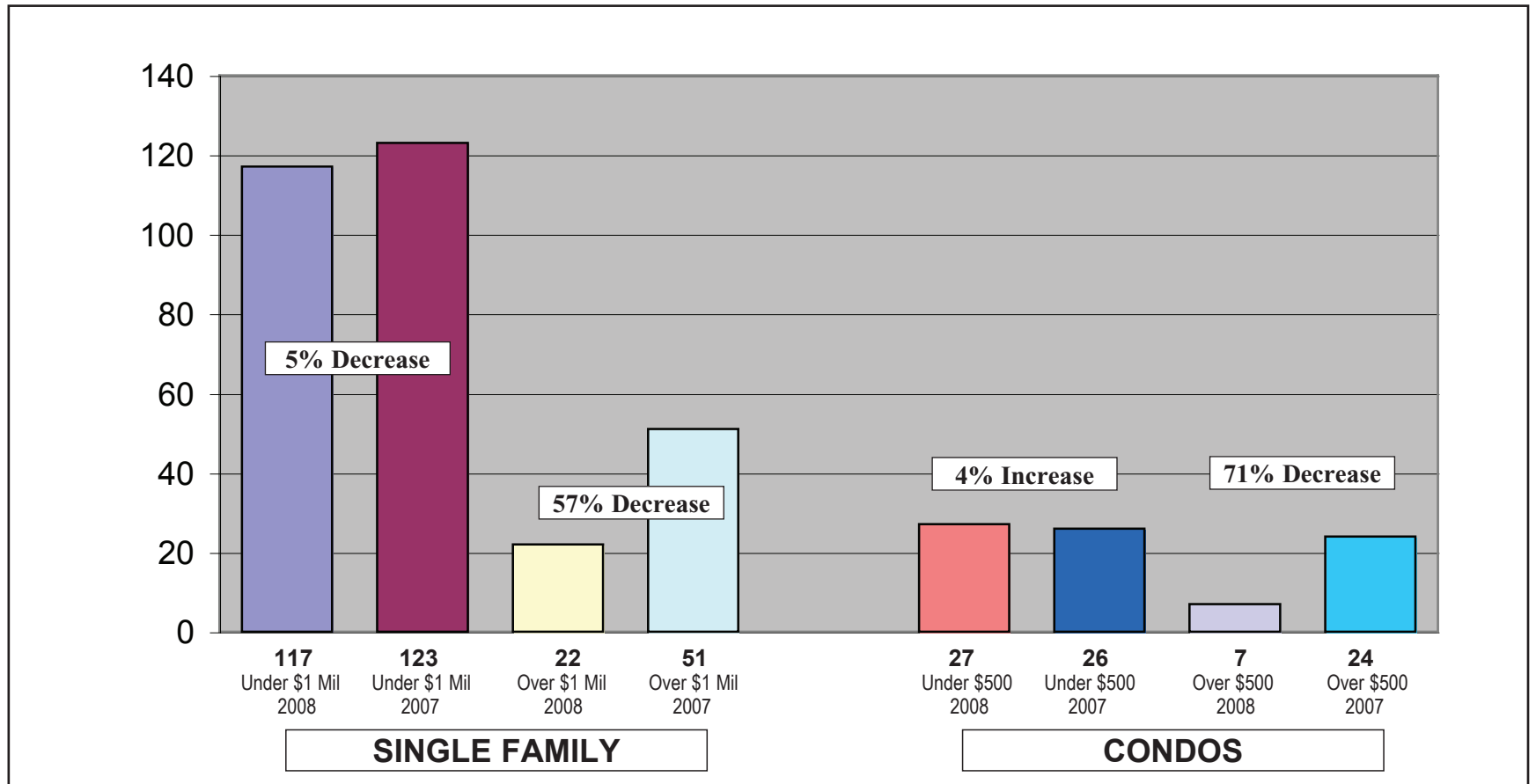
### January 1 thru March 31



# LAKE TAHOE

## UNITS SOLD 2008 vs 2007

### January 1 thru March 31



# CHASE INTERNATIONAL

## FIRST QUARTER REVIEW 2008 vs 2007

### January 1 thru March 31

#### SINGLE FAMILY

Lake Tahoe TOTALS - Single Family	2008	2007	%
Volume	104,502,816	200,095,609	-48%
Units	139	174	-20%
Median Price (Average)	662,172	881,217	-25%
Average Price (Average)	909,919	1,470,740	-38%
Units Under \$1 Mil	117	123	-5%
Units Over \$1 Mil	22	51	-57%

EAST SHORE- Single Family	2008	2007	%
Volume	\$22,483,900	\$43,544,737	-48%
Units	19	18	6%
Median Price	775,000	1,175,369	-34%
Average Price	1,183,363	2,419,152	-51%
Units Under \$1 Mil	13	8	63%
Units Over \$1 Mil	6	10	-40%

INCLINE - Single Family*	2008	2007	
Volume	\$19,044,516	\$71,331,972	-73%
Units	17	44	-61%
Median Price	898,688	1,135,000	-21%
Average Price	1,120,266	1,621,181	-31%
Units Under \$1 Mil	10	20	-50%
Units Over \$1 Mil	7	24	-71%

\*Includes PUD's

#### CONDOS

Lake Tahoe TOTALS - Condos	2008	2007	%
Volume	15,029,000	29,883,000	-50%
Units	34	50	-32%
Median Price (Average)	378,250	412,750	-8%
Average Price (Average)	437,174	533,221	-18%
Units Under \$500	27	26	4%
Units Over \$500	7	24	-71%

EAST SHORE- Condos	2008	2007	%
Volume	\$3,153,000	\$3,597,000	-12%
Units	8	9	-11%
Median Price	321,000	302,000	6%
Average Price	394,125	399,667	-1%
Units Under \$500	7	7	0%
Units Over \$500	1	2	-50%

INCLINE - Condos	2008	2007	
Volume	\$7,372,000	\$13,745,000	-46%
Units	14	20	-30%
Median Price	405,000	552,500	-27%
Average Price	526,571	687,250	-23%
Units Under \$500	11	6	83%
Units Over \$500	3	14	-79%

# CHASE INTERNATIONAL

## FIRST QUARTER REVIEW 2008 vs 2007

### January 1 thru March 31

#### SINGLE FAMILY

TAHOE CITY - Single Family	2008	2007	%
Volume	\$30,821,500	\$41,088,500	-25%
Units	36	33	9%
Median Price	575,000	734,500	-22%
Average Price	856,152	1,284,015	-33%
Units Under \$1 Mil	30	24	25%
Units Over \$1 Mil	6	9	-33%

SOUTH SHORE - Single Family	2008	2007	
Volume	\$32,152,900	\$44,130,400	-27%
Units	67	79	-15%
Median Price	400,000	480,000	-17%
Average Price	479,894	558,613	-14%
Units Under \$1 Mil	64	71	-10%
Units Over \$1 Mil	3	8	-63%

TRUCKEE - Single Family *	2008	2007	
Volume	\$75,694,080	\$93,033,299	-19%
Units	83	108	-23%
Median Price	690,000	670,000	3%
Average Price	912,013	826,556	10%
Units Under \$1 Mil	58	92	-37%
Units Over \$1 Mil	25	16	56%

\*Not included in Lake Tahoe totals

#### CONDOS

TAHOE CITY - Condos	2008	2007	%
Volume	\$2,120,000	\$10,442,000	-80%
Units	4	15	-73%
Median Price	522,000	498,000	5%
Average Price	530,000	696,133	-24%
Units Under \$500	2	8	-75%
Units Over \$500	2	7	-71%

SOUTH SHORE - Condos	2008	2007	
Volume	\$2,384,000	\$2,099,000	14%
Units	8	6	33%
Median Price	265,000	298,500	-11%
Average Price	298,000	349,833	-15%
Units Under \$500	7	5	40%
Units Over \$500	1	1	0%

TRUCKEE - Condos	2008	2007	
Volume	\$30,999,850	\$16,657,400	86%
Units	28	26	8%
Median Price	722,000	520,000	39%
Average Price	1,107,137	640,669	73%
Units Under \$500	8	12	-33%
Units Over \$500	20	14	43%

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# CHASE INTERNATIONAL

## FIRST QUARTER REVIEW 2008 vs 2007

### January 1 thru March 31

#### SINGLE FAMILY

RENO - Single Family	2008	2007	%
Volume	\$197,346,001	\$324,768,033	-39%
Units	573	837	-32%
Median Price	279,000	315,000	-11%
Average Price	344,408	388,014	-11%
Units Under \$1 Mil	560	810	-31%
Units Over \$1 Mil	13	27	-52%

CARSON VALLEY - Single Family	2008	2007	%
Volume	\$35,516,962	\$57,633,446	-38%
Units	94	139	-32%
Median Price	289,950	375,000	-23%
Average Price	377,840	414,629	-9%
Units Under \$1 Mil	91	138	-34%
Units Over \$1 Mil	3	1	200%

#### CONDOS

RENO - Condos	2008	2007	%
Volume	\$14,599,880	\$50,540,433	-71%
Units	77	219	-65%
Median Price	170,000	232,950	-27%
Average Price	189,609	230,778	-18%
Units Under \$500	76	213	-64%
Units Over \$500	1	6	-83%