

South Tahoe Association of REALTORS Multiple Listing Service Statistics Single Family Residential  
Market Analysis

| <b>MONTH/<br/>YEAR</b> | <b>MEDIAN SALES<br/>PRICE*<br/>(Based on a 12<br/>month period)</b> | <b>THIS MONTH<br/>LAST YEAR*<br/>(Based on a 12<br/>month period)</b> | <b>PERCENT<br/>INCREASE/<br/>DECREASE</b> |
|------------------------|---|---|---|
| April 2023             | \$700,000.00  | \$725,000.00  | -3.4%                                     |
| Mar 2023               | \$705,000.00  | \$707,875.00  | -0.4%                                     |
| Feb 2023               | \$710,000.00  | \$721,000.00  | -1.5%                                     |
| Jan 2023               | \$715,000.00  | \$706,875.00  | 1.1%                                      |
| Dec 2022               | \$715,000.00  | \$705,500.00  | 1.3%                                      |
| Nov 2022               | \$719,000.00  | \$699,000.00  | 2.9%                                      |
| Oct 2022               | \$707,750.00  | \$689,500.00  | 2.6%                                      |
| Sept 2022              | \$700,000.00  | \$684,500.00  | 2.3%                                      |
| Aug 2022               | \$705,000.00  | \$679,000.00  | 3.8%                                      |
| July 2022              | \$720,000.00  | \$655,000.00  | 9.9%                                      |
| June 2022              | \$729,500.00  | \$640,000.00  | 14.0%                                     |
| May 2022               | \$730,000.00  | \$629,000.00  | 16.1%                                     |
| April 2022             | \$725,000.00  | \$620,000.00  | 16.9%                                     |
| Mar 2022               | \$707,875.00  | \$610,000.00  | 16.0%                                     |
| Feb 2022               | \$721,000.00  | \$599,000.00  | 20.4%                                     |
| Jan 2022               | \$706,875.00  | \$589,900.00  | 19.8%                                     |
| Dec 2021               | \$705,500.00  | \$582,000.00  | 21.2%                                     |
| Nov 2021               | \$699,000.00  | \$575,000.00  | 21.6%                                     |
| Oct 2021               | \$689,500.00  | \$559,000.00  | 23.3%                                     |
| Sept 2021              | \$684,500.00  | \$529,000.00  | 29.4%                                     |
| August 2021            | \$679,000.00  | \$500,000.00  | 35.8%                                     |
| July 2021              | \$655,000.00  | \$485,500.00  | 34.9%                                     |
| June 2021              | \$640,000.00  | \$472,500.00  | 35.4%                                     |
| May 2021               | \$629,000.00  | \$467,750.00  | 34.5%                                     |
| April 2021             | \$620,000.00  | \$470,000.00  | 31.9%                                     |
| Mar 2021               | \$610,000.00  | \$470,000.00  | 29.8%                                     |
| Feb 2021               | \$599,000.00  | \$475,000.00  | 26.1%                                     |
| Jan 2021               | \$589,900.00  | \$485,000.00  | 21.6%                                     |
| Dec 2020               | \$582,000.00  | \$484,625.00  | 20.1%                                     |
| Nov 2020               | \$575,000.00  | \$484,500.00  | 18.7%                                     |
| Oct 2020               | \$559,000.00  | \$480,000.00  | 16.5%                                     |
| Sept 2020              | \$529,000.00  | \$485,000.00  | 9.1%                                      |
| August 2020            | \$500,000.00  | \$480,000.00  | 4.2%                                      |
| July 2020              | \$485,500.00  | \$470,000.00  | 3.3%                                      |
| June 2020              | \$472,500.00  | \$472,500.00  | 0.0%                                      |

\*Median sold data based on a twelve month period (one year period ending the last day of the statistical month/year in the first column). Statistical Data provided STAR MLS. Deemed reliable, but not guaranteed.

South Tahoe Association of REALTORS Multiple Listing Service Statistics Single Family Residential  
Market Analysis

| <b>MONTH/<br/>YEAR</b> | <b>MEDIAN SALES<br/>PRICE*<br/>(Based on a 12<br/>month period)</b> | <b>THIS MONTH<br/>LAST YEAR*<br/>(Based on a 12<br/>month period)</b> | <b>PERCENT<br/>INCREASE/<br/>DECREASE</b> |
|------------------------|---|---|---|
| May 2020               | \$467,750.00  | \$479,000.00  | -2.3%                                     |
| April 2020             | \$470,000.00  | \$480,000.00  | -2.1%                                     |
| Mar-20                 | \$470,000.00  | \$476,000.00  | -1.3%                                     |
| Feb-20                 | \$475,000.00  | \$475,000.00  | 0.0%                                      |
| Jan-20                 | \$485,000.00  | \$475,000.00  | 2.1%                                      |
| Dec-19                 | \$484,625.00  | \$474,450.00  | 2.1%                                      |
| Nov-19                 | \$484,500.00  | \$469,900.00  | 3.1%                                      |
| Oct-19                 | \$480,000.00  | \$469,450.00  | 2.2%                                      |
| Sep-19                 | \$485,000.00  | \$469,950.00  | 3.2%                                      |
| Aug-19                 | \$480,000.00  | \$473,900.00  | 1.3%                                      |
| Jul-19                 | \$470,000.00  | \$467,000.00  | 0.6%                                      |
| Jun-19                 | \$472,500.00  | \$460,525.00  | 2.6%                                      |
| May-19                 | \$479,000.00  | \$455,261.00  | 5.2%                                      |
| Apr-19                 | \$480,000.00  | \$450,000.00  | 6.7%                                      |
| Mar-19                 | \$476,000.00  | \$450,000.00  | 5.8%                                      |
| Feb-19                 | \$475,000.00  | \$449,000.00  | 5.8%                                      |
| Jan-19                 | \$475,000.00  | \$453,950.00  | 4.6%                                      |
| Dec-18                 | \$474,450.00  | \$440,000.00  | 7.8%                                      |
| Nov-18                 | \$469,900.00  | \$440,000.00  | 6.8%                                      |
| Oct-18                 | \$475,000.00  | \$442,000.00  | 7.5%                                      |
| Sep-18                 | \$470,000.00  | \$440,000.00  | 6.8%                                      |
| Aug-18                 | \$462,000.00  | \$440,000.00  | 5.0%                                      |
| Jul-18                 | \$465,000.00  | \$440,000.00  | 5.7%                                      |
| Jun-18                 | \$461,525.00  | \$439,500.00  | 5.0%                                      |
| May-18                 | \$455,000.00  | \$434,000.00  | 4.8%                                      |
| Apr-18                 | \$450,000.00  | \$426,500.00  | 5.5%                                      |
| Mar-18                 | \$450,000.00  | \$420,000.00  | 7.1%                                      |
| Feb-18                 | \$449,000.00  | \$425,000.00  | 5.6%                                      |
| Jan-18                 | \$445,000.00  | \$420,000.00  | 6.0%                                      |
| Dec-17                 | \$440,000.00  | \$419,000.00  | 5.0%                                      |
| Nov-17                 | \$440,000.00  | \$415,000.00  | 6.0%                                      |
| Oct-17                 | \$444,000.00  | \$408,500.00  | 8.7%                                      |
| Sep-17                 | \$440,000.00  | \$400,000.00  | 10.0%                                     |
| Aug-17                 | \$439,000.00  | \$395,000.00  | 11.1%                                     |
| Jul-17                 | \$440,000.00  | \$388,000.00  | 13.4%                                     |

\*Median sold data based on a twelve month period (one year period ending the last day of the statistical month/year in the first column). Statistical Data provided STAR MLS. Deemed reliable, but not guaranteed.

South Tahoe Association of REALTORS Multiple Listing Service Statistics Single Family Residential  
Market Analysis

| <b>MONTH/<br/>YEAR</b> | <b>MEDIAN SALES<br/>PRICE*<br/>(Based on a 12<br/>month period)</b> | <b>THIS MONTH<br/>LAST YEAR*<br/>(Based on a 12<br/>month period)</b> | <b>PERCENT<br/>INCREASE/<br/>DECREASE</b> |
|------------------------|---|---|---|
| Jun-17                 | \$439,500.00  | \$384,000.00  | 14.5%                                     |
| May-17                 | \$434,000.00  | \$379,750.00  | 14.3%                                     |
| Apr-17                 | \$425,000.00  | \$379,500.00  | 12.0%                                     |
| Mar-17                 | \$420,000.00  | \$374,983.00  | 12.0%                                     |
| Feb-17                 | \$425,000.00  | \$370,000.00  | 14.9%                                     |
| Jan-17                 | \$420,000.00  | \$370,000.00  | 13.5%                                     |
| Dec-16                 | \$420,000.00  | \$369,000.00  | 13.8%                                     |
| Nov-16                 | \$415,000.00  | \$360,000.00  | 15.3%                                     |
| Oct-16                 | \$408,000.00  | \$360,000.00  | 13.3%                                     |
| Sep-16                 | \$400,000.00  | \$359,500.00  | 11.3%                                     |
| Aug-16                 | \$395,000.00  | \$360,000.00  | 9.7%                                      |
| Jul-16                 | \$389,000.00  | \$360,000.00  | 8.1%                                      |
| Jun-16                 | \$384,000.00  | \$369,000.00  | 4.1%                                      |
| May-16                 | \$379,500.00  | \$362,000.00  | 4.8%                                      |
| Apr-16                 | \$379,500.00  | \$355,000.00  | 6.9%                                      |
| Mar-16                 | \$374,965.00  | \$350,000.00  | 7.1%                                      |
| Feb-16                 | \$370,000.00  | \$350,000.00  | 5.7%                                      |
| Jan-16                 | \$370,000.00  | \$350,000.00  | 5.7%                                      |
| Dec-15                 | \$369,000.00  | \$349,450.00  | 5.6%                                      |
| Nov-15                 | \$360,122.00  | \$350,000.00  | 2.9%                                      |
| Oct-15                 | \$360,000.00  | \$349,000.00  | 3.2%                                      |
| Sep-15                 | \$360,000.00  | \$349,500.00  | 3.0%                                      |
| Aug-15                 | \$360,000.00  | \$341,500.00  | 5.4%                                      |
| Jul-15                 | \$360,000.00  | \$345,000.00  | 4.3%                                      |
| Jun-15                 | \$369,000.00  | \$334,950.00  | 10.2%                                     |
| May-15                 | \$364,000.00  | \$335,000.00  | 8.7%                                      |
| Apr-15                 | \$355,000.00  | \$330,750.00  | 7.3%                                      |
| Mar-15                 | \$350,000.00  | \$334,500.00  | 4.6%                                      |
| Feb-15                 | \$350,000.00  | \$334,000.00  | 4.8%                                      |
| Jan-15                 | \$350,000.00  | \$331,500.00  | 5.6%                                      |
| Dec-14                 | \$349,000.00  | \$329,950.00  | 5.8%                                      |
| Nov-14                 | \$350,000.00  | \$325,000.00  | 7.7%                                      |
| Oct-14                 | \$349,000.00  | \$320,000.00  | 9.1%                                      |
| Sep-14                 | \$349,000.00  | \$312,000.00  | 11.9%                                     |
| Aug-14                 | \$342,000.00  | \$309,000.00  | 10.7%                                     |
| Jul-14                 | \$345,000.00  | \$292,000.00  | 18.2%                                     |

\*Median sold data based on a twelve month period (one year period ending the last day of the statistical month/year in the first column). Statistical Data provided STAR MLS. Deemed reliable, but not guaranteed.

South Tahoe Association of REALTORS Multiple Listing Service Statistics Single Family Residential  
Market Analysis

| <b>MONTH/<br/>YEAR</b> | <b>MEDIAN SALES<br/>PRICE*<br/>(Based on a 12<br/>month period)</b> | <b>THIS MONTH<br/>LAST YEAR*<br/>(Based on a 12<br/>month period)</b> | <b>PERCENT<br/>INCREASE/<br/>DECREASE</b> |
|------------------------|---|---|---|
| Jun-14                 | \$335,000.00  | \$284,000.00  | 18.0%                                     |
| May-14                 | \$335,000.00  | \$270,000.00  | 24.1%                                     |
| Apr-14                 | \$331,500.00  | \$267,500.00  | 23.9%                                     |
| Mar-14                 | \$334,000.00  | \$260,000.00  | 28.5%                                     |
| Feb-14                 | \$334,000.00  | \$254,500.00  | 31.2%                                     |
| Jan-14                 | \$331,500.00  | \$249,000.00  | 33.1%                                     |
| Dec-13                 | \$329,950.00  | \$245,000.00  | 34.7%                                     |
| Nov-13                 | \$325,000.00  | \$245,000.00  | 32.7%                                     |
| Oct-13                 | \$320,000.00  | \$239,450.00  | 33.6%                                     |
| Sep-13                 | \$312,000.00  | \$237,500.00  | 31.4%                                     |
| Aug-13                 | \$309,000.00  | \$234,000.00  | 32.1%                                     |
| Jul-13                 | \$292,000.00  | \$236,500.00  | 23.5%                                     |
| Jun-13                 | \$284,000.00  | \$235,000.00  | 20.9%                                     |
| May-13                 | \$270,000.00  | \$238,668.00  | 13.1%                                     |
| Apr-13                 | \$267,500.00  | \$237,500.00  | 12.6%                                     |
| Mar-13                 | \$260,000.00  | \$242,450.00  | 7.2%                                      |
| Feb-13                 | \$254,500.00  | \$246,500.00  | 3.2%                                      |
| Jan-13                 | \$249,000.00  | \$250,000.00  | -0.4%                                     |
| Dec-12                 | \$245,000.00  | \$265,000.00  | -7.5%                                     |
| Nov-12                 | \$245,000.00  | \$275,000.00  | -10.9%                                    |
| Oct-12                 | \$239,450.00  | \$285,000.00  | -16.0%                                    |
| Sep-12                 | \$237,500.00  | \$288,000.00  | -17.5%                                    |
| Aug-12                 | \$234,000.00  | \$295,000.00  | -20.7%                                    |
| Jul-12                 | \$236,500.00  | \$291,000.00  | -18.7%                                    |
| Jun-12                 | \$235,000.00  | \$298,250.00  | -21.2%                                    |
| May-12                 | \$238,668.00  | \$302,000.00  | -21.0%                                    |
| Apr-12                 | \$237,250.00  | \$308,000.00  | -23.0%                                    |
| Mar-12                 | \$242,450.00  | \$310,000.00  | -21.8%                                    |
| Feb-12                 | \$246,500.00  | \$315,500.00  | -21.9%                                    |
| Jan-12                 | \$250,000.00  | \$319,500.00  | -21.8%                                    |
| Dec-11                 | \$265,000.00  | \$319,000.00  | -16.9%                                    |
| Nov-11                 | \$275,000.00  | \$320,000.00  | -14.1%                                    |
| Oct-11                 | \$285,000.00  | \$326,500.00  | -12.7%                                    |
| Sep-11                 | \$288,000.00  | \$328,000.00  | -12.2%                                    |
| Aug-11                 | \$295,000.00  | \$320,000.00  | -7.8%                                     |

\*Median sold data based on a twelve month period (one year period ending the last day of the statistical month/year in the first column). Statistical Data provided STAR MLS. Deemed reliable, but not guaranteed.

South Tahoe Association of REALTORS Multiple Listing Service Statistics Single Family Residential  
Market Analysis

| <b>MONTH/<br/>YEAR</b> | <b>MEDIAN SALES<br/>PRICE*<br/>(Based on a 12<br/>month period)</b> | <b>THIS MONTH<br/>LAST YEAR*<br/>(Based on a 12<br/>month period)</b> | <b>PERCENT<br/>INCREASE/<br/>DECREASE</b> |
|------------------------|---|---|---|
| Jul-11                 | \$291,000.00  | \$326,500.00  | -10.9%                                    |
| Jun-11                 | \$298,250.00  | \$326,500.00  | -8.7%                                     |
| May-11                 | \$302,000.00  | \$320,000.00  | -5.6%                                     |
| Apr-11                 | \$308,000.00  | \$318,500.00  | -3.3%                                     |
| Mar-11                 | \$310,000.00  | \$317,500.00  | -2.4%                                     |
| Feb-11                 | \$315,500.00  | \$317,250.00  | -0.6%                                     |
| Jan-11                 | \$319,000.00  | \$317,500.00  | 0.5%                                      |
| Dec-10                 | \$319,000.00  | \$318,000.00  | 0.3%                                      |
| Nov-10                 | \$320,000.00  | \$320,000.00  | 0.0%                                      |
| Oct-10                 | \$326,500.00  | \$320,000.00  | 2.0%                                      |
| Sep-10                 | \$328,000.00  | \$340,000.00  | -3.5%                                     |
| Aug-10                 | \$320,000.00  | \$355,000.00  | -9.9%                                     |
| Jul-10                 | \$326,500.00  | \$365,000.00  | -10.5%                                    |
| Jun-10                 | \$326,500.00  | \$375,000.00  | -12.9%                                    |
| May-10                 | \$320,000.00  | \$388,000.00  | -17.5%                                    |
| Apr-10                 | \$318,500.00  | \$395,000.00  | -19.4%                                    |
| Mar-10                 | \$317,500.00  | \$399,000.00  | -20.4%                                    |
| Feb-10                 | \$317,250.00  | \$399,000.00  | -20.5%                                    |
| Jan-10                 | \$317,500.00  | \$401,000.00  | -20.8%                                    |
| Dec-09                 | \$318,000.00  | \$407,000.00  | -21.9%                                    |
| Nov-09                 | \$320,000.00  | \$412,500.00  | -22.4%                                    |
| Oct-09                 | \$320,000.00  | \$415,000.00  | -22.9%                                    |
| Sep-09                 | \$340,000.00  | \$415,000.00  | -18.1%                                    |
| Aug-09                 | \$355,000.00  | \$407,000.00  | -12.8%                                    |
| Jul-09                 | \$365,000.00  | \$409,000.00  | -10.8%                                    |
| Jun-09                 | \$375,000.00  | \$415,000.00  | -9.6%                                     |
| May-09                 | \$388,000.00  | \$425,000.00  | -8.7%                                     |
| Apr-09                 | \$395,000.00  | \$428,000.00  | -7.7%                                     |
| Mar-09                 | \$399,000.00  | \$425,000.00  | -6.1%                                     |
| Feb-09                 | \$399,000.00  | \$435,750.00  | -8.4%                                     |
| Jan-09                 | \$401,000.00  | \$449,900.00  | -10.9%                                    |
| Dec-08                 | \$407,000.00  | \$449,900.00  | -9.5%                                     |
| Nov-08                 | \$412,500.00  | \$445,000.00  | -7.3%                                     |
| Oct-08                 | \$415,000.00  | \$450,000.00  | -7.8%                                     |
| Sep-08                 | \$415,000.00  | \$450,000.00  | -7.8%                                     |

\*Median sold data based on a twelve month period (one year period ending the last day of the statistical month/year in the first column). Statistical Data provided STAR MLS. Deemed reliable, but not guaranteed.

South Tahoe Association of REALTORS Multiple Listing Service Statistics Single Family Residential  
Market Analysis

| <b>MONTH/<br/>YEAR</b> | <b>MEDIAN SALES<br/>PRICE*<br/>(Based on a 12<br/>month period)</b> | <b>THIS MONTH<br/>LAST YEAR*<br/>(Based on a 12<br/>month period)</b> | <b>PERCENT<br/>INCREASE/<br/>DECREASE</b> |
|------------------------|---|---|---|
| Aug-08                 | \$407,000.00  | \$464,000.00  | -12.3%                                    |
| Jul-08                 | \$409,000.00  | \$463,000.00  | -11.7%                                    |
| Jun-08                 | \$415,000.00  | \$465,000.00  | -10.8%                                    |
| May-08                 | \$425,000.00  | \$465,300.00  | -8.7%                                     |
| Apr-08                 | \$428,000.00  | \$465,150.00  | -8.0%                                     |
| Mar-08                 | \$425,000.00  | \$475,000.00  | -10.5%                                    |
| Feb-08                 | \$435,750.00  | \$474,250.00  | -8.1%                                     |
| Jan-08                 | \$449,900.00  | \$474,500.00  | -5.2%                                     |
| Dec-07                 | \$449,900.00  | \$476,000.00  | -5.5%                                     |
| Nov-07                 | \$445,000.00  | \$474,500.00  | -6.2%                                     |
| Oct-07                 | \$450,000.00  | \$465,000.00  | -3.2%                                     |
| Sep-07                 | \$450,000.00  | \$474,500.00  | -5.2%                                     |
| Aug-07                 | \$464,000.00  | \$475,000.00  | -2.3%                                     |
| Jul-07                 | \$463,000.00  | \$485,000.00  | -4.5%                                     |
| Jun-07                 | \$465,000.00  | \$485,000.00  | -4.1%                                     |
| May-07                 | \$465,300.00  | \$485,000.00  | -4.1%                                     |
| Apr-07                 | \$465,150.00  | \$489,000.00  | -4.9%                                     |
| Mar-07                 | \$475,000.00  | \$489,000.00  | -2.9%                                     |
| Feb-07                 | \$474,250.00  | \$485,000.00  | -2.2%                                     |
| Jan-07                 | \$474,500.00  | \$482,000.00  | -1.6%                                     |
| Dec-06                 | \$476,000.00  | \$475,000.00  | 0.2%                                      |
| Nov-06                 | \$474,500.00  | \$475,000.00  | -0.1%                                     |
| Oct-06                 | \$465,000.00  | \$465,000.00  | 0%  |
| Sep-06                 | \$474,500.00  | \$455,000.00  | 4%  |
| Aug-06                 | \$475,000.00  | \$446,000.00  | 7%  |
| Jul-06                 | \$485,000.00  | \$430,000.00  | 13%                                       |
| Jun-06                 | \$485,000.00  | \$425,000.00  | 14%                                       |
| May-06                 | \$485,000.00  | \$410,000.00  | 18%                                       |
| Apr-06                 | \$489,000.00  | \$399,000.00  | 23%                                       |
| Mar-06                 | \$489,000.00  | \$390,000.00  | 25%                                       |
| Feb-06                 | \$485,000.00  | \$390,000.00  | 24%                                       |
| Jan-06                 | \$482,000.00  | \$383,250.00  | 26%                                       |
| Dec-05                 | \$475,000.00  | \$379,900.00  | 25%                                       |
| Nov-05                 | \$475,000.00  | \$369,000.00  | 29%                                       |
| Oct-05                 | \$465,000.00  | \$365,000.00  | 27%                                       |

\*Median sold data based on a twelve month period (one year period ending the last day of the statistical month/year in the first column). Statistical Data provided STAR MLS. Deemed reliable, but not guaranteed.

South Tahoe Association of REALTORS Multiple Listing Service Statistics Single Family Residential  
Market Analysis

| <b>MONTH/<br/>YEAR</b> | <b>MEDIAN SALES<br/>PRICE*<br/>(Based on a 12<br/>month period)</b> | <b>THIS MONTH<br/>LAST YEAR*<br/>(Based on a 12<br/>month period)</b> | <b>PERCENT<br/>INCREASE/<br/>DECREASE</b> |
|------------------------|---|---|---|
| Sep-05                 | \$455,000.00  | \$359,000.00  | 27%                                       |
| Aug-05                 | \$446,000.00  | \$355,000.00  | 26%                                       |
| Jul-05                 | \$430,000.00  | \$349,000.00  | 23%                                       |
| Jun-05                 | \$425,000.00  | \$340,000.00  | 25%                                       |
| May-05                 | \$410,000.00  | \$336,250.00  | 22%                                       |
| Apr-05                 | \$399,000.00  | \$330,000.00  | 21%                                       |
| Mar-05                 | \$390,000.00  | \$330,000.00  | 18%                                       |
| Feb-05                 | \$390,000.00  | \$325,000.00  | 20%                                       |
| Jan-05                 | \$383,250.00  | \$325,000.00  | 18%                                       |
| Dec-04                 | \$379,900.00  | \$324,000.00  | 17%                                       |
| Nov-04                 | \$369,000.00  | \$320,000.00  | 15%                                       |
| Oct-04                 | \$365,000.00  | \$320,000.00  | 14%                                       |
| Sep-04                 | \$359,000.00  | \$316,000.00  | 14%                                       |
| Aug-04                 | \$355,000.00  | \$315,000.00  | 13%                                       |
| Jul-04                 | \$349,900.00  | \$315,150.00  | 11%                                       |
| Jun-04                 | \$340,000.00  | \$315,000.00  | 8%  |
| May-04                 | \$336,250.00  | \$289,000.00  | 16.50%                                    |
| Apr-04                 | \$330,000.00  | \$287,000.00  | 15%                                       |
| Mar-04                 | \$330,000.00  | \$280,000.00  | 18%                                       |
| Feb-04                 | \$325,000.00  | \$279,000.00  | 19%                                       |
| Jan-04                 | \$325,000.00  | \$275,000.00  | 18.50%                                    |
| Dec-03                 | \$320,000.00  | \$270,000.00  | 18.50%                                    |
| Nov-03                 | \$320,000.00  | \$269,500.00  | 19%                                       |
| Oct-03                 | \$320,000.00  | \$265,000.00  | 21%                                       |
| Sep-03                 | \$316,000.00  | \$262,250.00  | 20.50%                                    |
| Aug-03                 | \$315,000.00  | \$259,250.00  | 21.50%                                    |
| Jul-03                 | \$315,150.00  | \$253,000.00  | 25%                                       |
| Jun-03                 | \$315,000.00  | \$250,000.00  | 26%                                       |
| Jan-02                 | \$274,750.00  | \$245,000.00  | 12%                                       |
| Jan-01                 | \$245,000.00  | \$189,000.00  | 29%                                       |
| Jan-00                 | \$189,000.00  |   |   |

\*Median sold data based on a twelve month period (one year period ending the last day of the statistical month/year in the first column). Statistical Data provided STAR MLS. Deemed reliable, but not guaranteed.

South Tahoe Association of REALTORS Multiple Listing Service Statistics Single Family Residential  
Market Analysis

| <b>MONTH/<br/>YEAR</b> | <b>MEDIAN SALES<br/>PRICE*</b><br>(Based on a 12<br>month period) | <b>THIS MONTH<br/>LAST YEAR*</b><br>(Based on a 12<br>month period) | <b>PERCENT<br/>INCREASE/<br/>DECREASE</b> |
|------------------------|---|---|---|
|------------------------|---|---|---|

The price statistics are derived from all types of home sales-new and existing-single family detached dwellings. Movements in sales prices should not be interpreted as changes in the cost of a standard home. Median prices can be influenced by changes in cost, as well as changes in the characteristics and size of homes sold.

Due to the low sales volume in some cities or areas, median price changes may exhibit unusual fluctuation.

\*Median sold data based on a twelve month period (one year period ending the last day of the statistical month/year in the first column). Statistical Data provided STAR MLS. Deemed reliable, but not guaranteed.