

LAKESHORE REALTY

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

Single Family Houses Currently on the Market April 19, 2014

Subdivision	*Listings*	*Low*	*Median*	*High*
Incline Lakefront	10	$2,795,000	$8,949,000	$27,999,999
Millcreek	7	$639,000	$835,000	$4,488,000
Eastern Slope	12	$689,000	$1,346,500	$6,460,000
Mtn. Golf Course	3	$699,000	$878,000	$2,395,000
Championship GC	14	$570,000	$1,545,000	$4,695,000
Apollo	4	$949,000	$1,224,500	$1,845,000
Woods	6	$615,000	$873,250	$2,098,000
Lakeview	5	$1,389,000	$2,749,000	$3,995,000
Ponderosa	8	$769,000	$1,322,500	$3,495,000
Lower Tyner	15	$628,000	$1,368,000	$4,195,000
Central	1	$825,000	-	-
Upper Tyner	13	$499,000	$898,500	$3,895,000
Jennifer	11	$525,000	859,000	$1,950,000
Crystal Bay	3	$1,700,000	$1,795,000	$3,200,000
Ski Way	-	-	-	-
Crystal Bay LF	7	$3,750,000	$10,995,000	$39,750,000
Total	***119***	***$499,000***	***$1,495,000***	***$39,750,000***



Price Range	*Homes*
$0 - $600,000	= 4
$600,000 - $800,000	= 22
$800,000- $1,000,000	= 17
$1,000,000 - $1,200,000	= 8
$1,200,000 - $1,400,000	= 7
$1,400,000 - $1,800,000	= 13
$1,800,000 - $2,000,000	= 6
$2,000,000 - $2,500,000	= 9
$2,500,000 - $3,000,000	= 7
$3,000,000 - $4,000,000	= 7
$4,000,000 - $5,000,000	= 5
$5,000,000 - $8,000,000	= 4
$8,000,000 +	= 10

Currently Under Contract April 19, 2014

Subdivision	*Listings*	*Low*	*Median*	*High*
Incline Lakefront	-	-	-	-
Millcreek	2	$669,000	-	$1,495,000
Eastern Slope	2	$3,850,000	-	$14,995,000
Mtn. Golf Course	1	$1,150,000	-	-
Championship GC	-	-	-	-
Apollo	1	$999,000	-	-
Woods	2	$675,000	-	$750,000
Lakeview	2	$875,000	-	$1,950,000
Ponderosa	1	$899,000	-	-
Lower Tyner	1	$3,500,000	-	-
Central	-	-	-	-
Upper Tyner	-	-	-	-
Jennifer	3	$639,000	$698,000	$1,099,000
Ski Way	-	-	-	-
Crystal Bay	-	-	-	-
Crystal Bay LF	-	-	-	-
Total	***15***	***$639,000***	***$999,000***	***$14,995,000***

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



Price Range	*Homes*
$0 - $600,000	= 0
$600,000 - $800,000	= 5
$800,000- $1,000,000	= 3
$1,000,000 - $1,200,000	= 2
$1,200,000 - $1,400,000	= 0
$1,400,000 - $1,800,000	= 1
$1,800,000 - $2,000,000	= 1
$2,000,000 - $2,500,000	= 0
$2,500,000 - $3,000,000	= 0
$3,000,000 - $4,000,000	= 2
$4,000,000 - $5,000,000	= 0
$5,000,000 - $8,000,000	= 0
$8,000,000 +	= 1

LAKESHORE REALTY



Sold Single Family Houses January 1, 2014 - April 19, 2014

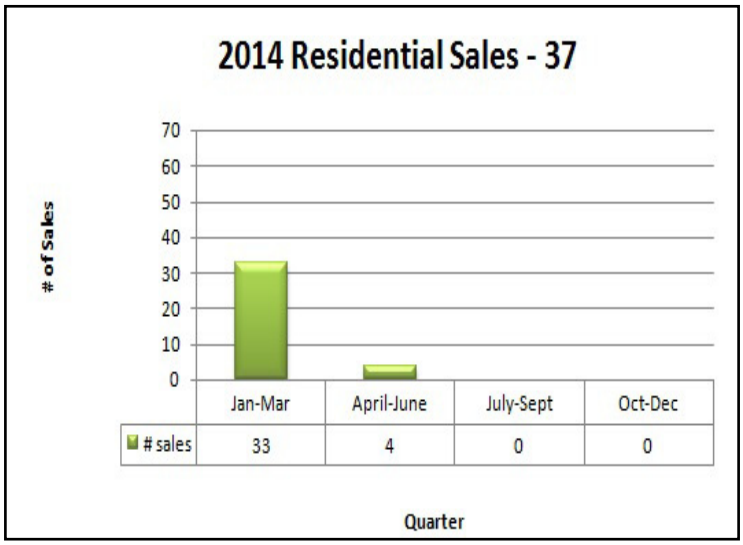
Subdivision	*Listings*	*Low*	*Median*	*High*	*DOM*
Incline Lakefront	3	$2,400,000	$10,999,999	$13,000,000	148
Millcreek	1	$620,000	-	-	263
Eastern Slope	2	$1,450,000	-	$1,750,000	254
Mtn. Golf Course	2	$950,000	-	$1,235,000	8
Championship GC	1	$2,200,000	-	-	317
Apollo	1	$1,600,000	-	-	5
Woods	2	$395,000	-	$849,000	230
Lakeview	7	$830,000	$1,500,000	$3,715,000	243
Ponderosa	5	$780,000	$1,350,000	$2,962,500	180
Lower Tyner	5	$539,000	$955,000	$1,600,000	217
Central	-	-	-	-	-
Upper Tyner	1	$850,000	-	-	198
Jennifer	6	$505,000	$662,500	$5,950,000	174
Ski Way	-	-	-	-	-
Crystal Bay	1	-	-	$1,170,000	248
Crystal Bay LF	-	-	-	-	-
Total	***37***	***$395,000***	***$1,170,000***	***$13,000,000***	***191***



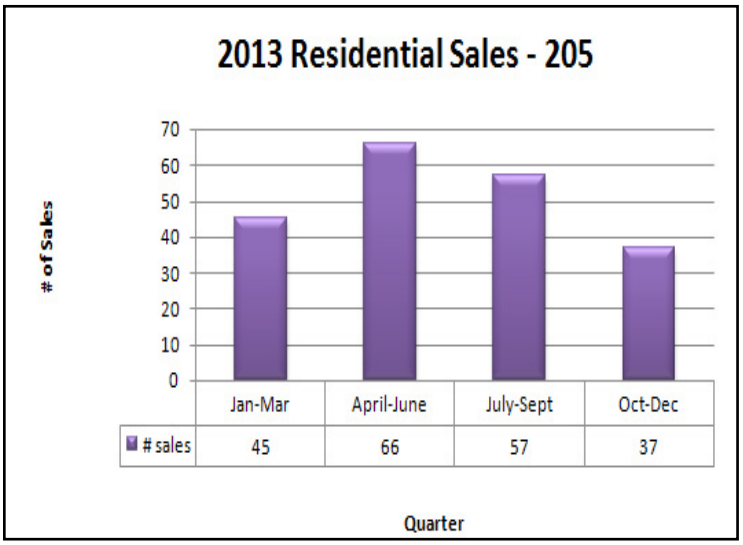
Price Range	*Homes*
$0 - $600,000	= 4
$600,000 - $800,000	= 5
$800,000 - $1,000,000	= 6
$1,000,000 - $1,200,000	= 2
$1,200,000 - $1,400,000	= 4
$1,400,000 - $1,800,000	= 6
$1,800,000 - $2,000,000	= 1
$2,000,000 - $3,000,000	= 3
$3,000,000 - $4,000,000	= 3
$4,000,000- $5,000,000	= 0
$5,000,000 +	= 3



Quarterly Sales
2011-2014
Single Family Residence



2014 Median List Price = $1,289,000
2014 Median Sold Price = $1,170,000



2013 Median List Price = $989,000
2013 Median Sold Price = $935,000



2012 Median List Price = $789,000
2012 Median Sold Price = $744,900



2011 Median List Price = $837,000
2011 Median Sold Price = $771,500