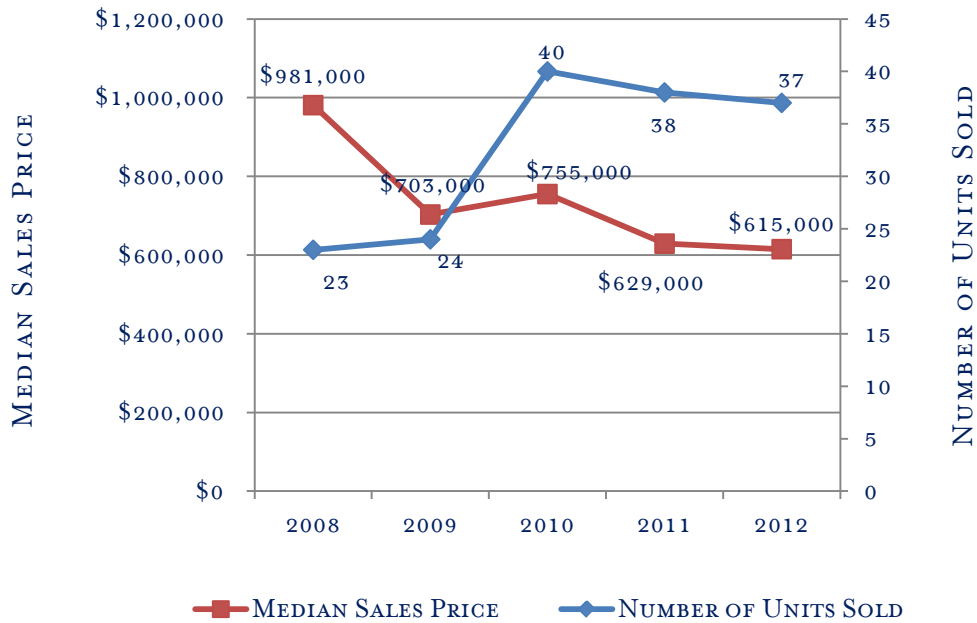


SQUAW VALLEY & ALPINE MEADOWS



TAHOE LUXURY
PROPERTIES

CATEGORY / REGION:
SINGLE-FAMILY HOMES IN SQUAW VALLEY &
ALPINE MEADOWS



DESCRIPTION:

DENOTES FIVE-YEAR TREND OF MEDIAN HOME SALES RELATIVE TO SALES VOLUME.

SOURCES:

TAHOE LUXURY PROPERTIES AND TAHOE SIERRA MLS.

NOTES / SUMMARY:

DESPITE THE SUPERIOR NATURAL TERRAIN, SQUAW VALLEY AND ITS NEW LITTLE SISTER, ALPINE MEADOWS, ARE FIGHTING TO DETACH THEMSELVES FROM THE STEPCHILD STATUS OF NORTHSTAR. KSL'S ACQUISITION OF SQUAW IN 2010 - AND THE SUBSEQUENT MERGER OF SQUAW AND ALPINE IN 2011 - HAS NOT PRODUCED THE "SQUALPINE FEVER" IN THE REAL ESTATE MARKET THAT MANY EXPECTED. KSL HAS BIG PLANS FOR THE AREAS, THOUGH, SO THE NEW CORPORATION MAY JUST SHAKE THE STEPCHILD STATUS AFTER ALL, AND BEAT NORTHSTAR AT ITS GAME.