



Truckee-Tahoe Market Real Estate Pricing

Old Greenwood

Homes	Units	Median Price	Average Price	Median Price/Foot	Low Price	High Price	Avg. Dom	% Asking Price
2005	2	\$2,165,000	\$2,165,000	\$624	\$2,130,000	\$2,200,000	103	93%
2006	0	\$0	\$0	\$0	\$0	\$0	0	0%
2007	4	\$1,875,000	\$2,091,250	\$490	\$1,740,000	\$2,875,000	290	87%
2008	5	\$1,700,000	\$1,599,000	\$424	\$845,000	\$2,195,000	227	91%
2009	11	\$1,350,000	\$1,465,000	\$322	\$1,080,000	\$2,500,000	248	68%
2010	5	\$650,000	\$827,000	\$225	\$549,000	\$1,200,000	170	97%
2011	1	\$2,275,000	\$2,275,000	\$503	\$2,275,000	\$2,275,000	2	93%
Currently Active	8	\$1,882,500	\$1,851,000	\$489	\$875,000	\$3,500,000	195	

Homesites	Units	Median Price	Average Price	Low Price	High Price	Avg. Dom	Asking Price
2005	19	\$574,000	\$561,000	\$380,000	\$765,000	257	97%
2006	15	\$535,000	\$535,000	\$355,000	\$772,000	142	90%
2007	3	\$515,000	\$549,000	\$360,000	\$772,000	235	85%
2008	0						
2009	3	\$190,000	\$202,000	\$166,000	\$250,000	68	130%
2011	1	\$50,500	\$50,500	\$50,500	\$50,500	530	99%
Currently Active	10	\$287,500	\$333,190	\$80,000	\$649,000	530	

Gray's Crossing

Homes	Units	Median Price	Average Price	Median Price/Foot	Low Price	High Price	Avg. Dom	% Asking Price
2005	0	\$0	\$0	\$0	\$0	\$0	0	0%
2006	1	\$1,625,000	\$1,625,000	\$536	\$1,625,000	\$1,625,000	200	95%
2007	1	\$1,735,000	\$1,735,000	\$503	\$1,735,000	\$1,735,000	250	92%
2008	0							
2009	3	\$1,200,000	\$998,000	\$282	\$544,000	\$1,250,000	168	66%
2010	15	\$940,000	\$944,000	\$272	\$640,000	\$1,326,000	302	66%
2011	4	\$785,000	\$761,325	\$234	\$675,300	\$800,000	274	105%
Currently Active	6	\$1,045,000	\$1,075,000	\$353	\$695,000	\$1,495,000	379	

Homesites	Units	Median Price	Average Price	Low Price	High Price	Avg. Dom	Asking Price
2005	20	\$310,000	\$315,000	\$266,000	\$430,000	80	94%
2006	14	\$315,000	\$317,519	\$170,000	\$405,000	110	85%
2007	14	\$351,000	\$369,000	\$200,000	\$520,000	199	86%
2008	36	\$305,000	\$271,000	\$135,000	\$305,000	120	66%
2009	8	\$72,250	\$72,850	\$58,000	\$100,000	274	27%
2010	29	\$55,000	\$56,000	\$28,000	\$112,000	131	72%
2011	8	\$54,250	\$57,187	\$28,000	\$117,500	240	78%
Currently Active	15	\$59,900	\$75,286	\$34,600	\$199,000	310	

Lahontan

Homes	Units	Median Price	Average Price	Median Price/Foot	Low Price	High Price	Avg. Dom	% Asking Price
2001	5	\$2,092,000	\$1,860,000	\$605	\$1,825,000	\$2,800,000	231	93%
2002	8	\$2,144,000	\$1,887,500	\$495	\$1,750,000	\$3,350,000	396	87%
2003	13	\$2,130,962	\$2,000,000	\$528	\$1,280,000	\$3,275,000	336	93%
2004	8	\$2,267,000	\$2,075,000	\$499	\$1,512,500	\$3,750,000	297	94%
2005	13	\$2,850,000	\$2,763,000	\$669	\$1,765,000	\$4,400,000	287	89%
2006	10	\$2,368,000	\$2,542,000	\$665	\$1,500,000	\$4,000,000	349	91%
2007	9	\$2,150,000	\$2,344,000	\$538	\$1,725,000	\$3,825,000	393	97%
2008	11	\$2,000,000	\$2,180,000	\$484	\$1,400,000	\$4,250,000	334	81%
2009	11	\$1,708,000	\$1,725,000	\$398	\$945,000	\$2,650,000	90	80%
2010	12	\$1,700,000	\$1,705,000	\$435	\$1,051,000	\$2,225,000	322	81%
2011	0							
Currently Active	18	\$1,847,000	\$2,035,866	\$493	\$999,900	\$3,495,000	287	

Homesites	Units	Median Price	Average Price	Low Price	High Price	Avg. Dom	Asking Price
2001	10	\$663,250	\$514,000	\$339,500	\$1,500,000	92	90%
2002	13	\$311,000	\$285,000	\$225,000	\$550,000	295	80%
2003	31	\$335,000	\$290,000	\$195,000	\$695,000	360	86%
2004	42	\$340,000	\$365,000	\$190,000	\$650,000	400	89%
2005	38	\$380,000	\$408,000	\$280,000	\$850,000	292	86%
2006	21	\$425,000	\$575,000	\$302,500	\$2,000,000	363	83%
2007	14	\$352,000	\$339,000	\$175,000	\$490,000	282	74%
2008	7	\$300,000	\$375,000	\$185,000	\$999,000	151	77%
2009	13	\$185,000	\$214,000	\$133,000	\$400,000	347	59%
2010	17	\$139,000	\$158,000	\$78,000	\$350,000	394	80%
2011	2	\$161,000	\$161,000	\$150,000	\$172,000	368	84%
Currently Active	46	\$169,700	\$237,642	\$89,500	\$2,400,000	338	

Timilick

Homes	Units	Median Price	Average Price	Median Price/Foot	Low Price	High Price	Avg. Dom	% Asking Price
2008	7	\$1,176,000	\$1,198,000	\$499	\$1,010,000	\$1,375,000		
2009	1	\$850,000	\$850,000	n/a	\$850,000	\$850,000	0	100%
2010	2	\$962,000	\$962,000	\$295	\$950,000	\$975,000	177	81%
2011	0							
Currently Active	1	\$2,350,000	\$2,350,000	\$516	\$2,350,000	\$2,350,000	53	

Homesites	Units	Median Price	Average Price	Low Price	High Price	Avg. Dom	Asking Price
2008	23	\$350,000	\$350,000	n/a	n/a	n/a	n/a
2009	0						
2010	1	\$145,000	\$145,000	\$145,000	\$145,000	589	73%
2011	0						
Currently Active	1	\$149,000	\$149,000	\$149,000	\$149,000	164	

Martis Camp

Homes	Units	Median Price	Average Price	Median Price/Foot	Low Price	High Price	Avg. Dom	% Asking Price
2009	2	\$2,745,000	\$2,745,000	\$590	\$1,890,000	\$3,600,000	299	75%
2010	3	\$2,295,000	\$2,595,000	\$728	\$2,195,000	\$3,295,000	107	95%
2011								
Currently Active	6	\$4,885,000	\$6,370,000	\$1,106	\$2,575,000	\$12,400,000	303	
Homesites	Units	Median Price	Average Price	Low Price	High Price	Avg. Dom	Asking Price	
2008	25	\$850,000	\$850,000	n/a	n/a	n/a	n/a	

2009	53	\$750,000	\$750,000	n/a	n/a	n/a	n/a
2010	64	\$728,000	\$728,000	\$266,000		190	97%
2011	3	\$650,000	\$650,000	\$385,000	\$915,000	183	91%
Currently Active	25	\$895,000	\$945,448	\$450,000	\$1,795,000	245	

Sierra Meadows	Units	Median Price	Average Price	Median Price/Foot	Low Price	High Price	Avg. Dom % Asking Price
2000	29	\$260,000	\$266,000	\$143	\$185,000	\$475,000	94
2001	13	\$313,000	\$306,000	\$211	\$240,000	\$415,000	86
2002	30	\$299,000	\$308,000	\$206	\$225,000	\$475,000	92
2003	27	\$361,000	\$365,000	\$223	\$272,000	\$445,000	107
2004	24	\$436,200	\$440,810	\$275	\$310,000	\$631,000	76
2005	36	\$499,050	\$529,702	\$333	\$415,000	\$750,000	67
2006	22	\$499,000	\$510,000	\$333	\$413,000	\$675,000	89
2007	12	\$575,000	\$553,000	\$326	\$385,000	\$673,000	65
2008	14	\$428,000	\$437,000	\$253	\$319,000	\$629,000	90
2009	12	\$343,000	\$349,000	\$233	\$230,000	\$538,000	148
2010	16	\$355,000	\$366,000	\$252	\$262,000	\$525,000	36
2011 (YTD 3/20/11)	3	\$390,000	\$375,000	\$228	\$325,000	\$410,000	180

Ponderosa Palisades	Units	Median Price	Average Price	Median Price/Foot	Low Price	High Price	Avg. Dom % Asking Price
2000	8	\$322,000	\$328,000	\$150	\$230,000	\$445,000	91
2001	9	\$281,000	\$283,000	\$182	\$159,000	\$375,000	97
2002	8	\$372,000	\$366,000	\$190	\$269,000	\$468,000	106
2003	15	\$325,000	\$328,000	\$205	\$264,000	\$579,000	118
2004	19	\$449,000	\$485,000	\$272	\$322,000	\$925,000	98
2005	20	\$562,000	\$599,000	\$305	\$420,000	\$1,200,000	59
2006	5	\$630,000	\$634,000	\$381	\$423,000	\$884,000	56
2007	8	\$494,000	\$548,000	\$335	\$401,000	\$850,000	119
2008	9	\$447,000	\$461,000	\$270	\$260,000	\$730,000	100
2009	11	\$387,000	\$379,000	\$223	\$235,000	\$545,000	66
2010	6	\$333,000	\$341,000	\$256	\$247,777	\$470,000	187
2011 (YTD 3/20/11)	0						

Glenshire	Units	Median Price	Average Price	Median Price/Foot	Low Price	High Price	Avg. Dom % Asking Price
2000	78	\$280,000	\$289,000	\$163	\$150,000	\$570,000	90
2001	70	\$299,000	\$311,000	\$194	\$170,000	\$700,000	85
2002	97	\$324,000	\$334,000	\$197	\$217,000	\$538,000	140
2003	91	\$348,000	\$381,000	\$219	\$257,000	\$775,000	104
2004	120	\$434,000	\$440,000	\$257	\$270,000	\$850,000	63
2005	62	\$563,000	\$526,000	\$307	\$352,000	\$925,000	69
2006	67	\$540,000	\$566,000	\$331	\$387,000	\$1,100,000	109
2007	51	\$487,000	\$545,000	\$313	\$369,000	\$960,000	99
2008	33	\$445,000	\$532,000	\$273	\$300,000	\$1,400,000	111
2009	62	\$365,000	\$384,000	\$228	\$215,000	\$710,000	86
2010	56	\$325,000	\$354,000	\$214	\$220,000	\$620,000	94
2011 (YTD 3/20/11)	7	\$368,000	\$406,557	\$219	\$203,000	\$650,000	102

Tahoe Donner	Units	Median Price	Average Price	Median Price/Foot	Low Price	High Price	Avg. Dom % Asking Price
2000	325	\$389,000	\$413,000	\$204	\$160,000	\$1,750,000	95
2001	185	\$420,000	\$465,000	\$230	\$190,000	\$1,562,500	140
2002	302	\$439,500	\$485,000	\$238	\$224,000	\$1,575,000	120
2003	411	\$455,000	\$489,000	\$253	\$50,000	\$1,500,000	119
2004	433	\$550,000	\$579,000	\$298	\$78,000	\$1,720,000	90
2005	324	\$700,000	\$729,000	\$384	\$155,000	\$1,710,000	70
2006	214	\$672,000	\$752,000	\$376	\$235,000	\$2,680,000	100
2007	213	\$642,000	\$680,000	\$350	\$92,000	\$2,465,000	199
2008	204	\$635,000	\$707,000	\$320	\$165,000	\$1,850,000	116
2009	261	\$518,000	\$569,000	\$289	\$98,000	\$1,350,000	103
2010	267	\$475,000	\$525,000	\$261	\$185,000	\$1,790,000	73
2011 (YTD 3/20/11)	40	\$514,750	\$548,692	\$265	\$235,000	\$1,200,000	121

Prosser Lakeview	Units	Median Price	Average Price	Median Price/Foot	Low Price	High Price	Avg. Dom %	Asking Price
2000	36	\$257,000	\$263,000	\$170	\$179,000	\$370,000	92	99%
2001	22	\$350,000	\$352,000	\$201	\$242,000	\$520,000	113	98%
2002	38	\$299,000	\$330,000	\$207	\$228,000	\$569,000	115	98%
2003	35	\$340,000	\$377,000	\$216	\$200,000	\$600,000	126	98%
2004	46	\$444,000	\$461,000	\$256	\$265,000	\$670,000	102	95%
2005	31	\$570,000	\$563,000	\$361	\$320,000	\$750,000	59	98%
2006	21	\$540,000	\$568,000	\$334	\$404,000	\$749,000	57	93%
2007	23	\$490,000	\$528,000	\$310	\$367,000	\$875,000	109	94%
2008	15	\$472,000	\$494,000	\$266	\$350,000	\$885,000	156	84%
2009	16	\$420,000	\$438,000	\$245	\$255,000	\$682,000	103	90%
2010	15	\$412,000	\$421,000	\$233	\$339,200	\$520,000	55	97%
2011 (YTD 3/20/11)	4	\$194,000	\$215,000	\$172	\$147,000	\$325,000	86	89%

Pine Forest	Units	Median Price	Average Price	Median Price/Foot	Low Price	High Price	Avg. Dom %	Asking Price
2005	2	\$1,027,000	\$1,027,000	\$339	\$975,000	\$1,080,000	78	92%
2006	1	\$1,200,000	\$1,200,000	\$327	\$1,200,000	\$1,200,000	89	89%
2007	3	\$865,000	\$865,000	\$314	\$780,000	\$950,000	351	76%
2008	0							
2009	2	\$924,500	\$924,500	\$233	\$739,000	\$1,100,000	24	103%
2010	3	\$670,000	\$653,000	\$177	\$600,000	\$690,000	158	95%
2011 (YTD 3/20/11)	1	\$644,000	\$644,000	\$185	\$644,000	\$644,000	35	98%