LAKESHORE REALTY

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

Planned Unit Developments (PUDS) Currently on the Market June 7, 2014

Subdivision	*Listings*	*Low*	*Median*	*High*
916 Harold	2	$429,000	-	$435,000
949 Harold	1	$399,000	-	-
101 Red Cedar	1	$1,350,000	-	
843 Tanager St.	1	$899,000	-	-
Country Club Villas	3	$915,000	$949,000	$975,000
Incline Crest1	3	$320,000	$350,000	$379,000
Incline Creek	1	$1,099,000	-	-
Lake Country Estates	1	$1,095,000	-	
Lodgepole	1	$950,000	-	-
Ski Way	5	$499,000	$799,000	$1,500,000
Southwood Villas	1	$895,000	-	-
Woodcreek	2	$925,000	-	$1,125,000
Total	***22***	***$320,000***	***$907,000***	***$1,500,000***

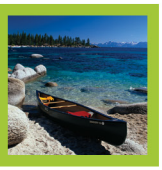
Price Range	***Number***
$0 - $400,000	= 4
$400,000 - $500,000	= 3
$500,000 - $600,000	= 0
$600,000 - $800,000	= 2
$800,000 - $1,000,000	= 7
$1,000,000 - $1,500,000	= 6
$1,500,000 +	= 0

PUDS Pending as of June 7, 2014

Complex Name	*Listings*	*Low*	*Median*	*High*
Incline Creek	2	$1,179,000	-	$1,195,000
Ski Way	3	$419,800	$472,000	$649,000
Total	***5***	***$419,800***	***$649,000***	***$1,195,000***

**0 PROPERTIES ARE PENDING SHORT SALE/BANK APPROVAL

Price Range	*Number*
$0 - $400,000	= 0
$400,000 - $500,000	= 2
$500,000 - $600,000	= 0
$600,000 - $800,000	= 1
$800,000 - $1,000,000	= 0
$1,000,000 - $1,500,000	= 2
$1,500,000 +	= 0



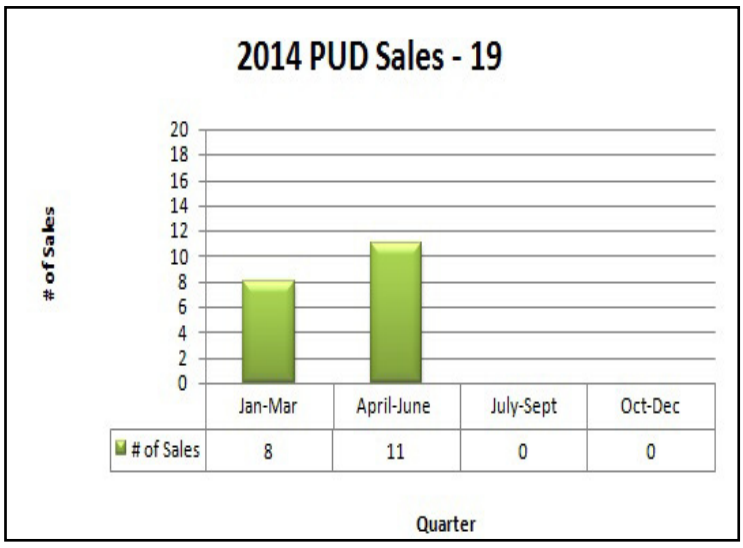
PUD Sales January 1, 2014 - June 7, 2014

Complex	*Sales*	*Low*	*Median*	*High*	*DOM*
949 Dana Court	1	$489,000	-	-	37
220 Glen Way	1	$1,025,000	-	-	60
770 Southwood Blvd.	1	$375,000	-	-	222
700 College	1	$311,000	-	-	39
599 Crest	1	$315,000	-	-	17
671 Country Club	1	$374,000	-	-	83
687 Palmer Ct.	1	$885,000	-	-	38
Glenrock	1	$305,000	-	-	258
Lodgepole	1	$905,000	-	-	123
Incline Creek	2	$1,062,000	-	$1,126,632	155
Ski Way	8	$330,000	$576,000	$1,062,625	99
Total	***19***	***$305,000***	***$552,000***	***$2,025,000***	***104***

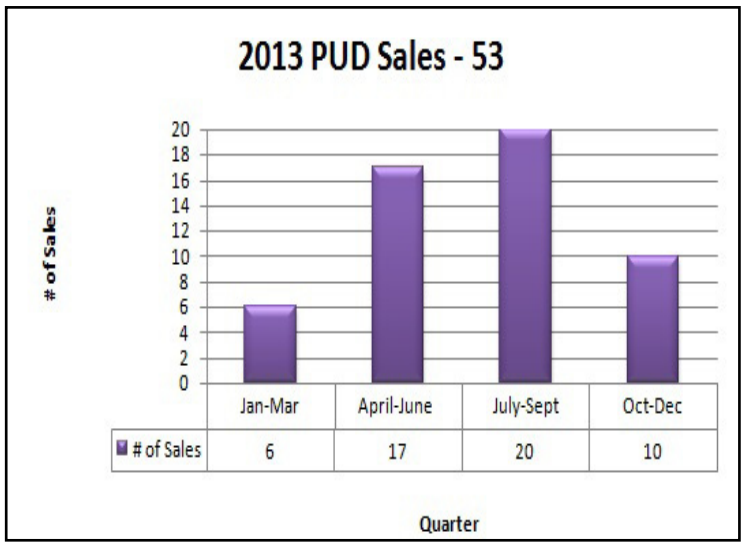
SOLD by price range

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

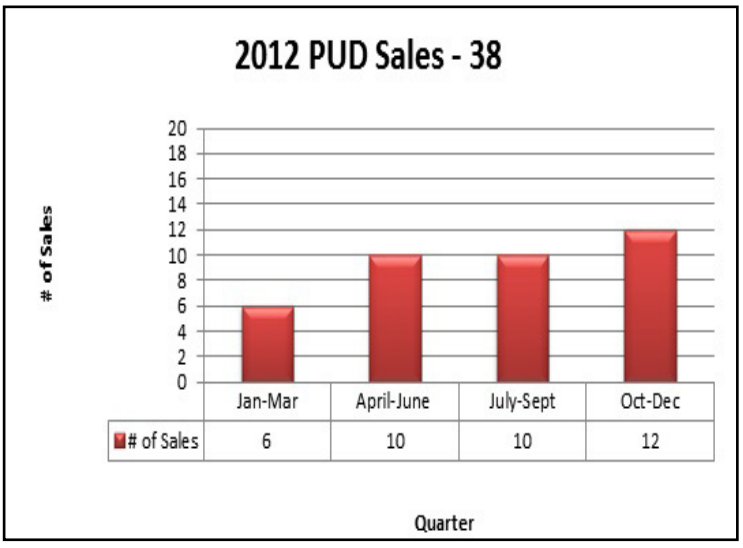
Quarterly Sales
2011-2014
Planned Unit Development (PUDS)



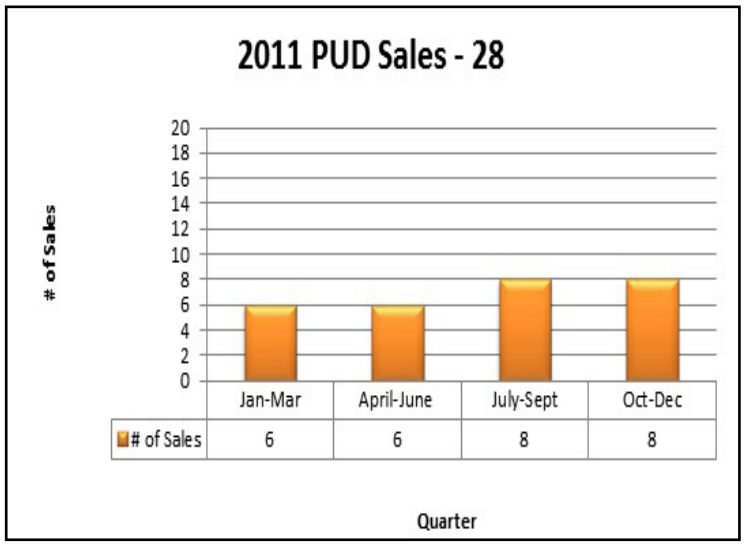
2014 Median List Price = $586,000
2014 Median Sold Price = $552,000



2013 Median List Price = $799,000
2013 Median Sold Price = $770,000



2012 Median List Price = $519,000
2012 Median Sold Price = $515,500



2011 Median List Price = $499,450
2011 Median Sold Price = $470,000