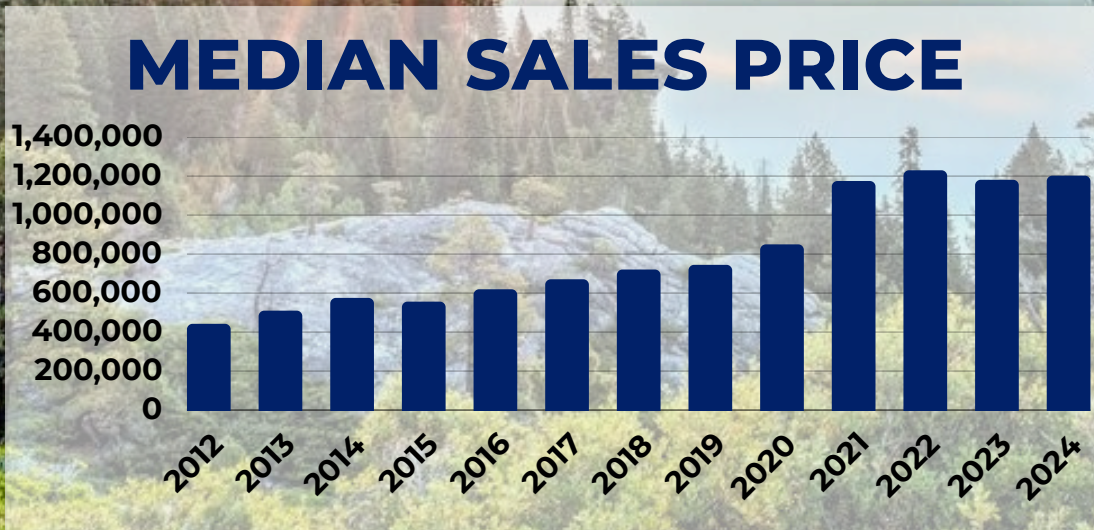


TAHOE TRUCKEE MARKET SUMMARY

SINGLE FAMILY TAHOE AND TRUCKEE

Statistics	2024	2023	% Change	2019
Units Sold	810	755	7%	1,039
Sales Volume	\$1,474,707,453	\$1,315,313,110	12%	\$1,179,307,263
Median Sales Price	\$1,202,500	\$1,181,250	2%	\$745,000
Average Sales Price	\$1,820,256	\$1,742,136	4%	\$1,135,040
Units Sold Under \$1,000,000	288	272	6%	742
Units Sold - \$1,000,000-\$1,999,999	345	332	4%	211
Units Sold \$2,000,000 - \$4,999,999	138	106	30%	62
Units Sold Over \$5,000,000	39	45	-13%	24
Days on Market (Median)	28	20	40%	33
Days on Market (Average)	56	44	27%	67

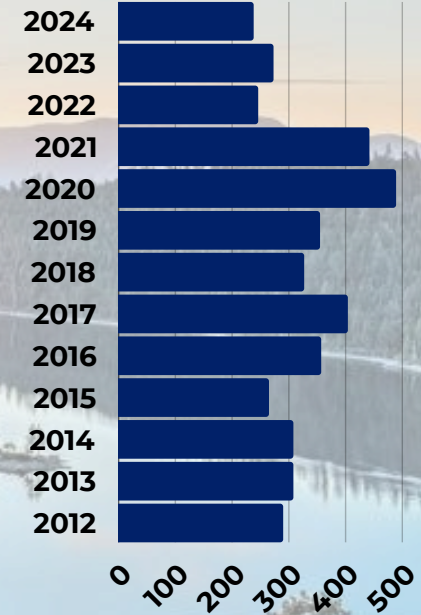


TAHOE TRUCKEE MARKET SUMMARY

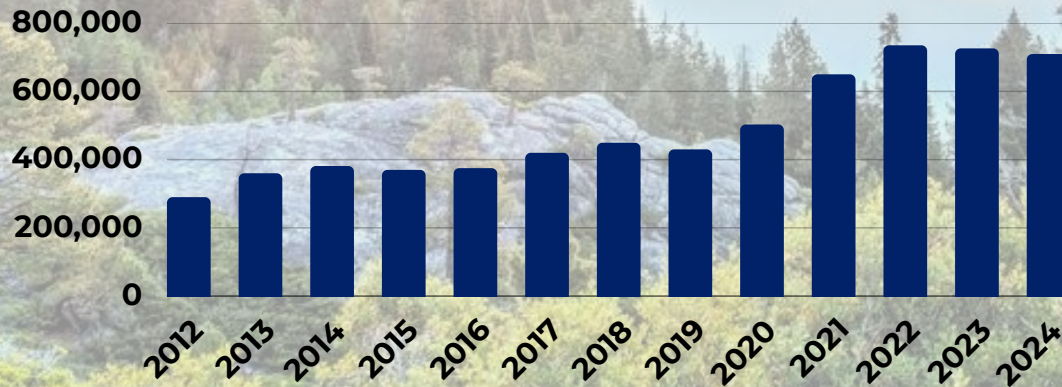
CONDOS & TOWNHOMES TAHOE AND TRUCKEE

Statistics	2024	2023	% Change	2019
Units Sold	238	273	-13%	356
Sales Volume	\$234,031,252	\$272,334,084	-14%	\$197,734,209
Median Sales Price	\$709,500	\$726,000	-2%	\$430,000
Average Sales Price	\$983,324	\$997,560	-1%	\$555,433
Units Sold Under \$500,000	32	54	-41%	240
Units Sold - \$500,000-\$1,000,000	133	141	-6%	80
Units Sold Over \$1,000,000	73	78	-6%	36
Days on Market (Median)	29	21	38%	39
Days on Market (Average)	57	46	24%	87

UNITS SOLD



MEDIAN SALES PRICE

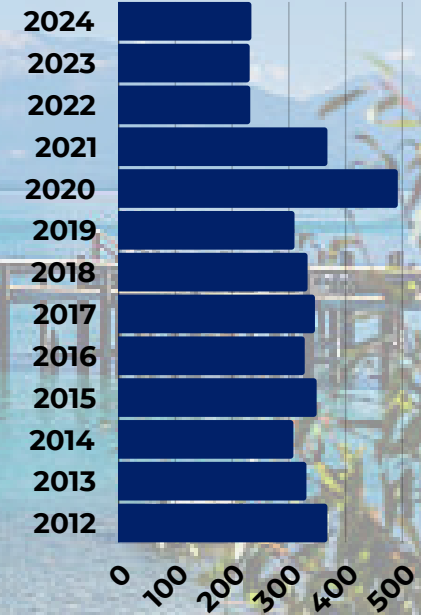


TAHOE TRUCKEE MARKET SUMMARY

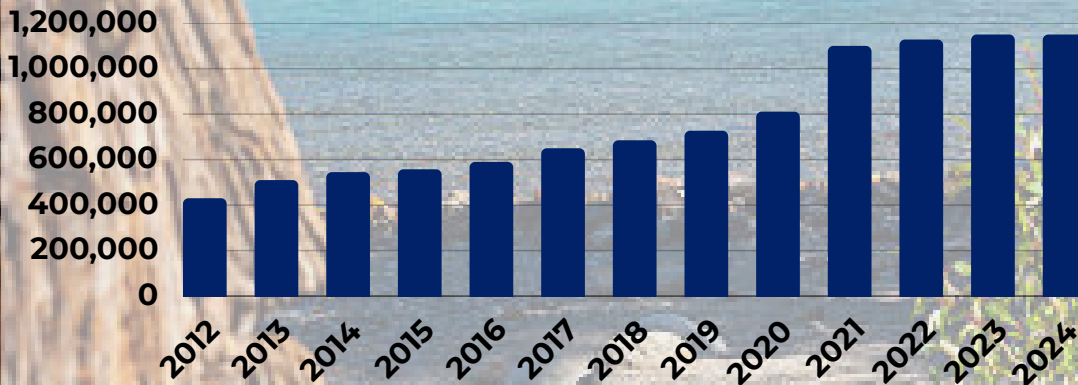
SINGLE FAMILY SOLD NORTH SHORE AND WEST SHORE

Statistics	2024	2023	% Change	2019
Units Sold	234	231	1%	310
Sales Volume	\$427,590,739	\$357,862,058	19%	\$357,773,798
Median Sales Price	\$1,150,000	\$1,150,000	0%	\$726,987
Average Sales Price	\$1,827,310	\$1,549,186	18%	\$1,154,109
Units Sold Under \$1,000,000	85	89	-4%	236
Units Sold - \$1,000,000-\$1,999,999	109	107	2%	54
Units Sold \$2,000,000 - \$4,999,999	28	27	4%	13
Units Sold Over \$5,000,000	12	8	50%	7
Days on Market (Median)	34	18	89%	33
Days on Market (Average)	65	39	67%	78

UNITS SOLD



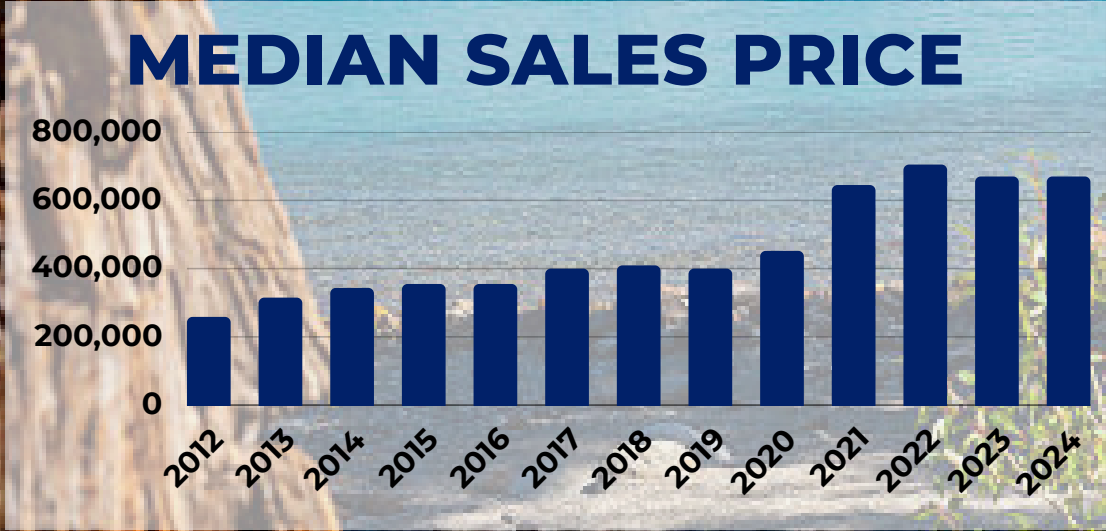
MEDIAN SALES PRICE



TAHOE TRUCKEE MARKET SUMMARY

CONDOS AND TOWNHOMES SOLD NORTH SHORE AND WEST SHORE

Statistics	2024	2023	% Change	2019
Units Sold	81	77	5%	98
Sales Volume	\$78,132,375	\$72,392,100	8%	\$51,724,700
Median Sales Price	\$670,000	\$670,000	0%	\$399,500
Average Sales Price	\$964,597	\$940,157	3%	\$527,803
Units Sold Under \$500,000	13	17	-24%	75
Units Sold - \$500,000-\$1,000,000	45	41	10%	13
Units Sold Over \$1,000,000	23	19	21%	10
Days on Market (Median)	28	26	8%	39
Days on Market (Average)	54	58	-7%	70

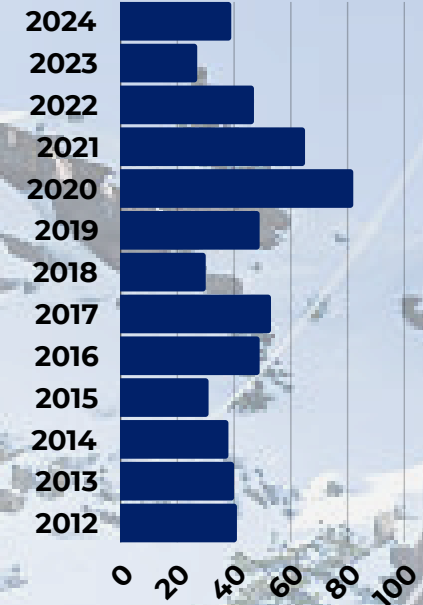


TAHOE TRUCKEE MARKET SUMMARY

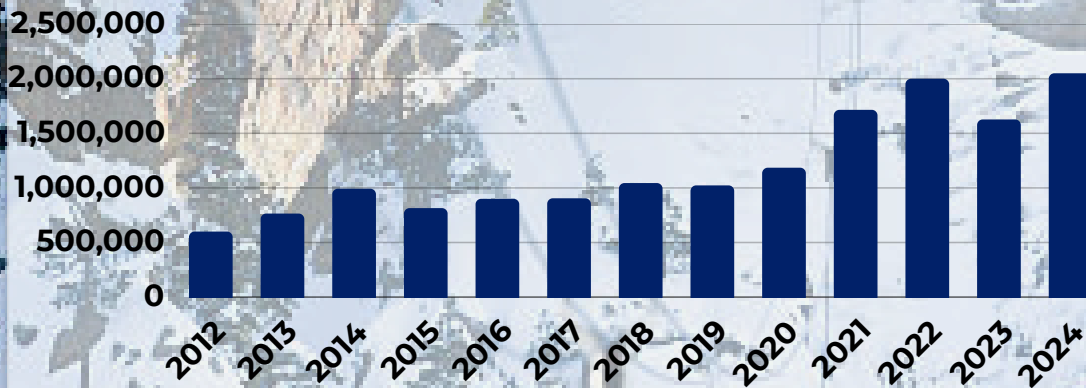
SINGLE FAMILY SQUAW ALPINE

Statistics	2024	2023	% Change	2019
Units Sold	39	27	44%	49
Sales Volume	\$91,230,200	\$54,893,500	66%	\$58,614,500
Median Sales Price	\$2,050,000	\$1,627,000	26%	\$1,023,000
Average Sales Price	\$2,339,235	\$2,033,092	15%	\$1,196,214
Units Sold Under \$1,000,000	6	5	20%	24
Units Sold - \$1,000,000-\$1,999,999	13	12	8%	21
Units Sold \$2,000,000 - \$4,999,999	17	8	113%	4
Units Sold Over \$5,000,000	3	2	50%	0
Days on Market (Median)	47	49	-4%	59
Days on Market (Average)	98	90	9%	91

UNITS SOLD



MEDIAN SALES PRICE

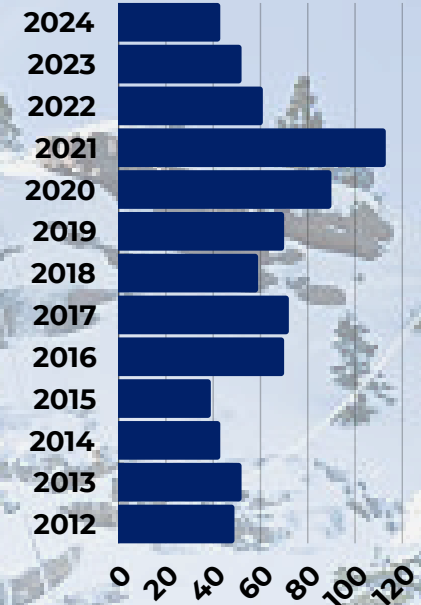


TAHOE TRUCKEE MARKET SUMMARY

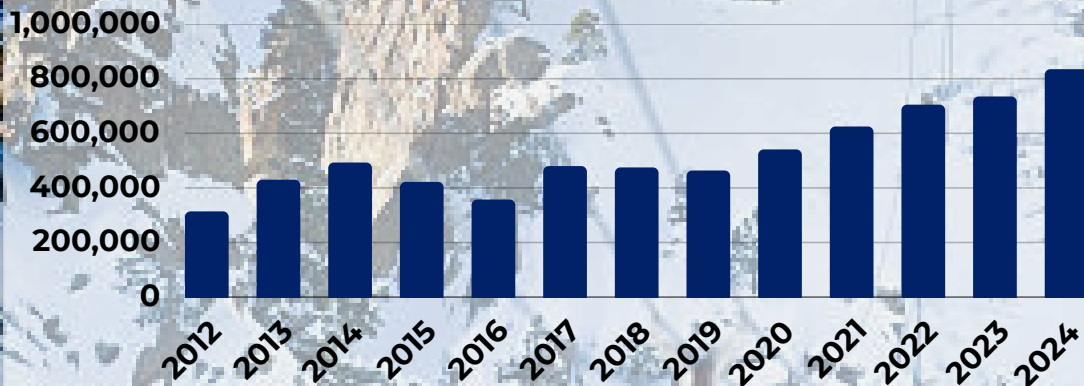
CONDOS & TOWNHOMES SQUAW ALPINE

Statistics	2024	2023	% Change	2019
Units Sold	43	52	-17%	70
Sales Volume	\$40,564,500	\$41,755,155	-3%	\$37,010,750
Median Sales Price	\$835,000	\$735,000	14%	\$463,750
Average Sales Price	\$943,360	\$802,983	17%	\$528,725
Units Sold Under \$500,000	5	12	-58%	38
Units Sold - \$500,000-\$1,000,000	25	30	-17%	27
Units Sold Over \$1,000,000	13	10	30%	5
Days on Market (Median)	28	21	33%	46
Days on Market (Average)	58	43	35%	145

UNITS SOLD



MEDIAN SALES PRICE

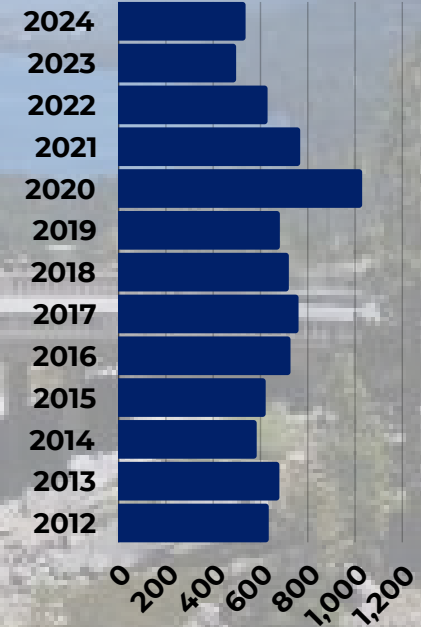


TAHOE TRUCKEE MARKET SUMMARY

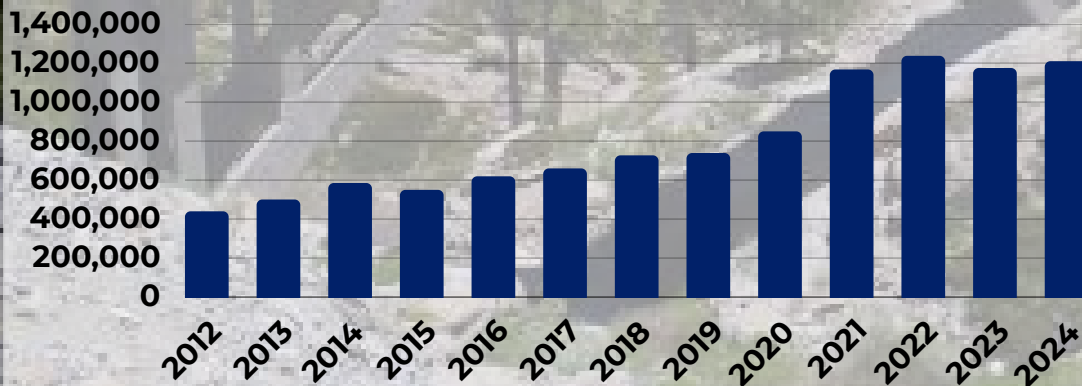
SINGLE FAMILY TRUCKEE

Statistics	2024	2023	% Change	2019
Units Sold	537	497	8%	684
Sales Volume	\$955,586,514	\$902,557,552	6%	\$763,108,965
Median Sales Price	\$1,210,000	\$1,175,000	3%	\$739,000
Average Sales Price	\$1,779,490	\$1,816,011	-2%	\$1,118,928
Units Sold Under \$1,000,000	197	178	11%	486
Units Sold -\$1,000,000-\$1,999,999	223	213	5%	136
Units Sold \$2,000,000-\$4,999,999	93	71	31%	45
Units Sold Over \$5,000,000	24	35	-31%	17
Days on Market (Median)	25	20	25%	31
Days on Market (Average)	50	44	14%	61

UNITS SOLD



MEDIAN SALES PRICE

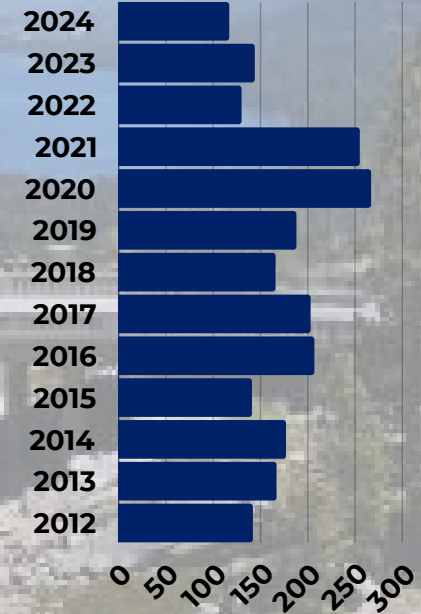


TAHOE TRUCKEE MARKET SUMMARY

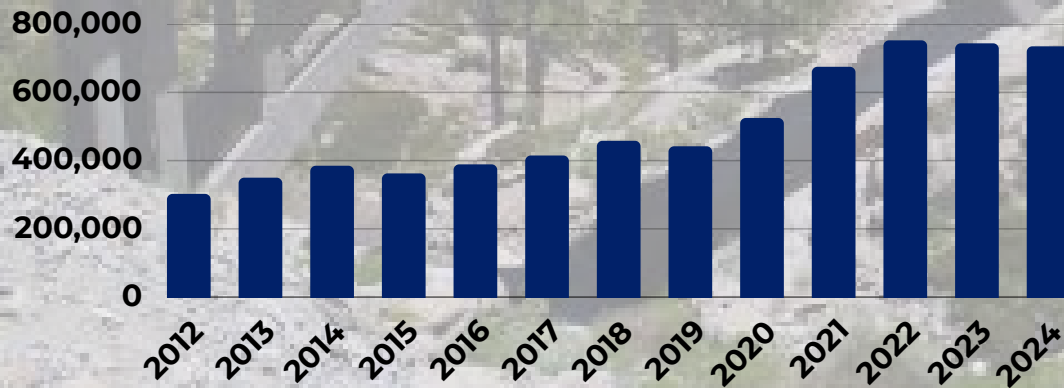
CONDOS & TOWNHOMES TRUCKEE

Statistics	2024	2023	% Change	2019
Units Sold	117	144	-19%	188
Sales Volume	\$119,179,877	\$158,186,829	-25%	\$108,998,759
Median Sales Price	\$735,000	\$743,750	-1%	\$442,000
Average Sales Price	\$1,018,631	\$1,098,519	-7%	\$579,780
Units Sold Under \$500,00.0	14	25	-44%	127
Units Sold - \$500,000-\$1,000,000	63	70	-10%	40
Units Sold Over \$1,000,000	40	49	-18%	21
Days on Market (Median)	30	17	76%	38
Days on Market (Average)	58	41	41%	75

UNITS SOLD



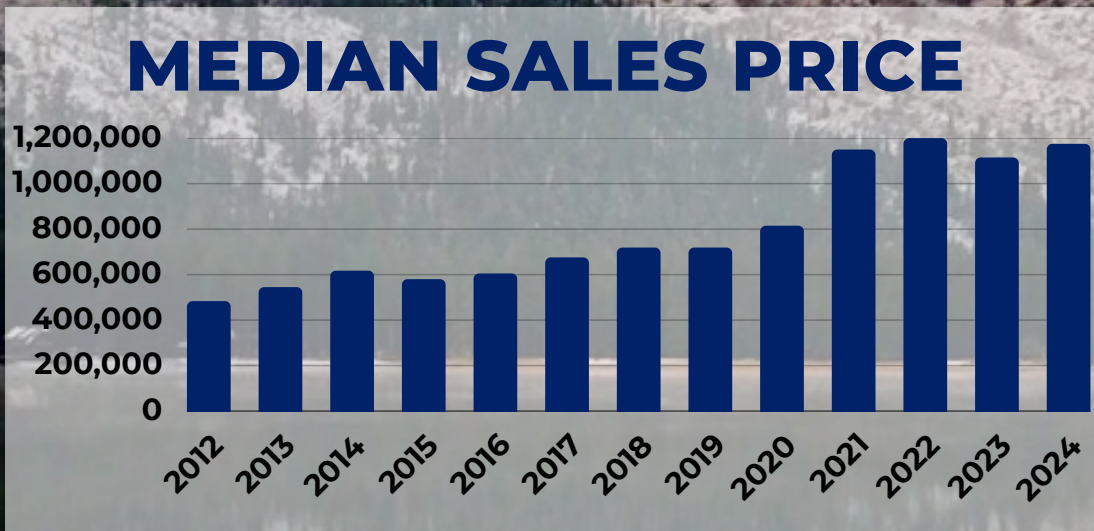
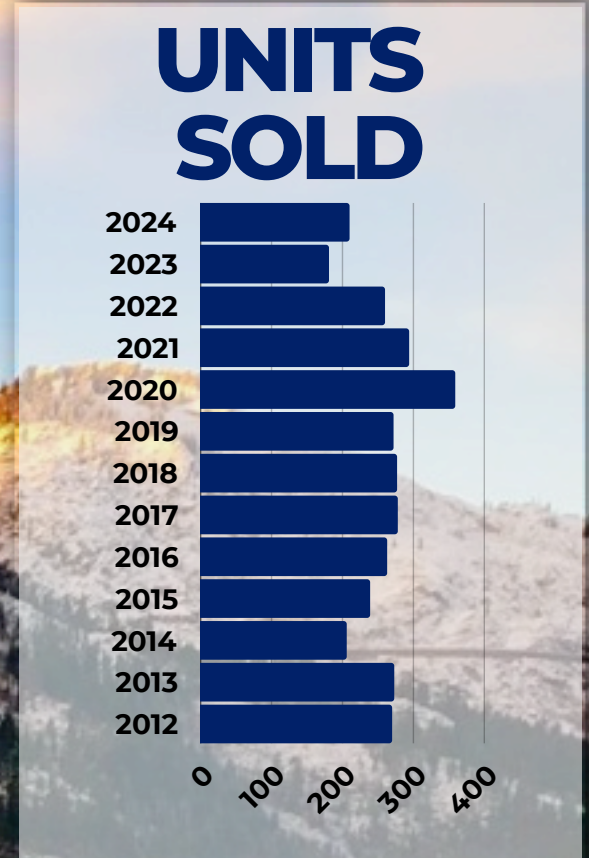
MEDIAN SALES PRICE



TAHOE TRUCKEE MARKET SUMMARY

SINGLE FAMILY TAHOE DONNER

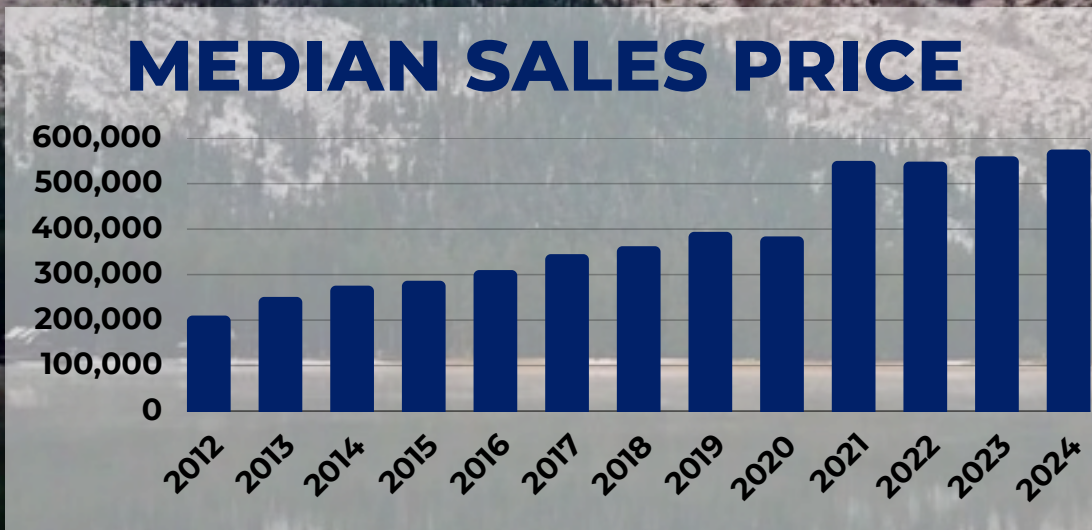
Statistics	2024	2023	% Change	2019
Units Sold	210	181	16%	280
Sales Volume	\$264,765,808	\$216,627,299	22%	\$222,627,403
Median Sales Price	\$1,175,000	\$1,115,000	5%	\$727,500
Average Sales Price	\$1,260,789	\$1,196,835	5%	\$795,097
Units Sold Under \$1,000,000	77	67	15%	233
Units Sold - \$1,000,000-\$1,999,999	118	106	11%	47
Units Sold \$2,000,000 - \$4,999,999	15	8	88%	0
Units Sold Over \$5,000,000	0	0	0%	0
Days on Market (Median)	20	15	33%	22
Days on Market (Average)	42	28	50%	41



TAHOE TRUCKEE MARKET SUMMARY

CONDOS & TOWNHOMES TAHOE DONNER

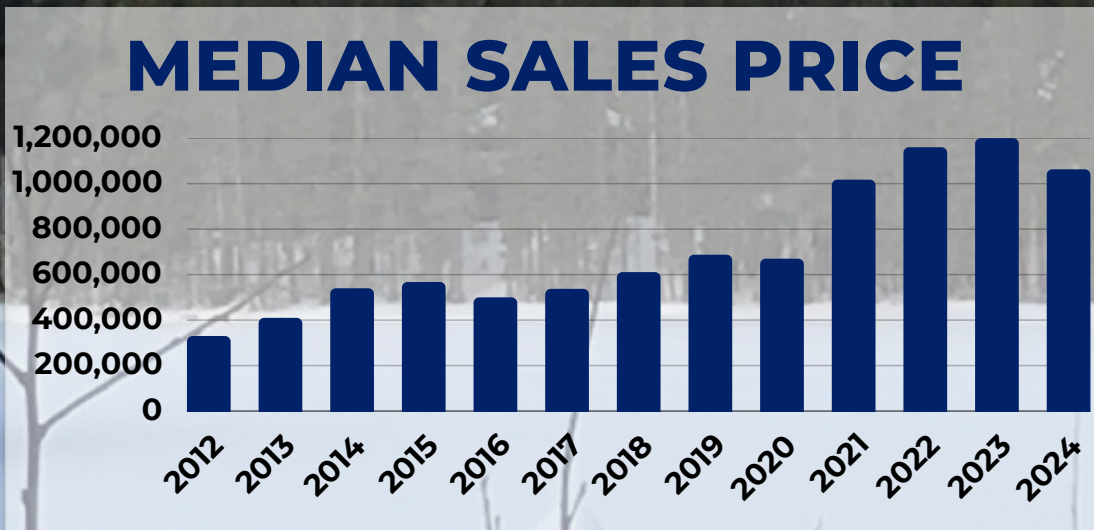
Statistics	2024	2023	% Change	2019
Units Sold	25	37	-32%	66
Sales Volume	\$14,038,000	\$29,691,700	-53%	\$24,524,259
Median Sales Price	\$575,000	\$560,000	3%	\$394,000
Average Sales Price	\$561,520	\$559,235	0%	\$371,579
Units Sold Under \$500,000	8	14	-43%	65
Units Sold - \$500,000-\$1,000,000	17	36	-53%	1
Units Sold Over \$1,000,000	0	1	undef	0
Days on Market (Median)	28	17	65%	23
Days on Market (Average)	54	31	74%	37



TAHOE TRUCKEE MARKET SUMMARY

SINGLE FAMILY SERENE LAKES

Statistics	2024	2023	% Change	2019
Units Sold	12	15	-20%	36
Sales Volume	\$12,479,873	\$18,504,500	-33%	\$31,325,500
Median Sales Price	\$1,063,000	\$1,200,000	-11%	\$687,500
Average Sales Price	\$1,039,989	\$1,233,633	-16%	\$870,152
Units Sold Under \$1,000,000	5	5	0%	29
Units Sold - \$1,000,000-\$1,999,999	7	9	-22%	6
Units Sold \$2,000,000 - \$4,999,999	0	1	-100%	1
Units Sold Over \$5,000,000	0	0	0%	0
Days on Market (Median)	19	10	90%	29
Days on Market (Average)	31	20	55%	54



TAHOE TRUCKEE MARKET SUMMARY

SINGLE FAMILY SODA SPRINGS PLAVADA- KINGVALE

Statistics	2024	2023	% Change	2019
Units Sold	22	16	38%	21
Sales Volume	\$14,713,550	\$11,540,000	28%	\$7,503,500
Median Sales Price	\$565,000	\$682,500	-17%	\$348,000
Average Sales Price	\$668,797	\$721,250	-7%	\$357,309
Units Sold Under \$1,000,000	19	13	46%	21
Units Sold - \$1,000,000-\$1,999,999	3	3	0%	0
Units Sold \$2,000,000 - \$4,999,999	0	0	0%	0
Units Sold Over \$5,000,000	0	0	0%	0
Days on Market (Median)	43	37	16%	35
Days on Market (Average)	61	44	39%	56

