

**COMPLIMENTS OF TAHOE SIERRA REAL ESTATE ASSOCIATES**

**2004 ANNUAL INCLINE NEVADA RESIDENTIAL SALES SUMMARY**

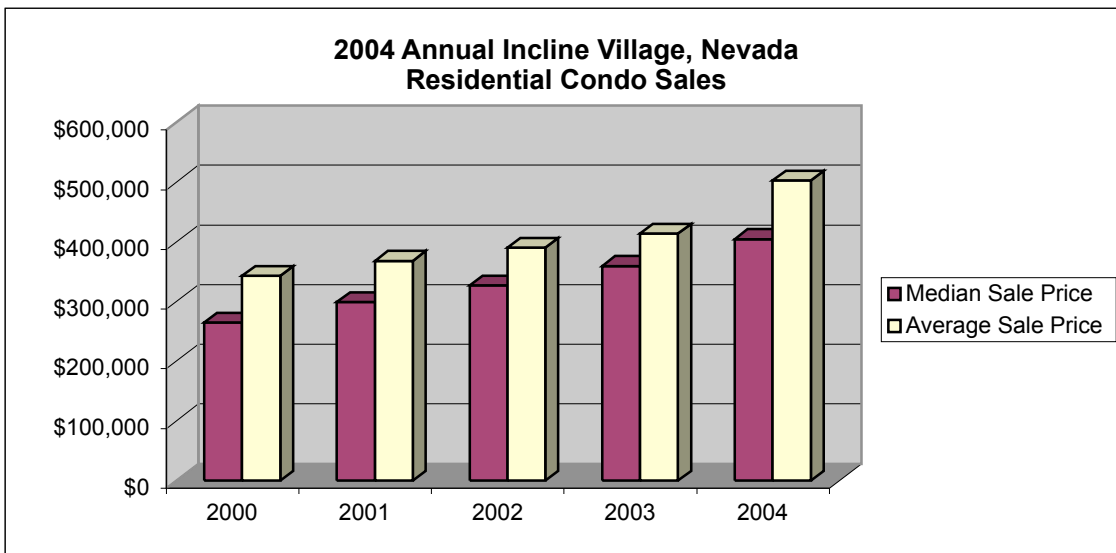
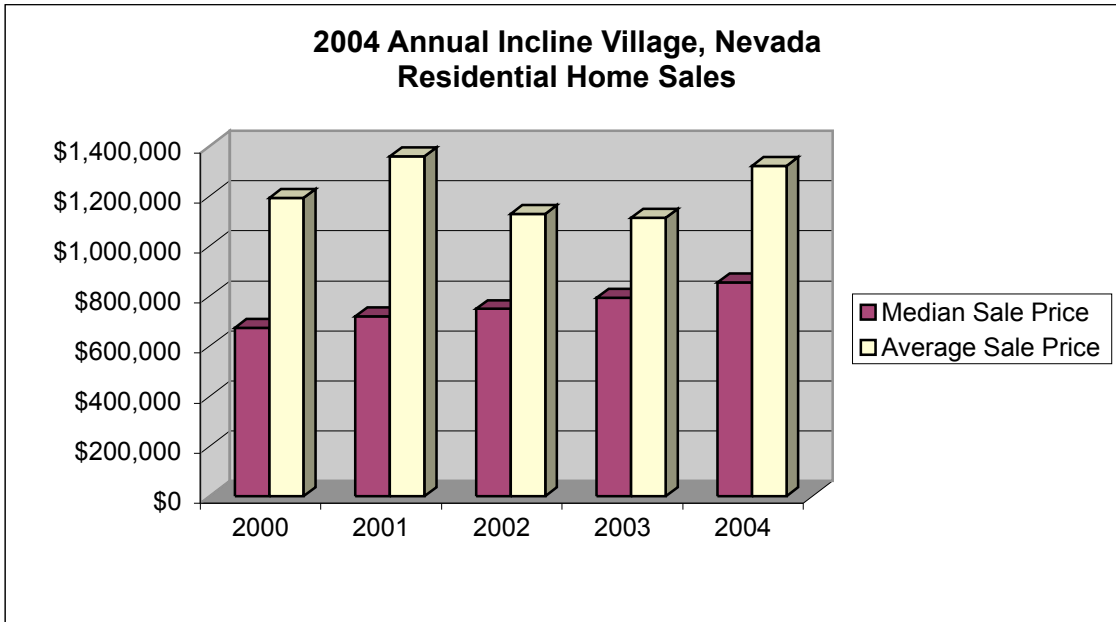
The following information is based upon residential sales reported to the Incline Village Multiple Listing Service (MLS) for the period of January 1, 2004 through December 31, 2004 with comparative statistics for the same period in 2000, 2001, 2002, 2003. The area covered is Incline Village, Nevada.

	<u>SINGLE FAMILY RESIDENTIAL SALES</u>				
	2000	2001	2002	2003	2004
TOTAL SALES REPORTED	382	149	205	237	262
% CHANGE IN SALES REPORTED FROM 2003					10.55%
MEDIAN SALE PRICE	\$675,000	\$720,000	\$750,000	\$795,000	\$857,000
% CHANGE IN MEDIAN SALE PRICE FROM 2003					7.80%
AVERAGE SALE PRICE	\$1,195,164	\$1,360,835	\$1,129,580	\$1,113,840	\$1,323,067
% CHANGE IN AVERAGE SALE PRICE FROM 2003					18.78%
AVERAGE DAYS ON MARKET	160	119	150	158	144

	<u>CONDOMINIUM SALES</u>				
	2000	2001	2002	2003	2004
TOTAL SALES REPORTED	331	167	232	260	319
% CHANGE IN SALES REPORTED FROM 2003					22.69%
MEDIAN SALE PRICE	\$265,000	\$299,500	\$327,500	\$360,000	\$405,000
% CHANGE IN MEDIAN SALE PRICE FROM 2003					12.50%
AVERAGE SALE PRICE	\$343,630	\$368,766	\$390,757	\$414,383	\$503,038
% CHANGE IN AVERAGE SALE PRICE FROM 2003					21.39%
AVERAGE DAYS ON MARKET	99	81	124	113	94

NOTE: This representation is based in whole or in part on data supplied by the Incline Village 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 Tahoe Sierra Real Estate Associates  
Prudential California Realty Kings Beach (530) 546-3700**



The information is based upon residential sales reported to the Incline Village Multiple Listing Service (MLS) for the periods of January 1 through December 31 for the years 2000 through 2004.

NOTE: This representation is based in whole or in part on data supplied by the Incline Village 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 2004 Annual Incline Village, Nevada Residential Sales Summary for more detailed information regarding sales prices, listings and sales reported, and area covered.

[www.lake-tahoehomes.com](http://www.lake-tahoehomes.com)