

Search Criteria: All Nevada condo's sold at lake level (Upper Kingsbury Excluded), 2004-2009.

Average price is down 36% from the peak last year.

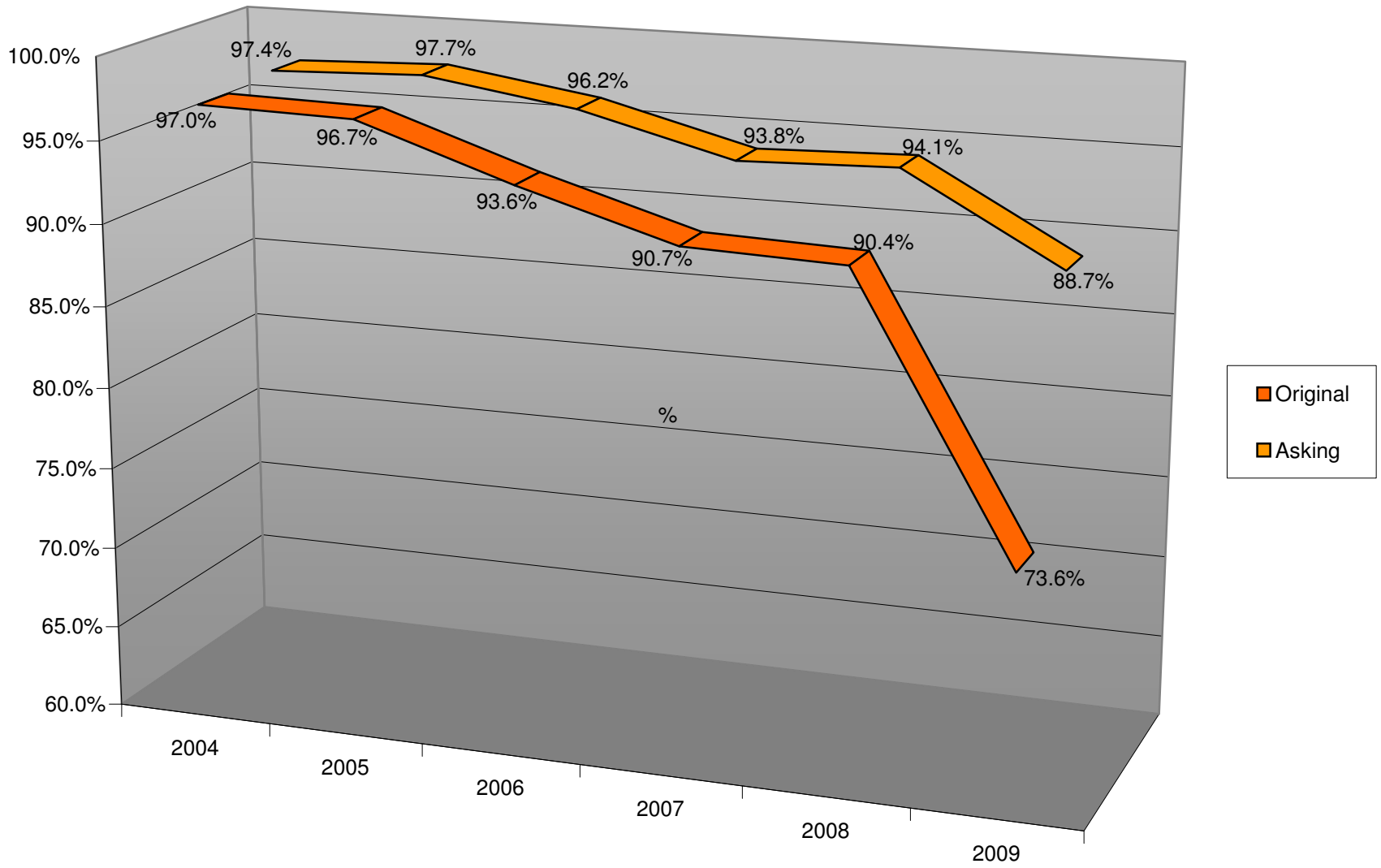
Average \$ Per Square Foot is down 41% from the peak in 2007

Average time on market is 35% higher than the average over the 5 previous years.

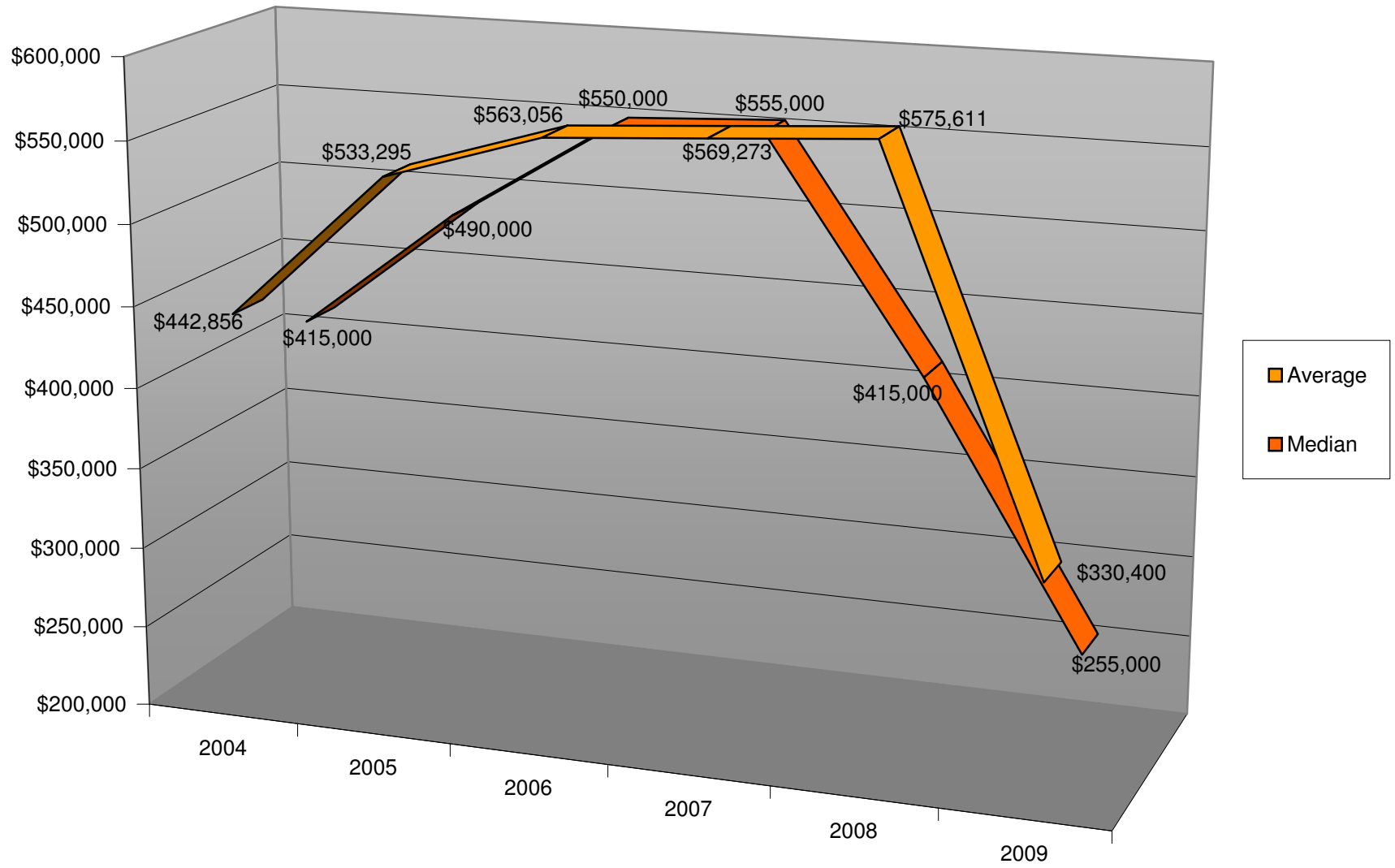
Sales Volume (Units Sold) may have hit bottom last year with 10 sales already this year projecting 12-14 by the end of 2009. One fifth the sales volume from the peak in 2004.

Percentage of Asking Price obtained. Seller's took 26% less than their Original Price reducing their first asking price by 15% only to take 11% less than their reduced price.

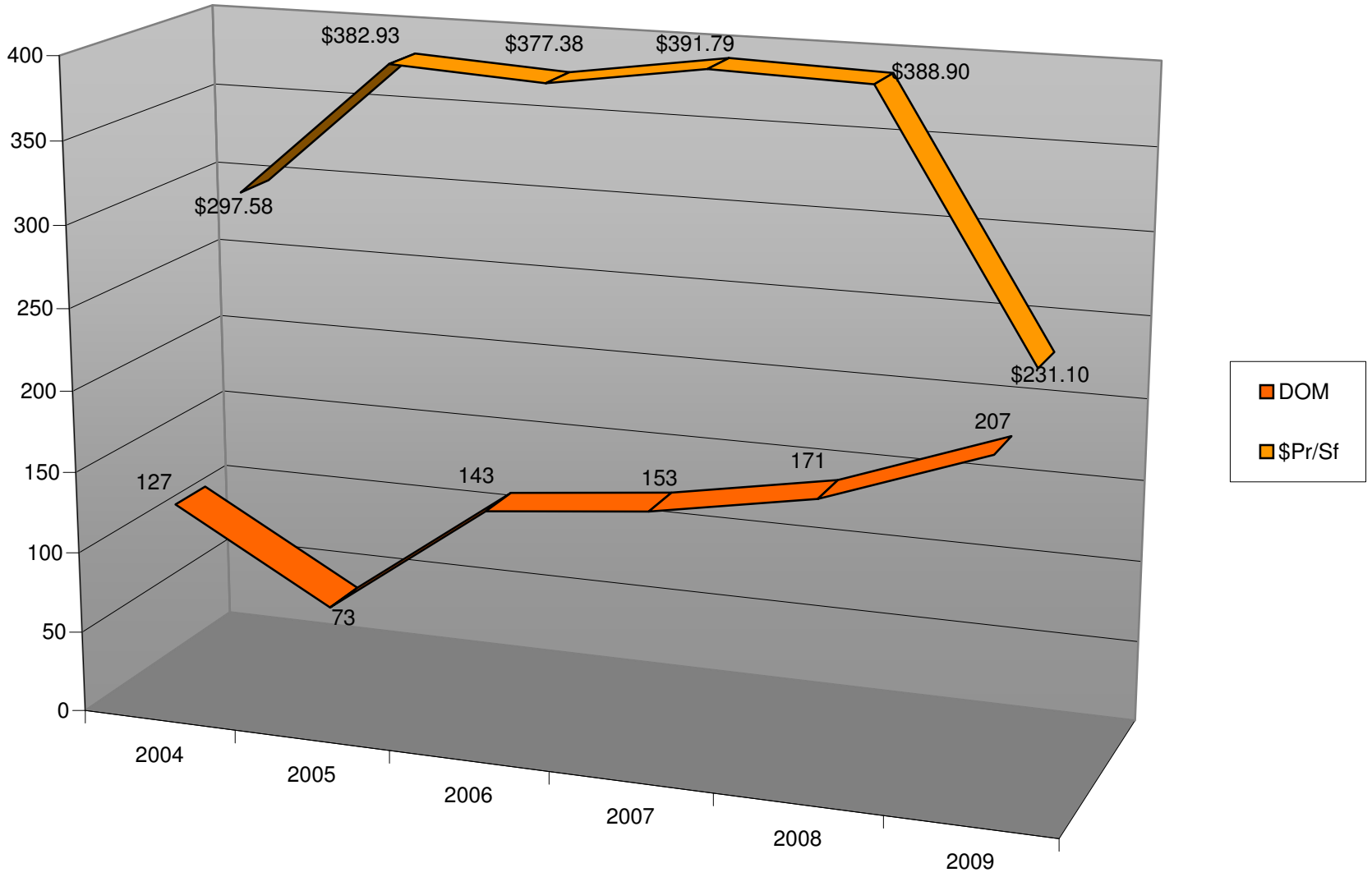
% of Asking Price Obtained



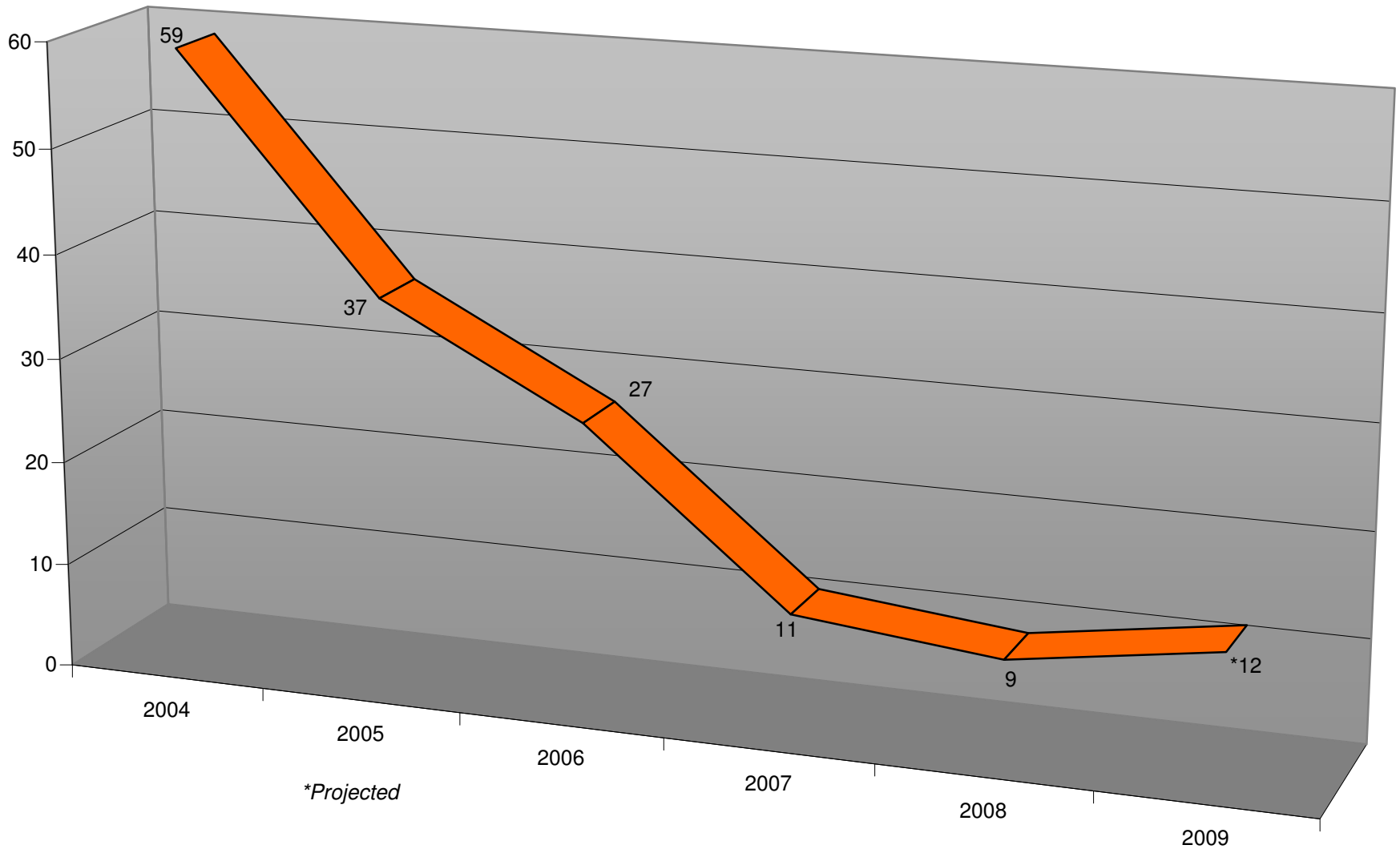
Average vs. Median Price



Days On Market vs. \$ Per Square Foot



Units Sold



% of Asking Price Obtained

