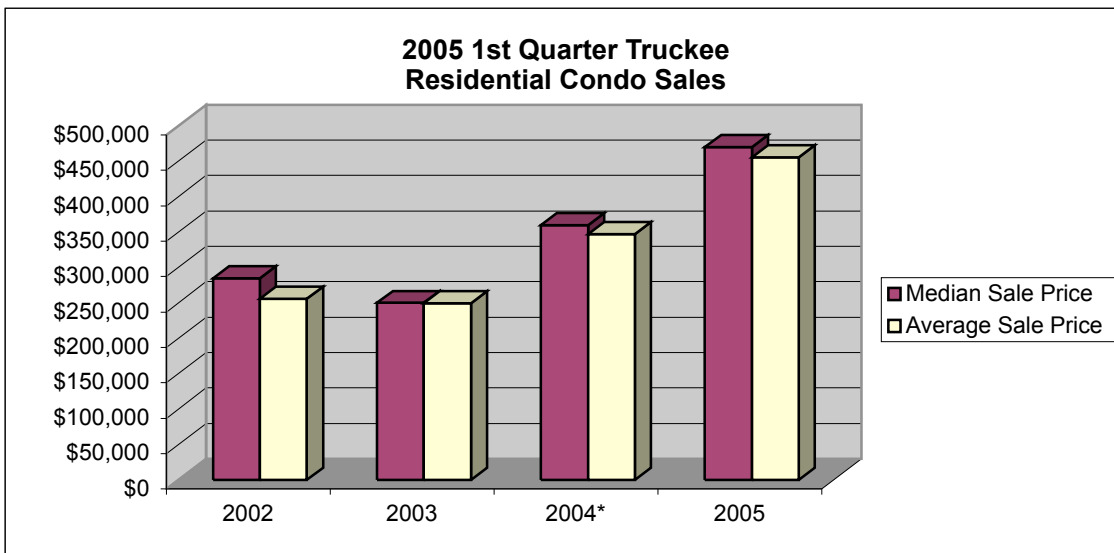
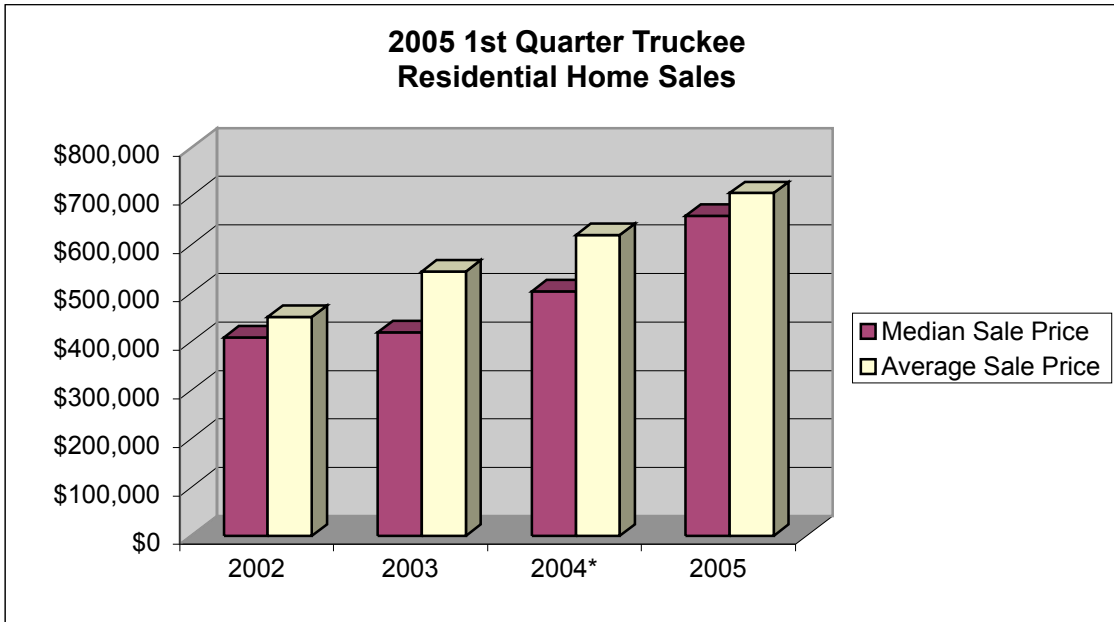


**Compliments of Tahoe Sierra Real Estate Associates
Prudential California Realty Kings Beach (530) 546-3700**



The information is based upon residential sales reported to the Tahoe Sierra Multiple Listing Service (MLS) for the periods of January 1 through March 31 for the years 2002 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 1st Quarter Truckee Residential Sales Summary for more detailed information regarding sales prices, listings and sales reported, and area covered.

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2005 1ST 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, 2005 through March 31, 2005 with comparative statistics for the same period in 2002, 2003 and 2004. The area covered is from Donner Summit to Prosser Estates, Glenshire and Lahontan.

SINGLE FAMILY RESIDENTIAL SALES

	2002	2003	2004*	2005
TOTAL SALES REPORTED	47	130	133	87
% CHANGE IN SALES REPORTED FROM FIRST QUARTER 2004				-34.59%
MEDIAN SALE PRICE	\$409,000	\$420,000	\$504,000	\$660,000
% CHANGE IN MEDIAN SALE PRICE FROM FIRST QUARTER 2004				30.95%
AVERAGE SALE PRICE	\$451,691	\$545,008	\$620,603	\$706,940
% CHANGE IN AVERAGE SALE PRICE FROM FIRST QUARTER 2004				13.91%
AVERAGE DAYS ON MARKET	156	150	156	112
INVENTORY OF HOMES FOR SALE ON MARCH 31				114

CONDOMINIUM SALES

TOTAL SALES REPORTED	8	35	35	24
% CHANGE IN SALES REPORTED FROM FIRST QUARTER 2004				-31.43%
MEDIAN SALE PRICE	\$285,000	\$250,000	\$360,000	\$470,000
% CHANGE IN MEDIAN SALE PRICE FROM FIRST QUARTER 2004				30.56%
AVERAGE SALE PRICE	\$255,625	\$249,814	\$347,143	\$455,504
% CHANGE IN AVERAGE SALE PRICE FROM FIRST QUARTER 2004				31.22%
AVERAGE DAYS ON MARKET	193	176	120	95
INVENTORY OF HOMES FOR SALE ON MARCH 31				72

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