

LAKESHORE REALTY

PLANNED UNIT DEVELOPMENTS (PUD), 1ST QUARTER 2019 (JAN-MARCH)					
Complex	Total Sales	Minimum	Median	Maximum	Avg. DOM
Deer Creek	1	-	-	\$1,250,000	238
Incline Creek Estates	3	\$1,430,000	\$1,433,957	\$1,525,000	96
Incline Crest III	1	\$435,000	-	-	106
Tahoe Palisades	1	\$625,500	-	-	282
The Glen	1	-	-	\$2,450,000	223
Tyrolian Village	3	\$540,000	\$1,235,000	\$1,615,000	108
TOTAL:	10	\$435,000	\$1,340,000	\$2,450,000	146

Price	Active	Pending	Sold
\$0 - \$400,000	0	0	0
\$400,000-\$500,000	1	0	1
\$500,000-\$600,000	3	0	1
\$600,000-\$800,000	1	1	1
\$800,000-\$1,000,000	1	1	0
\$1,000,000-\$1,500,000	4	1	4
\$1,500,000 +	2	0	3
Total:	12	3	10

PUD's	Q1 2018	Q1 2019	% Change
Closed Sales	13	10	-23%
Median List Price	\$1,100,000	\$1,364,479	+24%
Median Sale Price	\$1,100,000	\$1,340,000	+21.8%
Average DOM	234	146	-37.6%
Total Sales Volume	\$14,373,358	\$12,539,457	-12.8%

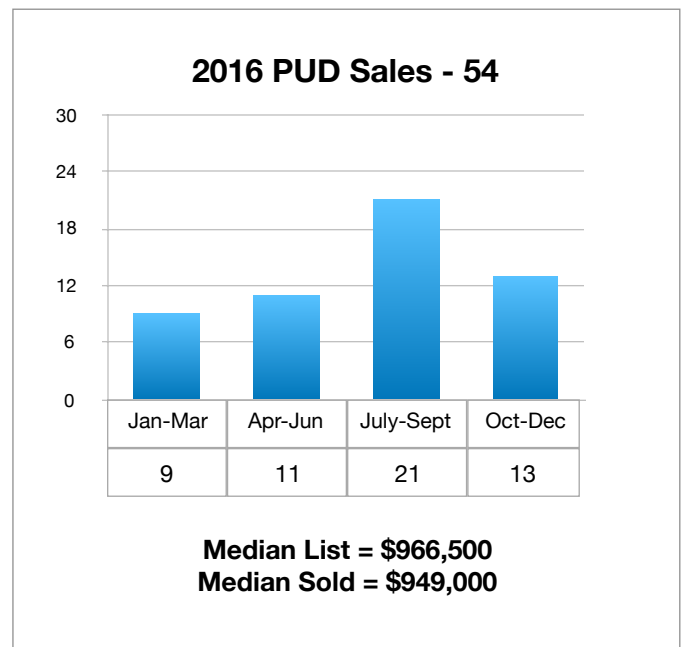
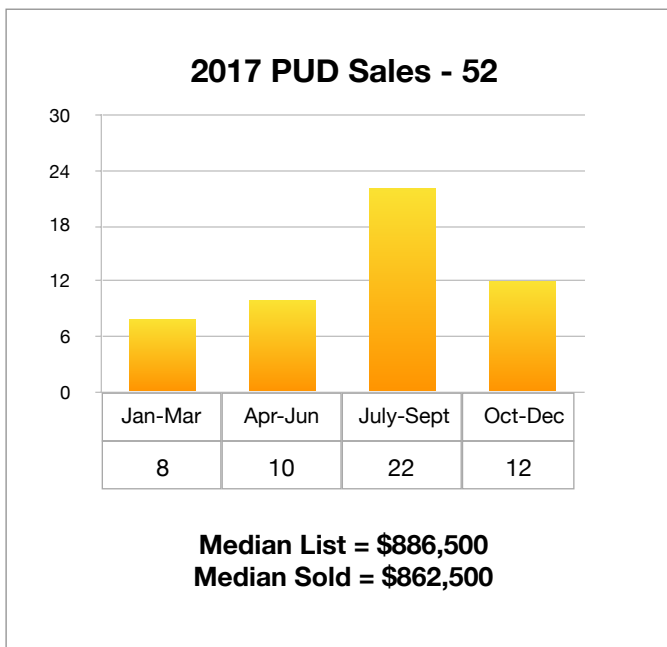
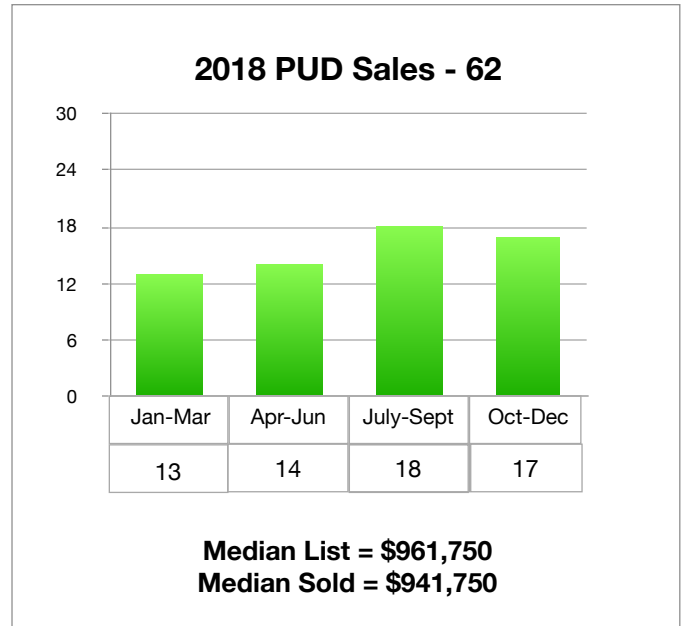
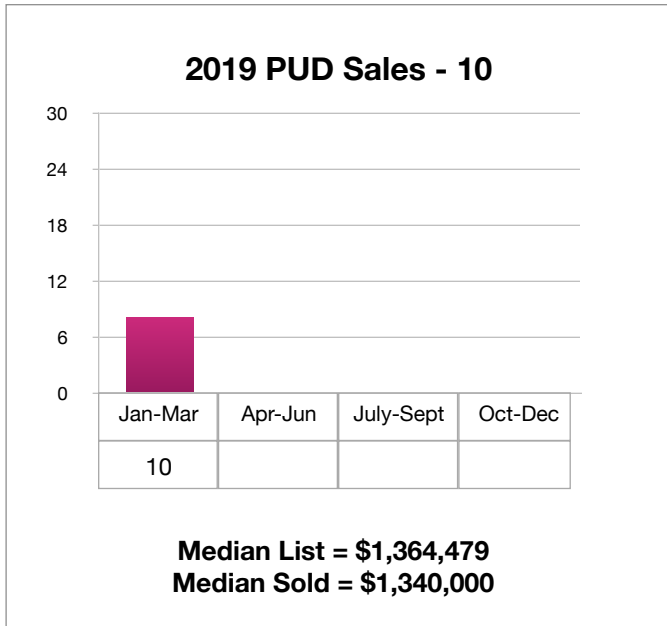
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PLANNED UNIT DEVELOPMENT (PUD) SALES

Address	Current Price	Beds	Baths	Baths Half	Sq Ft	Avg. DOM
Incline Crest III						
745 Crosby CT #91	\$435,000	3	2	0	1,120	106
Tyrolian Village						
1352 Valais WAY	\$540,000	3	2	0	1,344	129
1447 Berne CT	\$1,235,000	3	2	1	3,052	75
1349 Valais WAY	\$1,615,000	5	51	0	4,827	120
Tahoe Palisades						
949 DANA CT #19	\$625,500	3	2	0	1,782	282
Deer Creek						
282 DEER CT SW	\$1,250,000	4	3	1	2,752	238
Incline Creek Estates						
742 Rosewood CIR	\$1,430,000	4	3	1	2,839	139
684 Rosewood CIR	\$1,433,957	4	3	1	2,749	75
637 Rosewood CIR	\$1,525,000	4	3	1	2,923	75
The Glen						
275 Glen WAY	\$2,450,000	4	4	1	4,414	223
Total Sale	Min: \$435,000	Med: \$1,340,000	Max: \$2,450,000	Avg. DOM: 146		



Quarterly Sales 2016-2019 Planned Unit Development Sales



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2008-2019 PUD Quarterly Sales

