

COMPLIMENTS OF TAHOE SIERRA REAL ESTATE ASSOCIATES

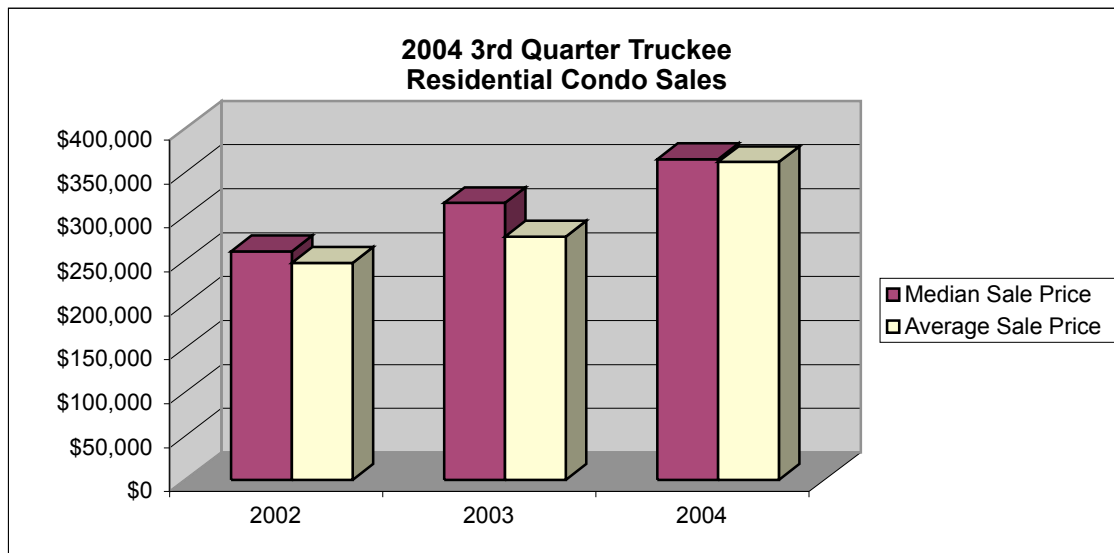
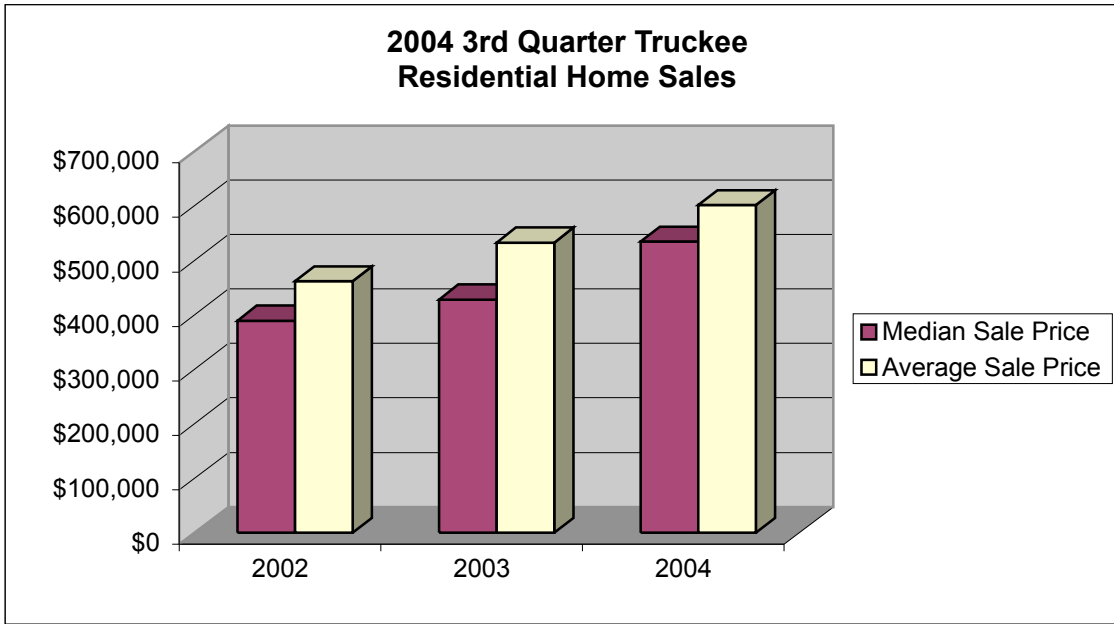
2004 3RD QUARTER TRUCKEE RESIDENTIAL SALES SUMMARY

The following information is based upon residential sales reported to the Tahoe Sierra Multiple Listing Service (MLS) for the period of January 1, 2004 through September 30, 2004 with comparative statistics for the same period in 2002, 2003. The area covered is from Donner Summit to Prosser Estates, Glenshire and Lahontan.

	<u>SINGLE FAMILY RESIDENTIAL SALES</u>		
	2002	2003	2004
TOTAL SALES REPORTED	469	504	575
% CHANGE IN SALES REPORTED FROM 3RD QUARTER 2003			14.09%
MEDIAN SALE PRICE	\$390,000	\$428,750	\$535,000
% CHANGE IN MEDIAN SALE PRICE FROM 3RD QUARTER 2003			24.78%
AVERAGE SALE PRICE	\$461,988	\$533,585	\$602,608
% CHANGE IN AVERAGE SALE PRICE FROM 3RD QUARTER 2003			12.94%
AVERAGE DAYS ON MARKET	133	133	109
INVENTORY OF HOMES FOR SALE ON SEPTEMBER 30			149
	<u>CONDOMINIUM SALES</u>		
TOTAL SALES REPORTED	87	129	128
% CHANGE IN SALES REPORTED FROM 3RD QUARTER 2003			-0.78%
MEDIAN SALE PRICE	\$260,000	\$315,000	\$365,000
% CHANGE IN MEDIAN SALE PRICE FROM 3RD QUARTER 2003			15.87%
AVERAGE SALE PRICE	\$247,155	\$277,051	\$361,593
% CHANGE IN AVERAGE SALE PRICE FROM 3RD QUARTER 2003			30.51%
AVERAGE DAYS ON MARKET	129	135	137
INVENTORY OF CONDOS FOR SALE ON SEPTEMBER 30, 2003			40

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. 2003 sales review has been updated.

**Compliments of Nancy Gaines
Prudential California Realty Kings Beach (530) 546-3700**



The information is based upon residential sales reported to the Tahoe Sierra Multiple Listing Service (MLS) for the periods of January 1 through September 30 for the years 2002 through 2004.

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Please refer to 2004 3rd Quarter Truckee Residential Sales Summary for more detailed information regarding sales prices, listings and sales reported, and area covered.

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