

# MARKET TRENDS

*Quarterly Report*



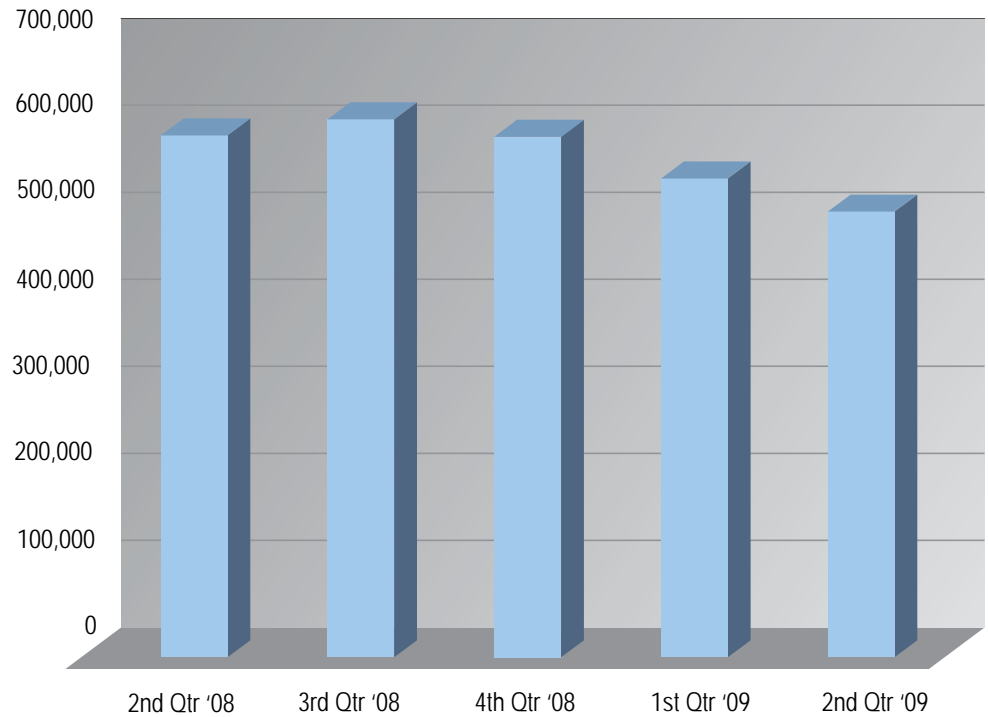
Truckee

**DICKSON**  
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*2nd Quarter - 2009*

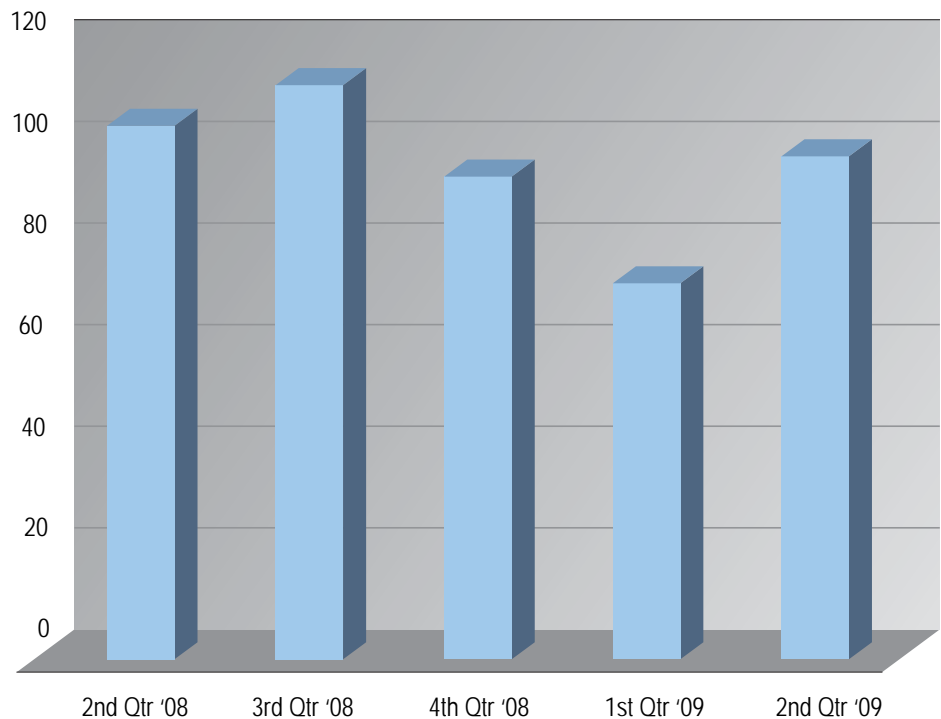
## Homes Sold - Median Price Truckee

From the 2nd quarter of 2008 to 2nd quarter of 2009, the median price of Truckee homes dropped 15% to \$512,000 as of 6/30/09.



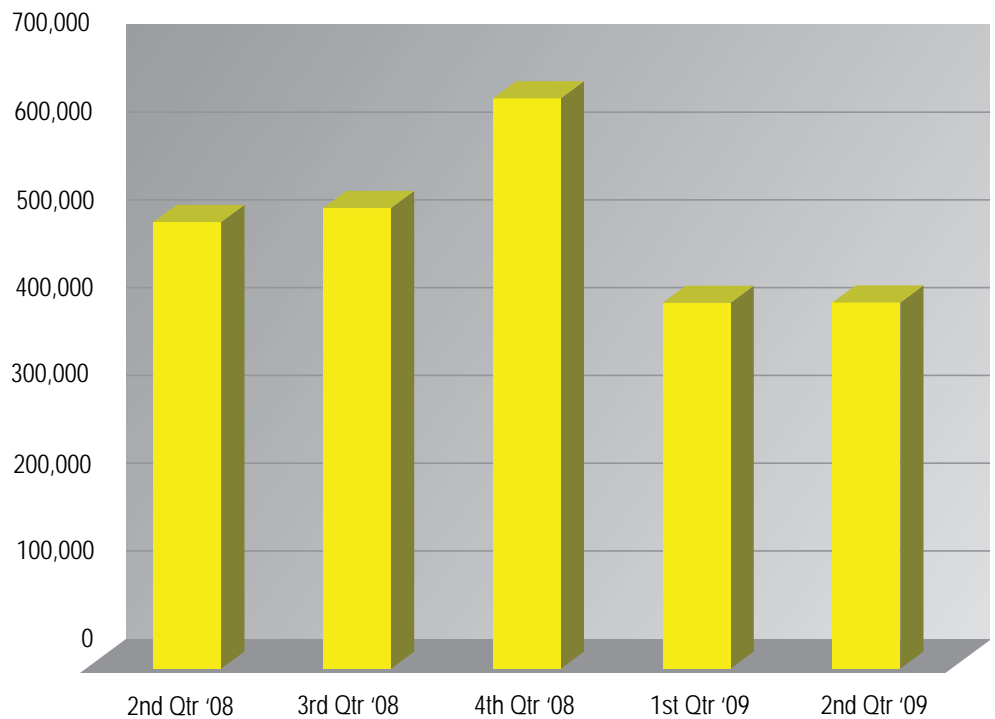
## Homes Sold - Number of Solds Truckee

From the 2nd quarter of 2008 to 2nd quarter of 2009, the number of homes sold decreased slightly, but the number has been increasing since 4th quarter of 2008. In fact, the increase in the 2nd quarter of 2009 over the 1st quarter jumped 34%.



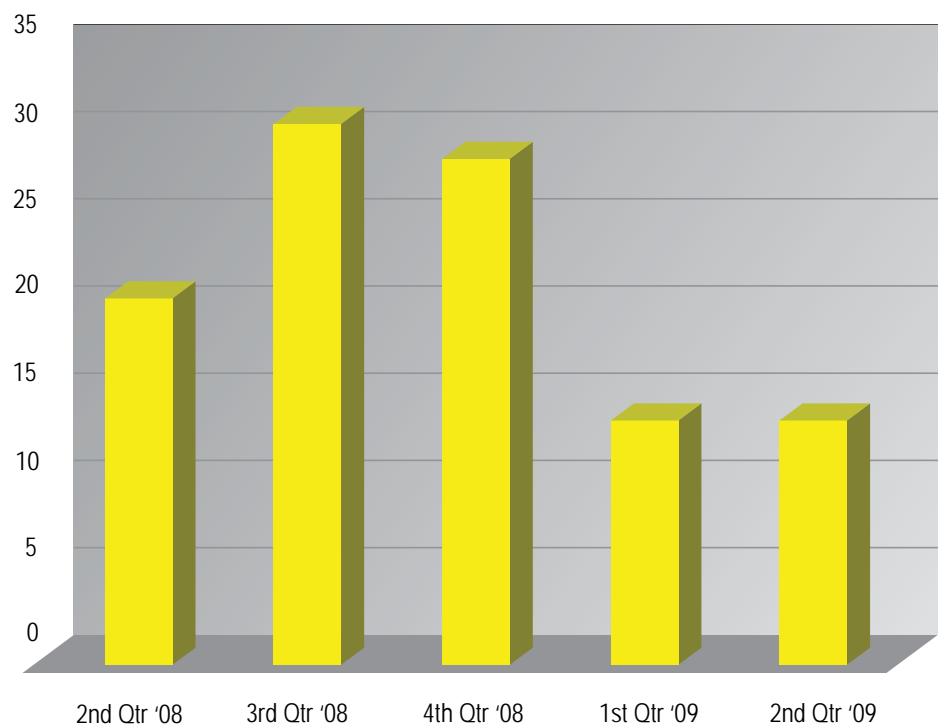
## Condos Sold - Median Price Truckee

Although the median price of homes sold in the 2nd quarter of 2009 over 2nd quarter of 2008 dropped by 18%, the median price increased slightly from 1st qtr 2009 to 2nd quarter 2009.



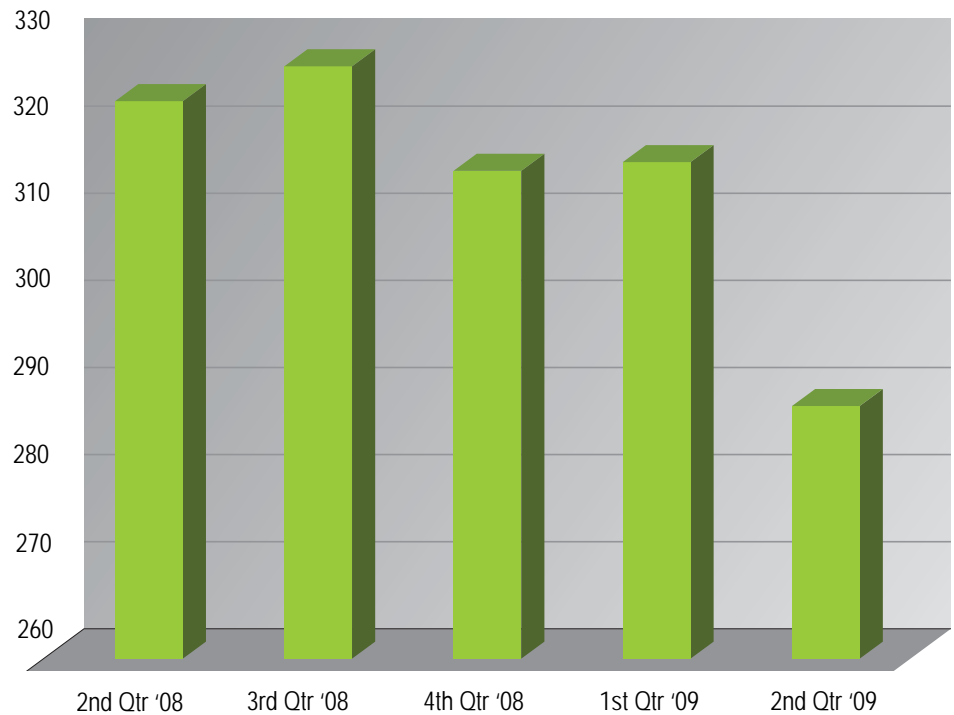
## Condos Sold - Number of Solds Truckee

Although the number of condos sold from 2nd quarter of 2008 to the 2nd quarter of 2009 decreased by 33%, this market may be stabilizing as the number of solds has remained constant since the beginning of 2009.



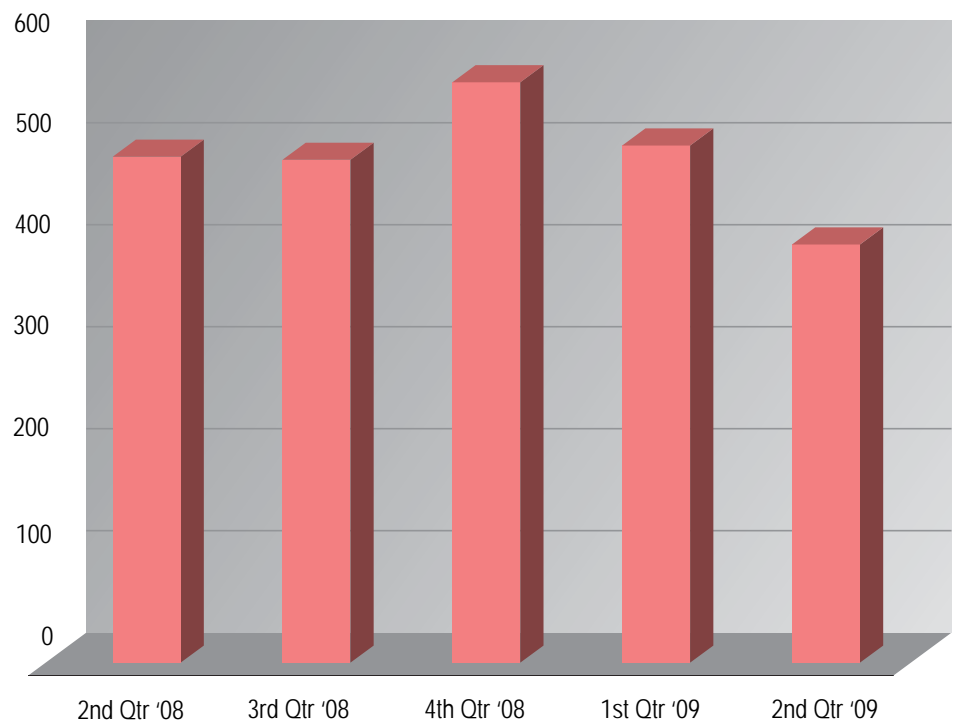
## Homes Sold - Average Sold Price Per Square Foot Truckee

The price of homes sold per square foot has decreased approximately 10% over the past year.



## Condos Sold - Average Sold Price Per Square Foot Truckee

The price of condos per square foot stayed pretty constant 2nd to 3rd quarter of 2008, increased considerably in the 4th quarter, decreased slightly in the 1st quarter of 2009, and is now down to \$410/square foot as of the end of the 2nd quarter of 2009. This square footage price of condos in Truckee varies dramatically based on vast differences in condos sold during a specific period, from simple units to over-the-top luxurious in the Village at Northstar.



## Homes Sold - Median Price Breaks by Square Footage Truckee

	<1,000	1,000-1,499	1,500-1,999	2,000-2,499	2,500-2,999	3,000-3499
2ndQ 08	335,000	397,000	575,000	602,500	950,000	1,080,000
3rdQ 08	323,500	377,500	525,000	675,000	885,000	1,104,375
4thQ 08	268,000	390,000	516,250	610,000	735,000	1,025,000
1stQ 09	280,000	353,000	483,000	573,000	715,000	902,500
2ndQ 09	0	355,500	453,000	624,000	780,350	937,500

## Condos Sold - Median Price Breaks by Square Footage Truckee

	<800	800-1199	1,200-1,599	1,600-1,999
2ndQ 08	165,000	367,500	425,000	510,000
3rdQ 08	325,000	424,975	494,000	1,065,000
4thQ 08	277,500	499,000	517,500	1,045,000
1stQ 09	162,500	240,000	374,000	900,000
2ndQ 09	225,000	244,500	564,600	0

## Median Price by Market Area Truckee

	Homes		Condominiums	
	2ndQ 09	2ndQ 08	2ndQ 09	2ndQ 08
Tahoe Donner	574,500	635,000	260,000	385,000
Donner Lake	502,450	629,000	0	110,000
Donner Summit	447,950	600,000	0	0
Lahontan	1,725,000	2,000,000	0	0
Old Greenwood	1,350,000	0	0	0
Glenshire	365,000	445,000	0	0
Sierra Meadows	398,000	470,000	0	0
Northstar	710,000	1,095,000	681,000	1,000,000
Prosser Lakeview	540,000	512,250	0	0
Squaw Valley	0	3,400,000	622,500	835,000
Alpine Meadows	821,000	890,000	0	343,688

## Units Sold by Market Area Truckee

	Homes		Condominiums	
	2ndQ 09	2ndQ 08	2ndQ 09	2ndQ 08
Tahoe Donner	48	49	5	5
Donner Lake	6	2	0	1
Donner Summit	8	9	0	0
Lahontan	1	3	0	0
Old Greenwood	3	0	0	0
Glenshire	9	15	0	0
Sierra Meadows	4	9	0	1
Northstar	3	4	6	5
Prosser Lakeview	1	4	0	0
Squaw Valley	0	2	2	7
Alpine Meadows	5	3	0	1

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Montreux  
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Sparks  
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