

**2007 vs 2006
Northstar Sales Comparison
for Homes and Condominiums**

Northstar Homes	Original Asking	Current Asking	Sold Price	% of Asking	% of Orig Ask	Bed	Bath	SqFt	Gar	\$/SqFt	Year	*Note DOM
2007 Averages	\$1,783,643	\$1,708,357	\$1,589,000	93.0%	89.1%	3.9	3.6	3035	1.86	\$523.62	1991	170
2006 Averages	\$1,427,111	\$1,375,722	\$1,276,778	92.8%	89.5%	3.9	3.4	2702	1.94	\$472.49	1991	98
2007 % Change	125.0%	124.2%	124.5%	-	-	-	-	112.3%	-	110.8%	-	173.2%
2007 - 21 Homes Sold	\$37,456,500	\$35,875,500	\$33,369,000	-	-	-	-	-	-	-	-	-
2006 - 18 Homes Sold	\$25,688,000	\$24,763,000	\$22,982,000	-	-	-	-	-	-	-	-	-
2007 % Change	145.8%	144.9%	145.2%	-	-	-	-	-	-	-	-	-

Home Sales volume is up 45.2% in 2007 with the average price of homes sold up 24.5% over 2006.

Price per Sq. Ft. of homes sold is also up by 10.8%.

Days on market has lengthened from 98 to 170 days on average, an increase of 73.5%

Number of homes sold is up from 18 in 2006 to 21 for 2007, an increase of 16%

Northstar Original Condos	Original Asking	Current Asking	Sold Price	% of Asking	% of Orig Ask	Bed	Bath	SqFt	Gar	\$/SqFt	Year	*Note DOM
2007 Averages	\$557,240	\$534,736	\$510,020	95.4%	91.5%	2.1	1.8	1003	0.0	\$508.27	1975	127
2006 Averages	\$538,875	\$512,550	\$491,150	95.8%	91.1%	1.7	1.6	867	0.0	\$566.76	1974	87
2007 % Change	103.4%	104.3%	103.8%	-	-	-	-	115.8%	-	89.7%	-	146.0%
2007 - 25 Condominiums Sold	\$13,931,000	\$13,368,400	\$12,750,500	-	-	-	-	-	-	-	-	-
2006 - 20 Condominiums Sold	\$10,777,500	\$10,251,000	\$9,823,000	-	-	-	-	-	-	-	-	-
2007 % Change	129.3%	130.4%	129.8%	-	-	-	-	-	-	-	-	-

Original Condominium Sales volume is up 29.8% in 2007 and the average price of a condo sold is also up by 3.8%

Price per Sq. Ft. of condos sold is down, from \$566/Sq.Ft. in 2006 to \$508/Sq. Ft. in 2007, which is a reduction of about 10.3%

Days on market has increased from 87 to 127 over last year, an increase of 46%

Number of condos sold is up from 20 in 2006 to 25 in 2007, an increase of 25%

Northstar New Village Condos	Original Asking	Current Asking	Sold Price	% of Asking	% of Orig Ask	Bed	Bath	SqFt	Gar	\$/SqFt	Year	*Note DOM
2007 Averages	\$1,620,236	\$1,612,123	\$1,485,446	92.1%	91.7%	2.2	2.4	1501	1.1	\$989.64	2006	272
2006 Averages	\$2,012,643	\$2,027,255	\$1,914,578	94.4%	95.1%	2.9	2.9	1940	1.0	\$986.86	2005	213
2007 % Change	80.5%	79.5%	77.6%	97.6%	96.4%	-	-	77.4%	-	100.3%	-	127.7%
2007 - 53 Condominiums Sold	\$85,872,500	\$85,442,500	\$78,728,628	-	-	-	-	-	-	-	-	-
2006 - 28 Condominiums Sold	\$56,354,000	\$56,763,150	\$53,608,187	-	-	-	-	-	-	-	-	-
2007 % Change	152.4%	150.5%	146.9%	-	-	-	-	-	-	-	-	-

New Village Sales volume is up 52.4% in 2007 but the average price of a new village condo sold is down 19.5%

Price per Sq. Ft. of New Village Condos sold remained approximately the same (up 0.3%)

Days on market has increased from 213 to 272, an increase of 27.7%

Number of condos sold is also up from 28 to 53, an increase of 89.3%

NOTES: DOM (Days on Market) may be affected by several factors including: Re-listing of the property, properties entered for comparable sales data (ie: many new village condos were not offered initially on the MLS and were entered only after they were sold, which shows DOM as 0 days), or other factors, contact us for more information. Sq. Footage is approximate and unconfirmed. Data taken from the Tahoe Sierra MLS as of 01/06/08.