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LAKE TAHOE REAL ESTATE MID-YEAR MARKET REPORT, 2014

MARKET ANALYSIS INCLUDES:

- MEDIAN HOME PRICE AND UNITS SOLD DATA
- YEAR OVER YEAR TRENDING
- REPORTING BY REGION
 - LAKEFRONTS, CA & NV
 - TAHOE SIERRA MLS, CA
 - LAKE TAHOE BASIN, CA
 - INCLINE VILLAGE & CRYSTAL BAY, NV
 - TRUCKEE, CA

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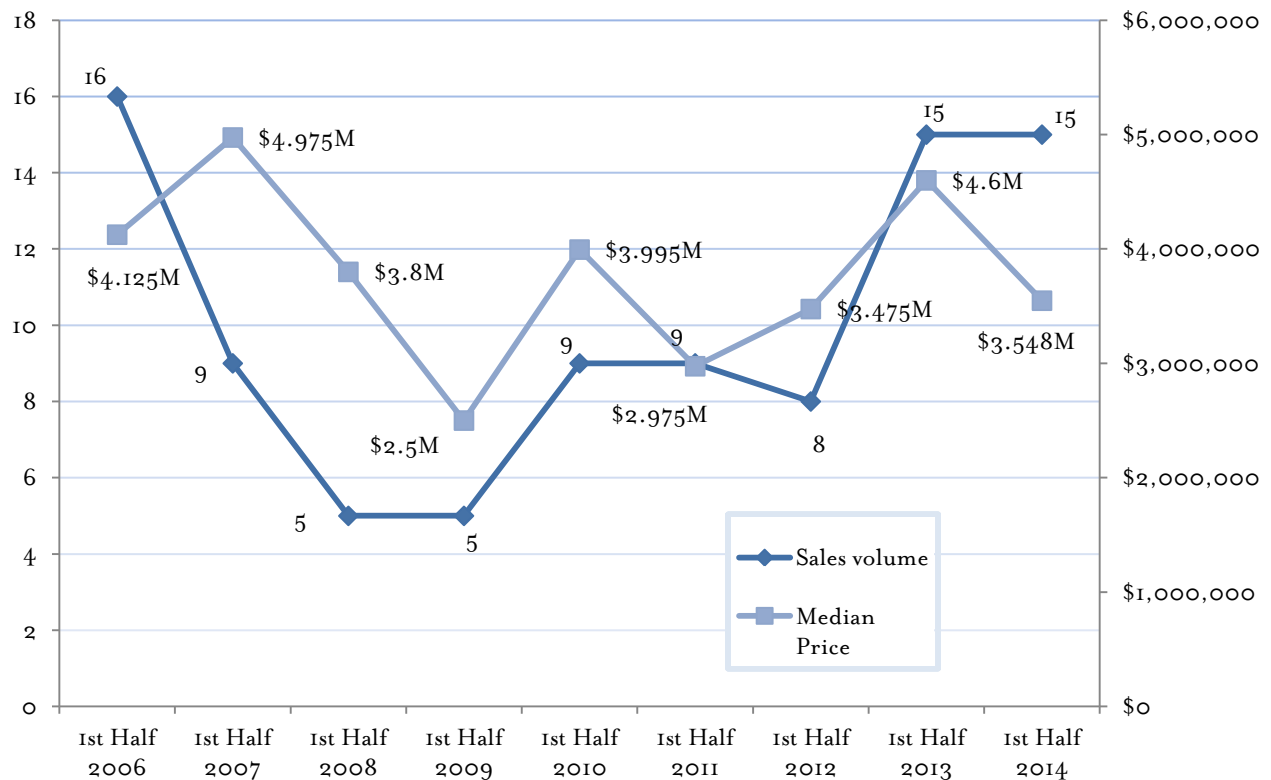
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Lakefronts Mid-Year Report

Single-Family Homes and Estates located on California's North and West Shores (to Rubicon Bay) and in Nevada's Incline Village and Crystal Bay

January through June Year-Over-Year



Highlights include:

- 23% decrease in Median Price year-over-year
- 13 homes sold over \$2M, representing a 7% decrease year-over-year
- Home price within 71% of the 2007 high water mark
- Dip in Median Price is relative to the small sample size of units sold

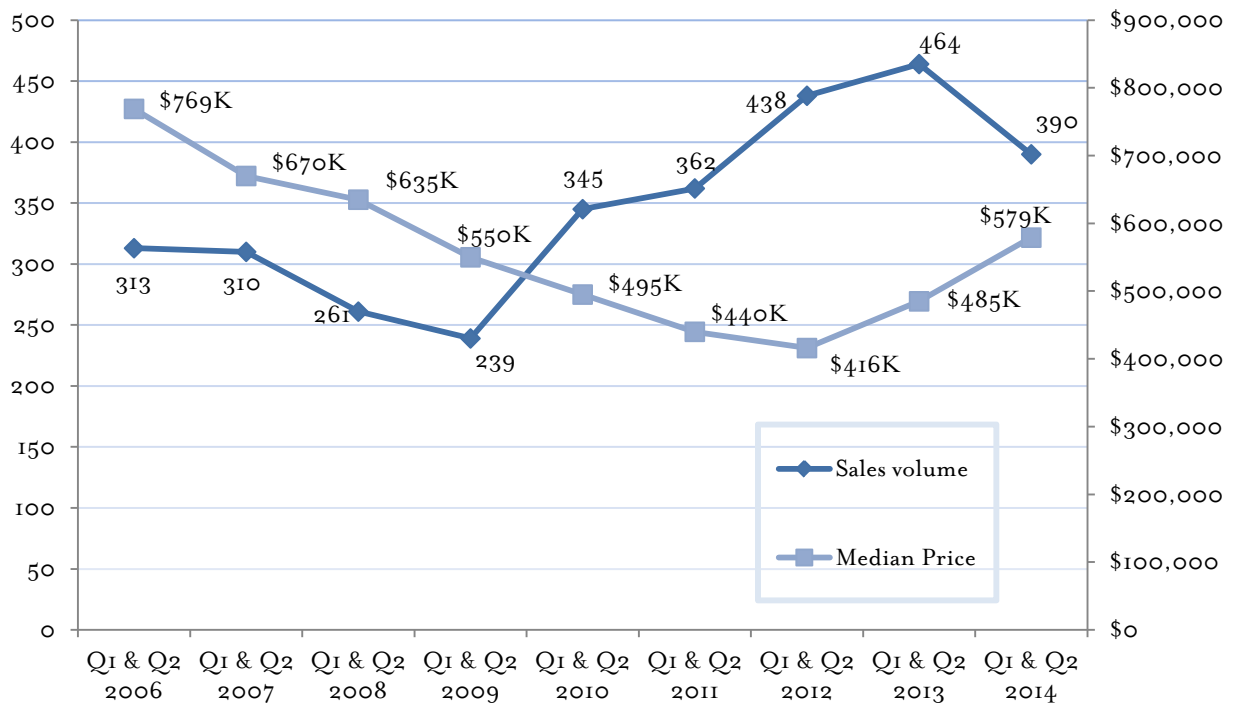
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Tahoe Sierra MLS Mid-Year Report

Single-Family Homes in California on Lake Tahoe's North and West shores and in Truckee, Donner Lake, Northstar, Olympic Valley, and Alpine Meadows

January through June Year-Over-Year



Highlights include:

- 19% increase in Median Price year-over-year
- 32 homes sold over \$2M, representing a 60% increase year-over-year
- Median Price on a three-year growth trend
- Median Price reaches within 75% of the 2006 high water mark

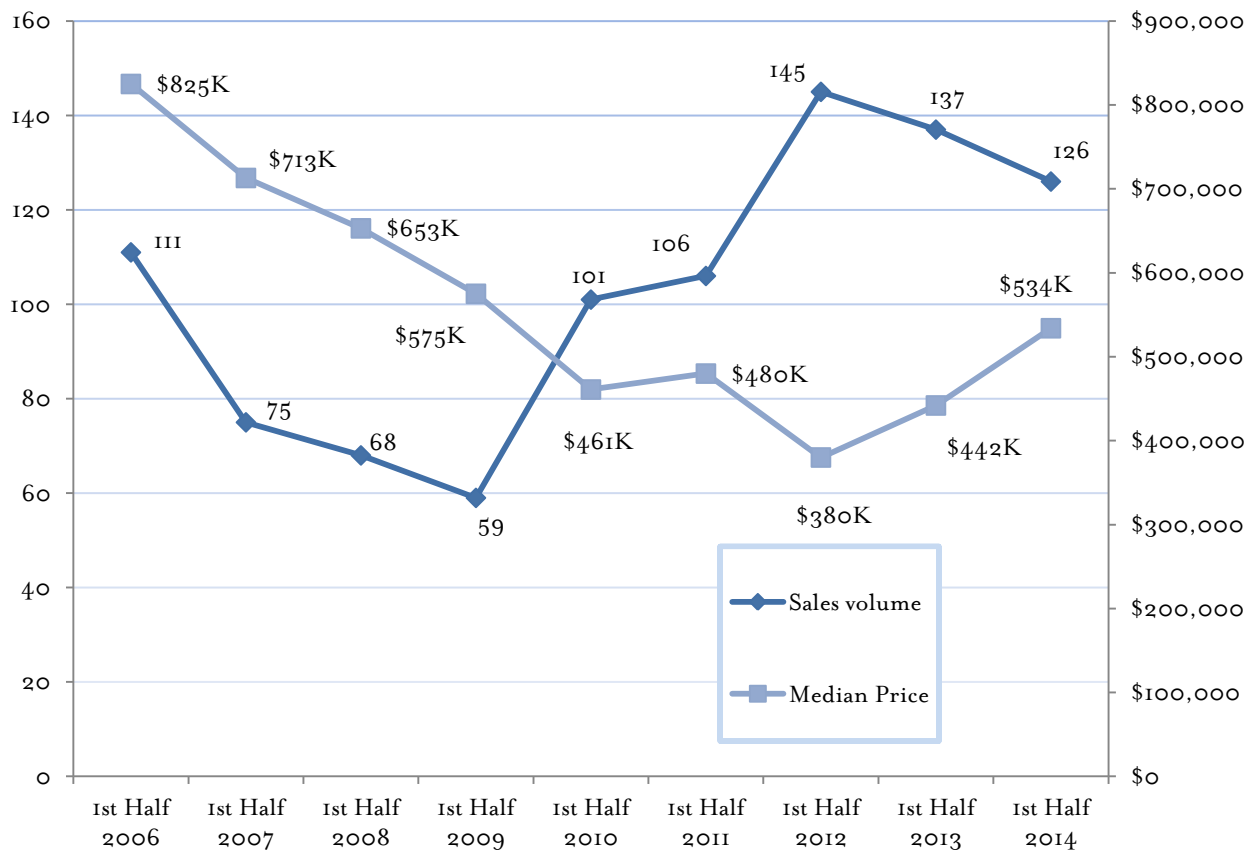
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Lake Tahoe Basin, CA Mid-Year Report

Single-Family Homes in the Lake Tahoe Basin in California including Tahoe's North and West Shores, as well as Alpine Meadows and Squaw Valley

January through June Year-Over-Year



Highlights include:

- 21% increase in Median Price year-over-year
- 10 homes sold over \$2M, representing an 11% increase year-over-year
- Median Price on a two-year growth trend
- Median Price reaches within 65% of the 2006 high water mark

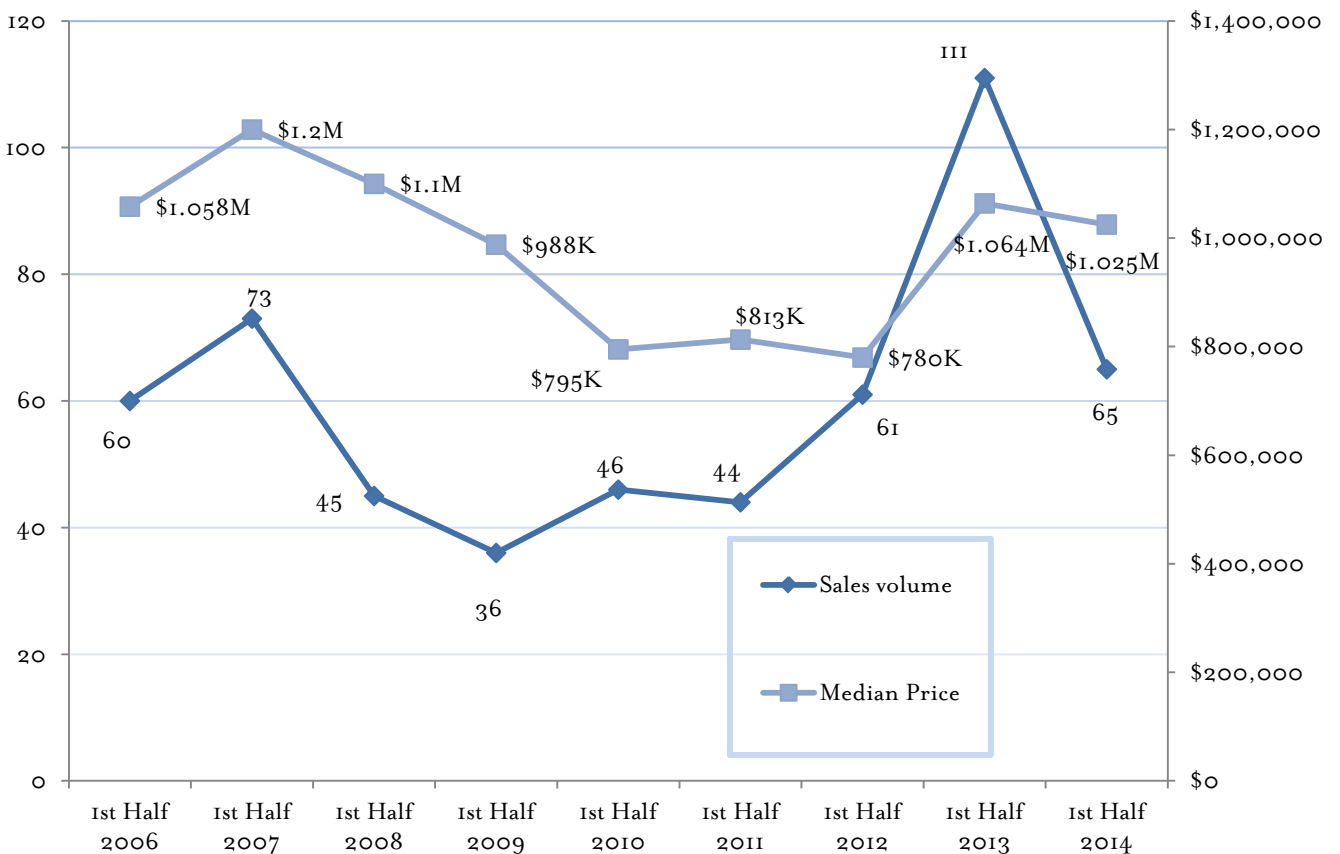
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Incline Village & Crystal Bay, NV Mid-Year Report

Single-Family Homes in Incline Village and Crystal Bay which represent the Nevada side of the Lake Tahoe Basin

January through June Year-Over-Year



Highlights include:

- 3% decrease in Median Price year-over-year
- 13 homes sold over \$2M, representing an 58% decrease year-over-year
- Median Price reaches within 85% of the 2007 high water mark
- Decrease in Median Price can be attributed to meteoric rise in price in 2012-2013, mostly driven by increase in income tax rate in California

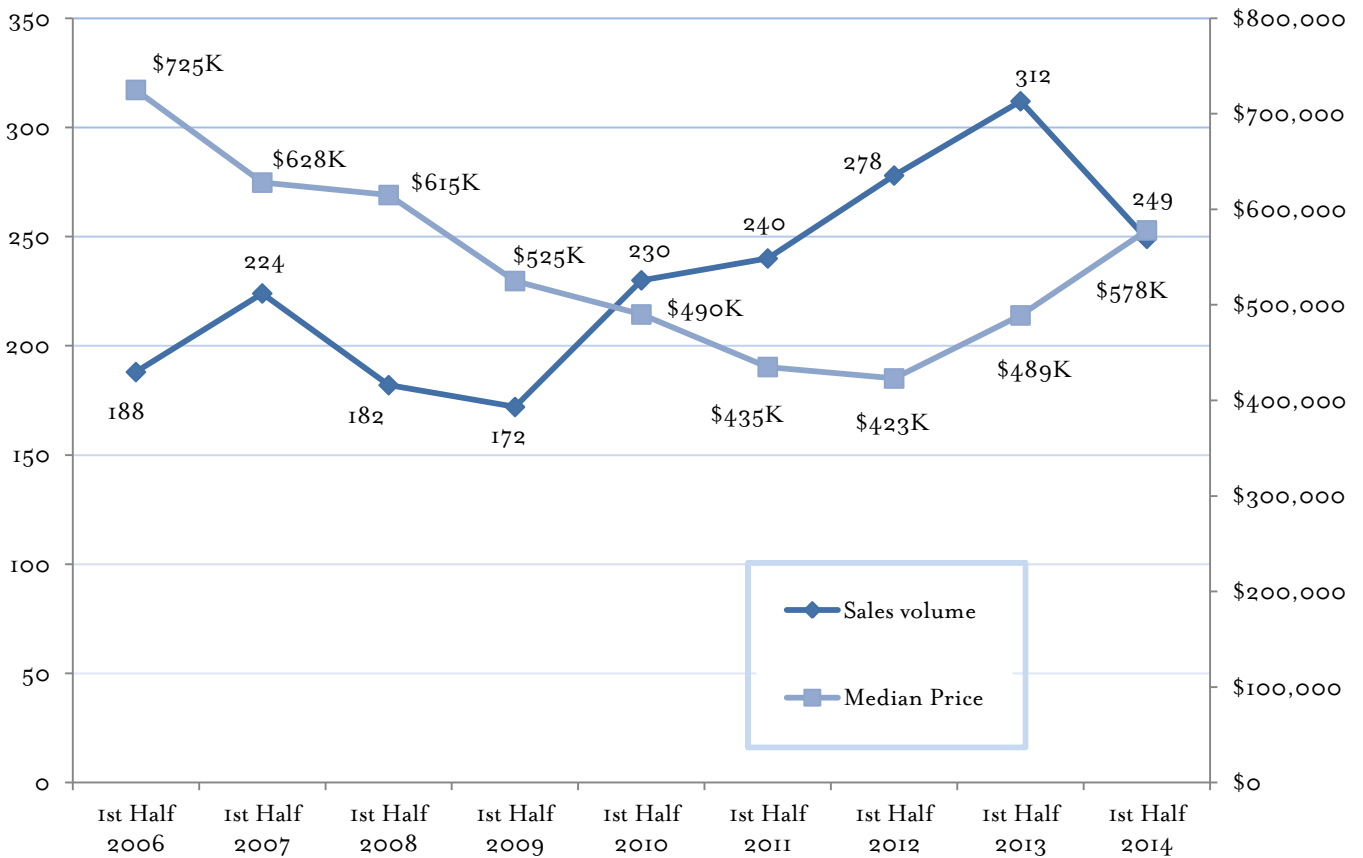
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Truckee, CA Mid-Year Report

Single-Family Homes in Truckee including Downtown Truckee, Glenshire, Prosser, Tahoe Donner, Donner Lake, Donner Summit, Sierra Meadows, Old Greenwood, Northstar, Martis Camp, & Lahontan

January through June Year-Over-Year



Highlights include:

- 18% increase in Median Price year-over-year
- 19 homes sold over \$2M, representing a 90% increase year-over-year
- Median Price on a three-year growth trend

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- Median Price reaches within 80% of the 2006 high water mark

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REAL ESTATE SALES & VACATION RENTALS

ABOUT TAHOE LUXURY PROPERTIES

Tahoe Luxury Properties is a full-service real estate company specializing in luxury real estate sales and premier vacation rentals in the Lake Tahoe region. Since 2006, Bill Dietz has closed more than \$300 million in residential real estate sales in the Tahoe area. 2014 year-to-date sales total \$67.5 million at the mid-year mark. These results reflect our commitment to our clients.

Tahoe Luxury Properties is best positioned to market and sell premier real estate throughout Lake Tahoe and its spectacular surrounding communities. Whether you are looking for a Tahoe family vacation home to enjoy for generations or for an investment property that will provide a sound return, Tahoe Luxury Properties' brokers and agents will help you comprehensively understand the real estate dynamic in the region. Whether you are ready to buy or simply initially exploring the options in Lake Tahoe Real Estate, let us show you Tahoe Luxury Properties.

For more information, please contact us at 1.800.581.8228 or visit tluxp.com.