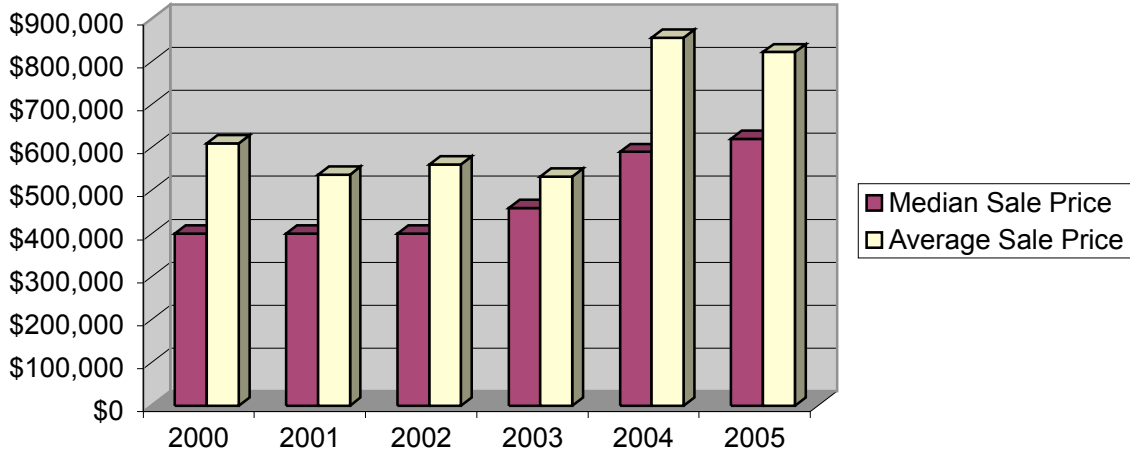
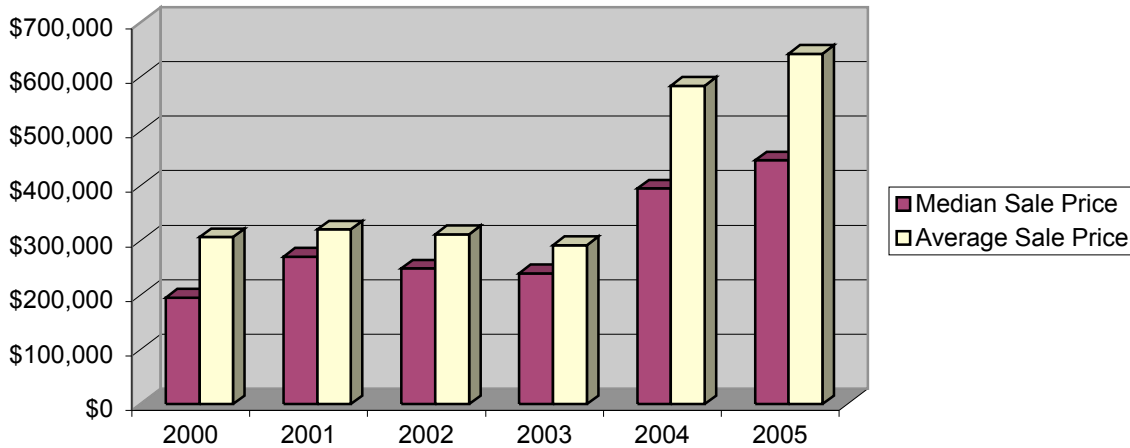


**Compliments of Century 21  
Tahoe Sierra Real Estate Associates  
(530) 546-3700**

**2005 Mid-Year North & West Tahoe  
Residential Home Sales**



**2005 Mid-Year North & West Tahoe  
Residential Condo Sales**



The information is based upon residential sales reported to the Tahoe Sierra Multiple Listing Service (MLS) for the periods of January 1 through June 30 for the years 2000 through 2005.

NOTE: This representation is based in whole or in part on data supplied by the Tahoe Sierra Board of Realtors or its MLS. Neither the board, its MLS or Tahoe Sierra Real Estate Associates guarantees or is in any way responsible for its accuracy. Data maintained by the Board or its MLS may not reflect all real estate activity in the market.

Please refer to 2005 Mid-Year North and West Tahoe Residential Sales Summary for more detailed information regarding sales prices, listings and sales reported, and area covered.

**COMPLIMENTS OF CENTURY 21 TAHOE SIERRA REAL ESTATE ASSOCIATES**

**2005 MID-YEAR NORTH AND WEST TAHOE RESIDENTIAL SALES SUMMARY**

The following information is based upon residential sales reported to the Tahoe Sierra Multiple Listing Service (MLS) for the period of January 1, 2005 through June 30, 2005 with comparative statistics for the same period in 2000, 2001, 2002, 2003, 2004. The area covered is Northshore Stateline to Emerald Bay.

	<u>SINGLE FAMILY RESIDENTIAL SALES</u>					
	2000	2001	2002	2003	2004	2005
TOTAL SALES REPORTED	166	106	121	135	144	153
% CHANGE IN SALES REPORTED FROM MID-YEAR 2004						6.25%
MEDIAN SALE PRICE	\$400,000	\$400,000	\$400,000	\$460,000	\$590,000	\$620,000
% CHANGE IN MEDIAN SALE PRICE FROM MID-YEAR 2004						5.08%
AVERAGE SALE PRICE	\$610,000	\$537,000	\$561,000	\$533,000	\$855,000	\$822,000
% CHANGE IN AVERAGE SALE PRICE FROM MID-YEAR 2004						-3.86%
AVERAGE DAYS ON MARKET	125	137	171	165	182	153
INVENTORY OF HOMES FOR SALE ON JUNE 30	204	256	240	250	241	173
% CHANGE IN INVENTORY OF HOMES FOR SALE FROM JUNE 30, 2004						-28.22%
		<u>CONDOMINIUM SALES</u>				
TOTAL SALES REPORTED	36	27	42	35	45	51
% CHANGE IN SALES REPORTED FROM MID-YEAR 2004						13.33%
MEDIAN SALE PRICE	\$195,000	\$270,000	\$248,500	\$240,000	\$395,000	\$447,000
% CHANGE IN MEDIAN SALE PRICE FROM MID-YEAR 2004						13.16%
AVERAGE SALE PRICE	\$306,000	\$320,000	\$311,500	\$291,500	\$583,500	\$642,000
% CHANGE IN AVERAGE SALE PRICE FROM MID-YEAR 2004						10.03%
AVERAGE DAYS ON MARKET	83	94	117	126	90	90
INVENTORY OF CONDOS FOR SALE ON JUNE 30	25	61	45	59	63	30
% CHANGE IN SALES REPORTED FROM MID-YEAR 2004						-52.38%

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