

Lakeshore Realty

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

Condominiums Currently on the Market June 7, 2014 page 1 of 2

Complex	*Active*	*Low*	*Median*	*High*
1000 Lakeshore	1	$569,000	-	-
999 Lakeshore	2	$1,095,000	-	$1,350,000
702 College	1	$439,900	-	-
Alpine Terrace	1	$329,000	-	-
Bitterbrush	5	$469,000	$513,000	$875,000
Burgundy Hill	1	$282,000	-	-
Coeur Du Lac	2	$510,000	-	$529,000
Chateau	1	$209,900	-	-
Creekside East	1	$315,000	-	-
Creekside West	1	$415,000	-	-
Crystal Shores Towers	1	$622,000	-	-
Crystal Bay Cove	3	$1,200,000	$1,395,000	$4,100,000
Crystal View	1	$560,000	-	-
Forest Pines	4	$375,000	$447,000	$499,000
High Sierra	2	$330,000	-	$379,500
Incline Villas	2	$485,000	-	$509,000
Incline Manor	1	$245,000	-	-
Lakehaven 2	1	$335,000	-	-
Lakeshore Terrace	1	$1,050,000	-	-
McCloud	7	$335,000	$439,000	$459,000
Mt. Shadows	7	$259,000	$359,000	$398,000
No Name Complex	6	$319,000	$342,350	$995,000
Northwood Estates	1	$299,000	-	-
Royal Pines	2	$360,000	-	$465,000
Racquet Club	3	$270,000	$330,000	$370,000
Pinebrooke	2	$125,000	-	$155,000
Pine Creek	1	$365,000	-	-
The Pointe	3	$1,199,000	$1,250,000	$1,265,000
Third Creek	2	$849,000	-	$879,000
The Vintage	1	$569,500	-	-
The Village At Incline	1	$530,000	-	-
Toepa	2	$159,950	-	$164,500
Other	1	$450,000	-	-
Stillwater Cove	2	$1,450,000	-	$2,550,000

Condominiums Currently on the Market June 7, 2014 page 2 of 2

Complex	*Active*	*Low*	*Median*	*High*
Southwood Shadows	1	$239,500	-	-
Southwood Pines	2	$229,900	-	$239,900
Ski Way	2	$435,000	-	$549,000
Ski Way Ridge	3	$240,000	$250,000	$325,000
Woodcreek	1	$365,000	-	-
Wolden Woods	1	$660,000	-	-
White Pines	1	$500,000	-	-
Total	***83***	***$125,000***	***$439,000***	***$4,100,000***

Condo's Currently on the market by price range

$0-$300,000	Total= 14 units
$300,000-$400,000	Total= 24 units
$400,000-$500,000	Total= 17 units
$500,000-$600,000	Total= 10 units
$600,000-$700,000	Total= 3 units
$700,000-$900,000	Total= 3 units
$900,000-$1,500,000	Total= 10 units
$1,500,000-$3,000,000	Total= 1 units
$3,000,000-$5,000,000 +	Total= 1 units



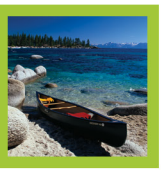
Condominiums Pending as of June 7, 2014

Complex	*Listings*	*Low*	*Median*	*High*
Alta Village	1	$669,000	-	-
Alpine Terrace	1	$335,000	-	-
Creekside West	1	$339,000	-	-
McCloud	6	$430,000	$441,000	$599,000
No Name Complex	1	$298,000	-	-
Northwood Estates	1	$299,000	-	-
Royal Pines	2	$382,000	-	$500,000
Racquet Club	2	$359,000	-	$359,000
Pinebrook	1	$150,000	-	-
Incline Villas	1	$509,000	-	-
Ski Way	1	$359,900	-	-
Third Creek	4	$579,000	$652,000	$728,000
Woodcreek	1	$395,000	-	-
White Pines	1	$340,000	-	-
Total	***24***	***$150,000***	***$434,000***	***$728,000***

**2 PROPERTIES ARE PENDING SHORT SALE/BANK APPROVAL

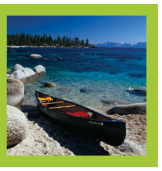
Condo's Pending by price range

$0-$300,000	Total= 3 units
$300,000-$400,000	Total= 8 units
$400,000-$500,000	Total= 6 units
$500,000-$600,000	Total= 3 units
$600,000-$700,000	Total= 3 units
$700,000-$900,000	Total= 1 units
$900,000-$1,500,000	Total= 0 units
$1,500,000-$3,000,000	Total= 0 units
$3,000,000-$5,000,000 +	Total= 0 units



Sold Condominiums January 1, 2014 - June 7, 2014

Complex	*Sales*	*Low*	*Median*	*High*	*DOM*
Burgundy Hill	3	$250,000	$285,000	$425,000	247
Brookstone	1	$367,500	-	-	49
Bitterbrush	1	$535,000	-	-	52
Crystal Shores East	1	$1,250,000	-	-	1
Crystal Shores West	1	$2,095,000	-	-	
Divot Creek	1	$368,000	-	-	0
Fairway Pines	1	$645,000	-	-	48
Forest Pines	1	$550,000	-	-	0
High Sierra	1	$330,000	-	-	96
Incline Manor	1	$184,900	-	-	301
692 Pamer Court	1	$429,000	-	-	100
999 Lakeshore	1	$1,265,000	-	-	38
1000 Lakeshore	1	$370,000	-	-	66
915 Incline	1	$259,500	-	-	69
Mt. Shadows	8	$219,000	$293,624	$389,000	324
McCloud	2	$425,000	-	$450,000	64
No Name	4	$133,000	$299,000	$395,000	33
Northshore Estates	1	$540,000	-	-	60
Pinebrooke	1	$142,500	-	-	82
Pinecreek	1	$290,000	-	-	0
Raquet Club	1	$185,000	-	-	0
Royal Pines	1	$361,500	-	-	0
Third Creek	5	$512,000	$599,000	$1,200,000	54
The Pointe	2	$960,000	-	$1,300,000	231
Ski Way Ridge	1	$225,000	-	-	278
Stillwater Cove	4	$1,200,000	$1,982,500	$6,725,000	170
Ski Way	5	$268,000	$320,000	$1,575,000	100
Woodstock	1	$259,500	-	-	252
Woolden Woods	1	$825,000	-	-	44
Total	***54***	***$133,000***	***$369,000***	***$6,725,000***	***127***



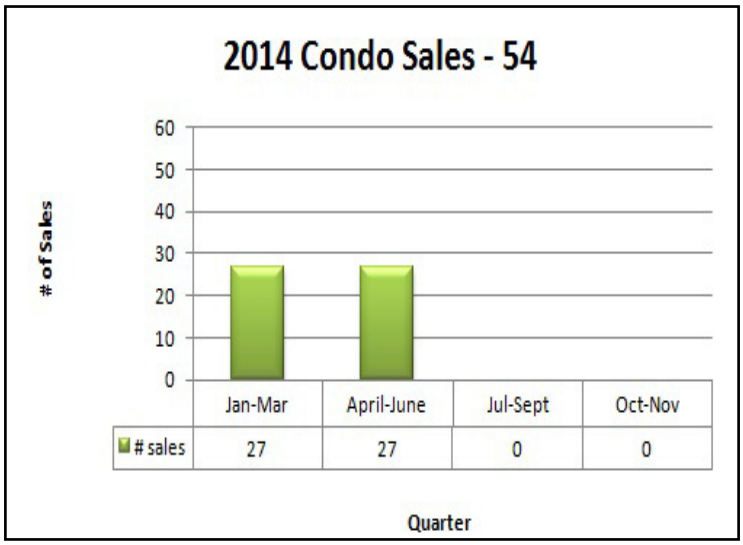
Condos SOLD by price range

$0-$300,000	Total= 18 units
$300,000-$400,000	Total= 12 units
$400,000-$500,000	Total= 4 units
$500,000-$600,000	Total= 5 units
$600,000-$700,000	Total= 2 units
$700,000-$900,000	Total= 2 units
$900,000-$1,500,000	Total= 6 units
$1,500,000-$3,000,000	Total= 4 units
$3,000,000-$5,000,000+	Total= 1 units

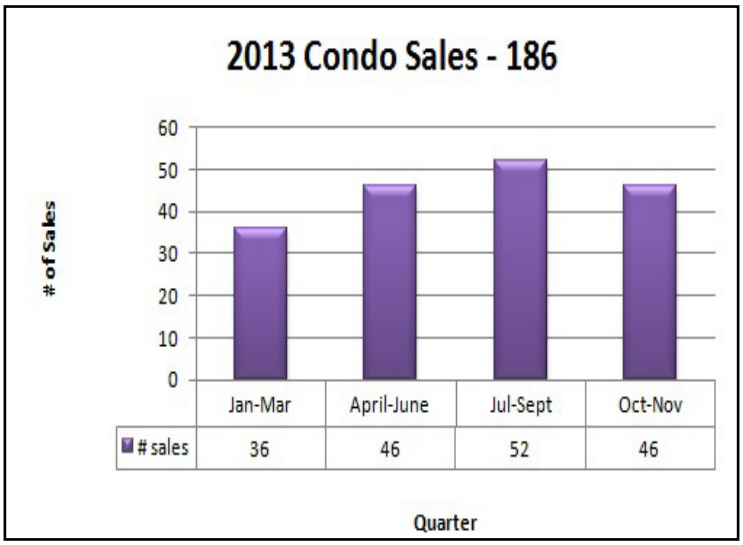
Local... Independent... Committed...

Quarterly Sales 2011-2014 Condominiums

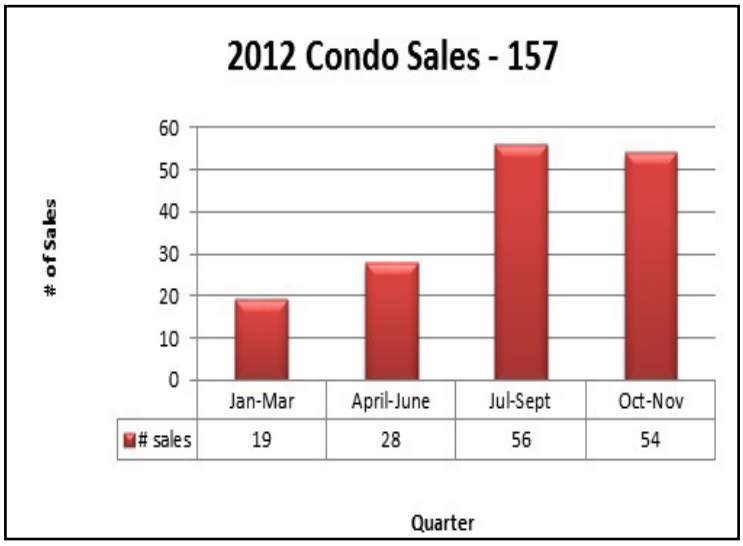




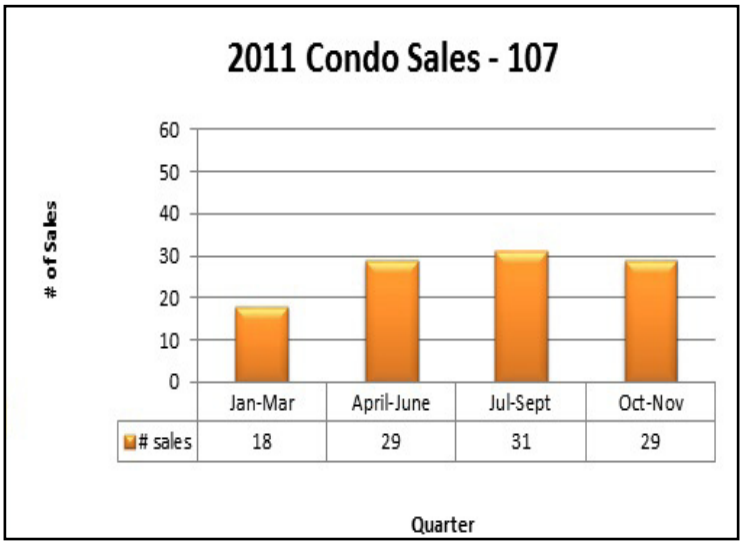
2014 Median List Price = $389,000
2014 Median Sold Price = $369,000



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