

Lakeshore Realty

954 Lakeshore Drive ~ Incline Village, NV ~ 89451 ~ 775.831.7000

Condominiums Currently on the Market April 19, 2014

Complex	*Active*	*Low*	*Median*	*High*
1000 Lakeshore	1	$569,000	-	-
999 Lakeshore	3	$1,195,000	$1,265,000	$1,400,000
Alpine Terrace	1	$338,000	-	-
Bitterbrush	2	$550,000	-	$685,000
Burgundy Hill	1	$282,000	-	-
Coeur Du Lac	1	$529,000	-	-
Chateau	1	$209,900	-	-
Creekside West	1	$339,000	-	-
Crystal Shores Towers	1	$622,000	-	-
Crystal Bay Cove	1	$1,295,000	-	-
Crystal View	2	$560,000	-	$595,000
Forest Pines	4	$375,000	$435,000	$515,000
High Sierra	2	$345,000	-	$379,500
Incline Villas	2	$519,000	-	$549,000
Incline Manor	1	$245,000	-	-
Lakehaven 2	1	$335,000	-	-
McCloud	6	$438,000	$454,500	$469,000
Mt. Shadows	4	$315,000	$344,000	$398,000
No Name Complex	11	$298,000	$349,900	$995,000
Royal Pines	2	$389,500	-	$495,000
Racquet Club	4	$270,000	$359,000	$370,000
Pinebrooke	2	$135,000	-	$150,000
Pine Creek	1	$399,000	-	-
The Pointe	3	$1,199,000	$1,250,000	$1,265,000
Third Creek	3	$625,000	$645,000	$879,000
The Vintage	1	$569,500	-	-
Stillwater Cove	1	$1,450,000	-	-
Southwood Shadows	1	$248,500	-	-
Ski Way	4	$349,000	$379,450	$549,000
Ski Way Ridge	2	$250,000	-	$325,000
Woodcreek	1	$365,000	-	-
Wolden Woods	2	$660,000	-	$849,000
Total	***73***	***$135,000***	***$438,000***	***$1,450,000***

Condo's Currently on the market by price range

$0-$300,000	Total= 10 units
$300,000-$400,000	Total= 25 units
$400,000-$500,000	Total= 10 units
$500,000-$600,000	Total= 11 units
$600,000-$700,000	Total= 5 units
$700,000-$900,000	Total= 3 units
$900,000-$1,500,000	Total= 9 units
$1,500,000-$3,000,000	Total= 0 units
$3,000,000-$5,000,000 +	Total= 0 units



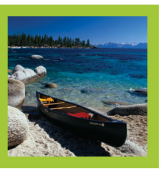
Condominiums Pending as of April 19, 2014

Complex	*Listings*	*Low*	*Median*	*High*
Brookstone	1	$369,000	-	-
Bitterbrush	1	$875,000	-	-
Forest Pines	1	$560,000	-	-
Mt. Shadows	6	$250,000	$304,500	$350,000
Pinecreek	1	$287,500	-	-
Ski Way Ridge	2	$190,000	-	$225,000
Stillwater Cove	1	$2,195,000	-	-
The Vintage	1	$385,000	-	-
The Pointe	1	$988,000	-	-
Woodcreek	1	$395,000	-	-
White Pines	1	$340,000	-	-
Total	***17***	***$190,000***	***$339,000***	***$2,195,000***

****5 PROPERTIES ARE PENDING SHORT SALE/BANK APPROVAL**

Condo's Pending by price range

$0-$300,000	Total= 7 units
$300,000-$400,000	Total= 6 units
$400,000-$500,000	Total= 0 units
$500,000-$600,000	Total= 1 units
$600,000-$700,000	Total= 0 units
$700,000-$900,000	Total= 1 units
$900,000-$1,500,000	Total= 1 units
$1,500,000-$3,000,000	Total= 1 units
$3,000,000-$5,000,000 +	Total= 0 units



Sold Condominiums January 1, 2014 - April 19, 2014

Complex	*Sales*	*Low*	*Median*	*High*	*DOM*
Burgundy Hill	3	$250,000	$285,000	$425,000	247
Crystal Shores East	1	$1,250,000	-	-	1
Crystal Shores West	1	$2,095,000	-	-	
Fairway Pines	1	$645,000	-	-	48
High Sierra	1	$330,000	-	-	96
Incline Manor	1	$184,900	-	-	301
692 Pamer Court	1	$429,000	-	-	100
1000 Lakeshore	1	$370,000	-	-	66
915 Incline	1	$259,500	69	-	-
Mt. Shadows	5	$219,000	$299,999	$389,000	214
McCloud	2	$425,000	-	$450,000	64
No Name	3	$133,000	$300,000	$395,000	18
Northshore Estates	1	$540,000	-	-	60
Third Creek	5	$512,000	$599,000	$1,200,000	54
The Pointe	1	$1,300,000	-	-	147
Stillwater Cove	2	$2,015,000	-	$6,725,000	295
Ski Way	4	$268,000	$310,000	$1,575,000	122
Woodstock	1	$259,500	-	-	252
Total	***36***	***$133,000***	***$392,000***	***$6,725,000***	***128***

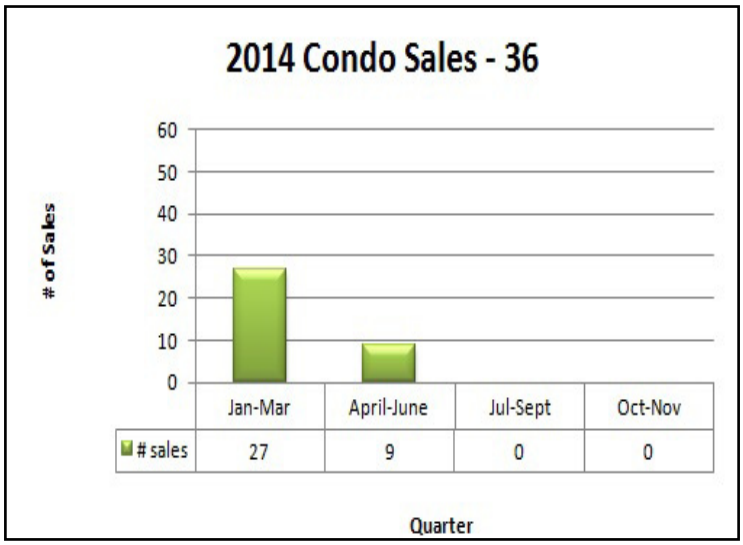
Condos SOLD by price range

$0-$300,000	Total= 12 units
$300,000-$400,000	Total= 7 units
$400,000-$500,000	Total= 4 units
$500,000-$600,000	Total= 3 units
$600,000-$700,000	Total= 2 units
$700,000-$900,000	Total= 1 units
$900,000-$1,500,000	Total= 3 units
$1,500,000-$3,000,000	Total= 3 units
$3,000,000-$5,000,000+	Total= 1 units

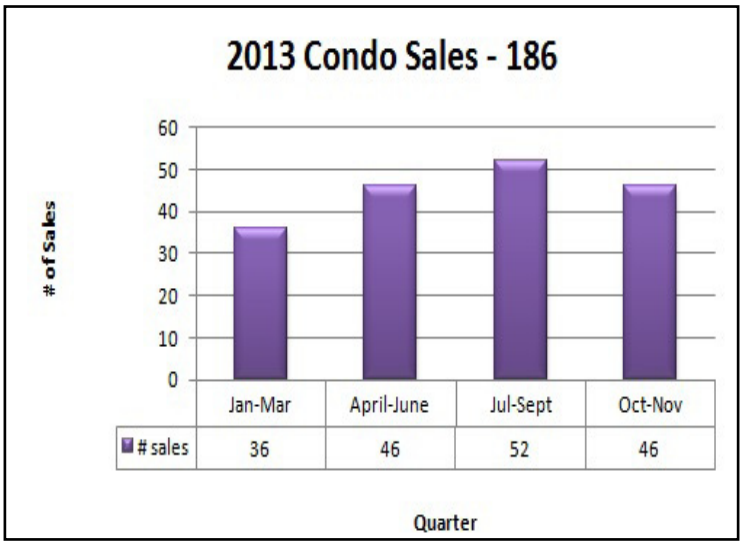
Local... Independent... Committed...

Quarterly Sales 2011-2014 Condominiums

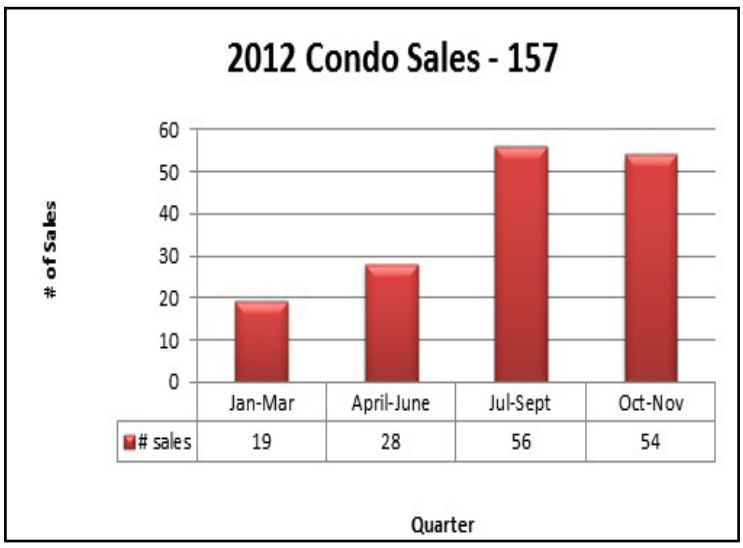




2014 Median List Price = $394,000
2014 Median Sold Price = $392,000



2013 Median List Price = $401,500
2013 Median Sold Price = $400,000



2012 Median List Price = $299,990
2012 Median Sold Price = $290,000



2011 Median List Price = $359,900
2011 Median Sold Price = $349,000