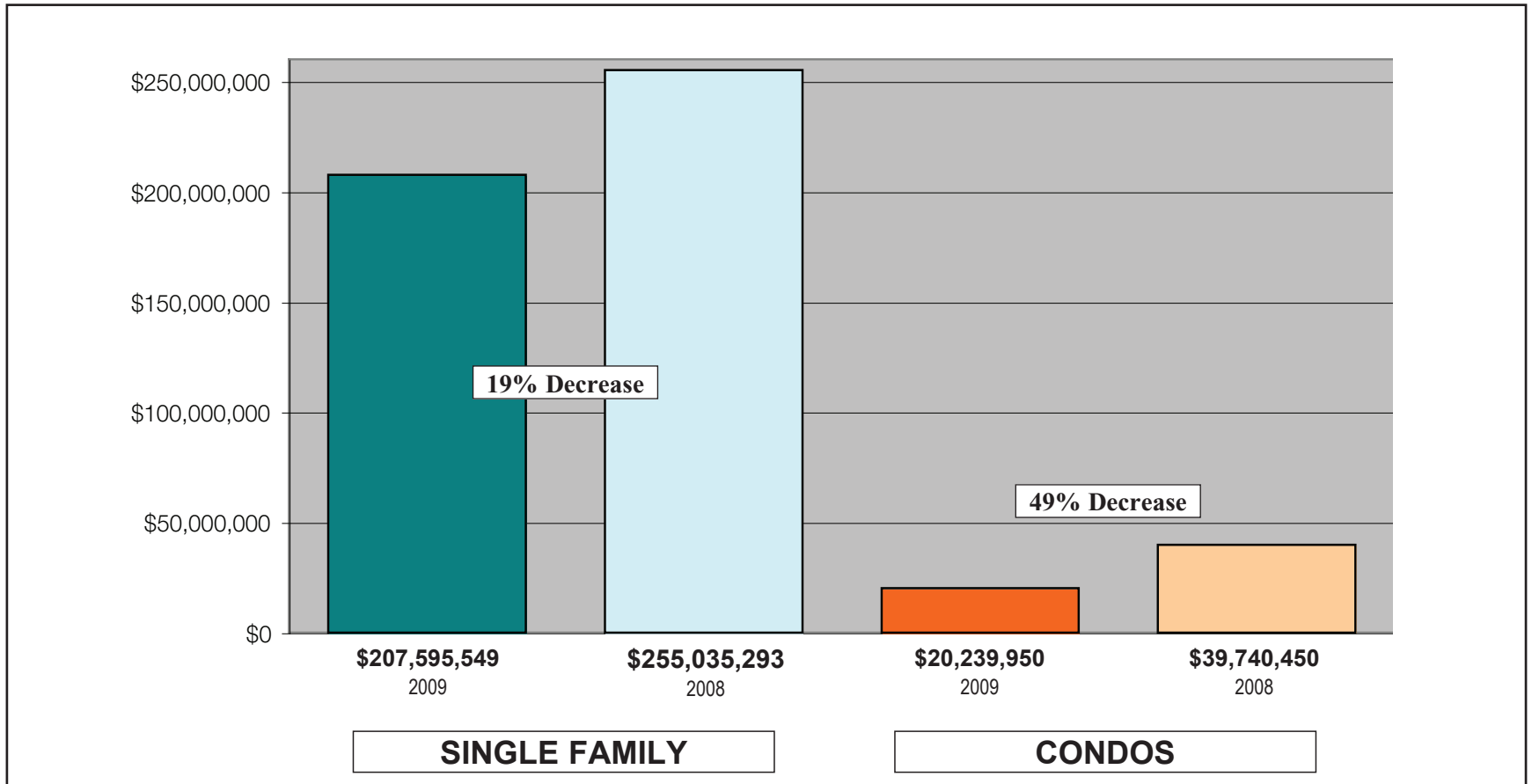


LAKE TAHOE

SALES VOLUME 2009 vs 2008

January 1 thru June 30

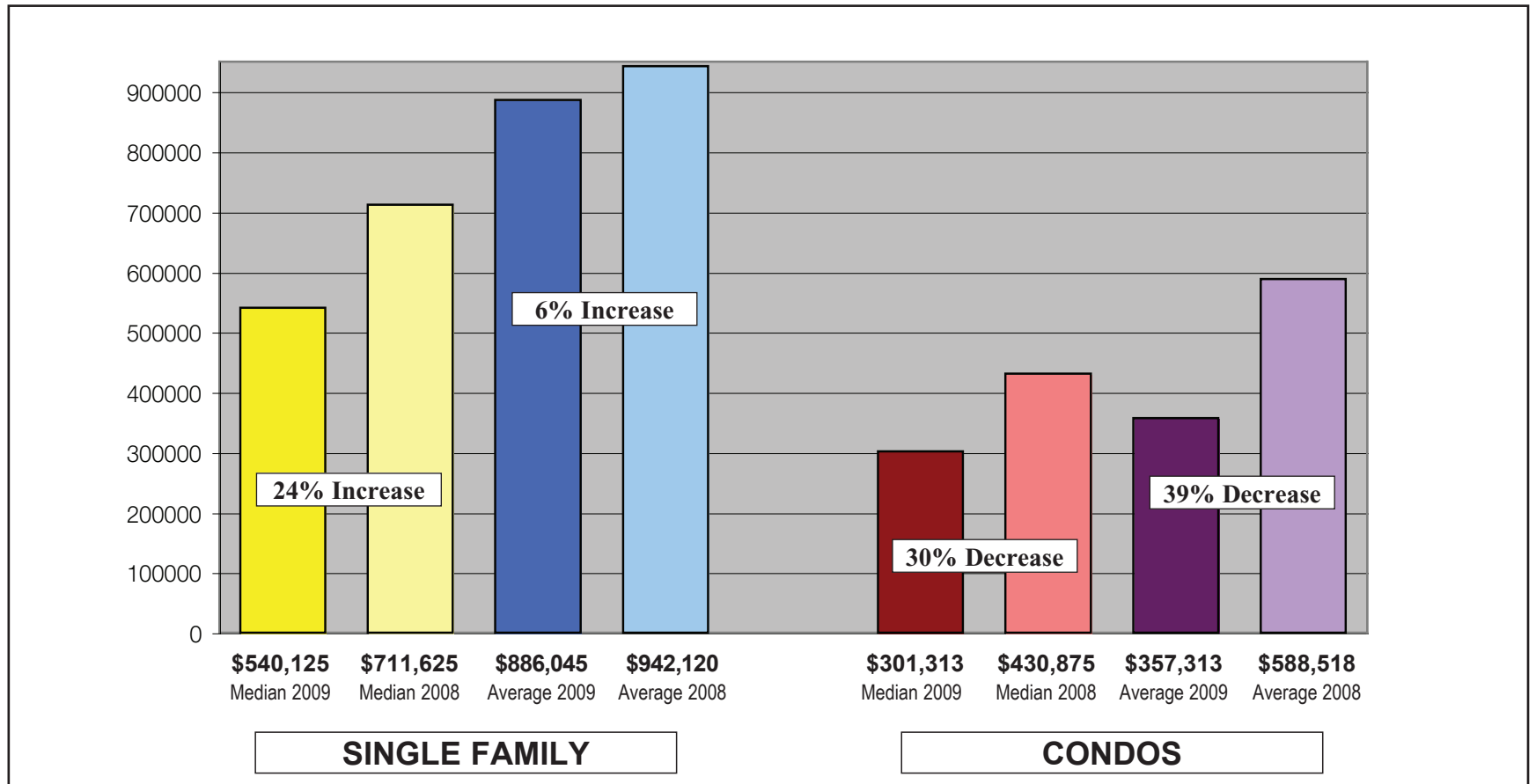


Information gathered from Incline Village, Tahoe Sierra, Sierra Nevada, NNRMLS and South Lake Tahoe Board of Realtors MLS 6/30/09

LAKE TAHOE

MEDIAN & AVERAGE PRICE 2009 vs 2008

January 1 thru June 30

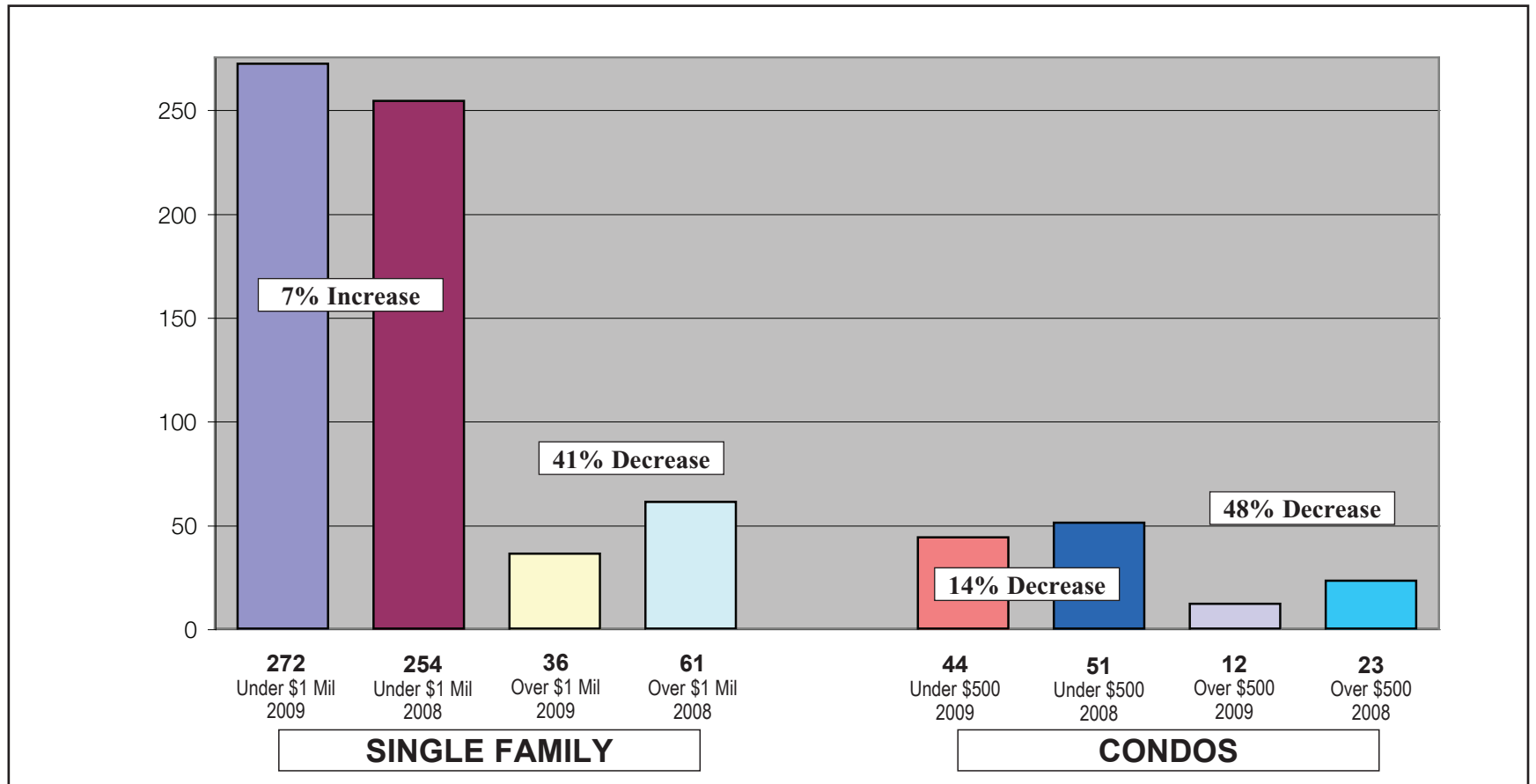


Information gathered from Incline Village, Tahoe Sierra, Sierra Nevada, NNRMLS and South Lake Tahoe Board of Realtors MLS 6/30/09

LAKE TAHOE

UNITS SOLD 2009 vs 2008

January 1 thru June 30



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FIRST QUARTER REVIEW 2009 vs 2008

January 1 thru June 30

SINGLE FAMILY

LAKE TAHOE TOTALS - Single Family	2009	2008	%
Volume	207,595,549	255,035,293	-19%
Units	308	315	-2%
Median Price (Average)	540,125	711,625	-24%
Average Price (Average)	886,045	942,120	-6%
Units Under \$1 Mil	272	254	7%
Units Over \$1 Mil	36	61	-41%

EAST SHORE- Single Family	2009	2008	%
Volume	\$37,657,530	\$35,543,400	6%
Units	39	38	3%
Median Price	520,000	625,000	-17%
Average Price	965,577	935,352	3%
Units Under \$1 Mil	32	29	10%
Units Over \$1 Mil	7	9	-22%

INCLINE - SF *Includes PUD's	2009	2008	%
Volume	\$62,122,877	\$78,665,236	-21%
Units	44	58	-24%
Median Price	747,500	1,170,000	-36%
Average Price	1,411,884	1,356,297	4%
Units Under \$1 Mil	25	25	0%
Units Over \$1 Mil	19	33	-42%

*Includes PUD's

CONDOS

LAKE TAHOE TOTALS - Condos	2009	2008	%
Volume	20,239,950	39,740,450	-49%
Units	56	74	-24%
Median Price (Average)	301,313	430,875	-30%
Average Price (Average)	357,313	588,518	-39%
Units Under \$500	44	51	-14%
Units Over \$500	12	23	-48%

EAST SHORE- Condos	2009	2008	%
Volume	\$3,509,800	\$6,132,500	-43%
Units	11	15	-27%
Median Price	230,000	327,000	-30%
Average Price	319,072	408,833	-22%
Units Under \$500	9	12	-25%
Units Over \$500	2	3	-33%

INCLINE - Condos	2009	2008	%
Volume	\$8,039,150	\$16,909,000	-52%
Units	22	29	-24%
Median Price	326,500	489,000	-33%
Average Price	365,415	583,069	-37%
Units Under \$500	17	16	6%
Units Over \$500	5	13	-62%

CHASE INTERNATIONAL

FIRST QUARTER REVIEW 2009 vs 2008

January 1 thru June 30

SINGLE FAMILY

TAHOE CITY - Single Family	2009	2008	%
Volume	\$45,095,750	\$67,323,857	-33%
Units	58	68	-15%
Median Price	575,000	652,500	-12%
Average Price	791,153	990,056	-20%
Units Under \$1 Mil	50	57	-12%
Units Over \$1 Mil	8	11	-27%

SOUTH SHORE - Single Family	2009	2008	%
Volume	\$62,719,392	\$73,502,800	-15%
Units	167	151	11%
Median Price	318,000	399,000	-20%
Average Price	375,565	486,774	-23%
Units Under \$1 Mil	165	143	15%
Units Over \$1 Mil	2	8	-75%

TRUCKEE - Single Family	2009	2008	%
Volume	\$117,570,600	\$162,220,580	-28%
Units	182	195	-7%
Median Price	540,000	631,000	-14%
Average Price	649,561	831,900	-22%
Units Under \$1 Mil	159	152	5%
Units Over \$1 Mil	23	43	-47%

CONDOS

TAHOE CITY - Condos	2009	2008	%
Volume	\$5,983,000	\$7,865,000	-24%
Units	12	8	50%
Median Price	433,750	632,500	-31%
Average Price	498,583	960,625	-48%
Units Under \$500	7	3	133%
Units Over \$500	5	5	0%

SOUTH SHORE - Condos	2009	2008	%
Volume	\$2,708,000	\$8,833,950	-69%
Units	11	22	-50%
Median Price	215,000	275,000	-22%
Average Price	246,182	401,543	-39%
Units Under \$500	11	20	-45%
Units Over \$500	0	2	-100%

TRUCKEE - Condos	2009	2008	%
Volume	\$17,348,050	\$53,380,592	-68%
Units	29	57	-49%
Median Price	385,000	578,000	-33%
Average Price	598,208	936,501	-36%
Units Under \$500	18	20	-10%
Units Over \$500	11	37	-70%

*Not included in Lake Tahoe totals