

ACTIVE LISTINGS as of 7/12/2013

Current I

Lake Almanor Basin (includes Clear Creek & Westwood)

Status	Class	Type	Area	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
<u>Active Listings</u>				445	\$162,166,343	\$364,419	\$205,000	233
<u>Listings Sold 2013</u>				0	0	0	0	0
<u>Listings Under Contract</u>				0	0	0	0	0
ACTIVE	RESIDENTIAL							
		Site Built Conventio:						
			Bailey Creek (BC103)	4	\$1,777,500	\$444,375	\$387,000	123
			Big Meadows (BM001)	2	\$269,000	\$134,500	\$134,500	68
			Chester (CH100)	10	\$2,361,999	\$236,200	\$162,450	91
			Clear Creek (CCL123)	4	\$598,000	\$149,500	\$144,500	95
			HamiltonB/Creekside (HBCR103)	1	\$449,000	\$449,000	\$449,000	64
			East Shore Lake Almanor (ES106)	5	\$2,548,000	\$509,600	\$399,000	231
			Foxwood (FW103)	6	\$3,334,000	\$555,667	\$399,000	70
			Hamilton Branch (HB104)	16	\$8,004,300	\$500,269	\$265,000	342
			Lake Almanor Country Club (LA102)	74	\$46,402,600	\$627,062	\$369,725	148
			Lake Almanor Pines (LA104)	1	\$129,000	\$129,000	\$129,000	22
			Lake Almanor West (LA108)	38	\$29,295,399	\$770,932	\$507,000	152
			Martin Ranch (MR100)	3	\$1,219,500	\$406,500	\$399,500	14
			Mill Creek (MCT000)	2	\$634,000	\$317,000	\$317,000	182
			Peninsula Drive Area (PD104)	7	\$6,777,800	\$968,257	\$549,900	198
			Pine Town (PTL125)	2	\$312,000	\$156,000	\$156,000	70
			Prattville (PV001)	1	\$109,000	\$109,000	\$109,000	68
			The Forest (TF100)	3	\$673,900	\$224,633	\$225,000	61
			Warner Valley (WV011)	5	\$776,900	\$155,380	\$119,000	254
			Westwood (WWL125)	4	\$383,900	\$95,975	\$87,500	100
			Subtotal	188	\$106,055,798	\$564,127	\$369,000	158
		Site Built Unconventic						

		East Shore Lake Almanor (ES106)	1	\$695,000	\$695,000	\$695,000	17
		Lake Almanor Country Club (LA102)	3	\$2,459,000	\$819,667	\$859,000	29
		Warner Valley (WV011)	1	\$150,000	\$150,000	\$150,000	431
		Subtotal	5	\$3,304,000	\$660,800	\$695,000	107
	Manufactured						
		Chester (CH100)	4	\$446,500	\$111,625	\$118,500	153
		Clear Creek (CCL123)	1	\$55,000	\$55,000	\$55,000	309
		Hamilton Branch (HB104)	1	\$199,000	\$199,000	\$199,000	35
		Lake Almanor Pines (LA104)	1	\$199,000	\$199,000	\$199,000	77
		Subtotal	7	\$899,500	\$128,500	\$157,000	148
	Condo/Townhouse						
		Peninsula Drive Area (PD104)	1	\$329,000	\$329,000	\$329,000	19
		Subtotal	1	\$329,000	\$329,000	\$329,000	19
LOTS/LAND							
	Single Family Lot						
		Almanor Lake Estates (AL106)	1	\$229,000	\$229,000	\$229,000	74
		Bailey Creek (BC103)	17	\$1,179,900	\$69,406	\$69,000	154
		Big Meadows (BM001)	1	\$129,500	\$129,500	\$129,500	343
		Chester (CH100)	7	\$406,500	\$58,071	\$40,000	275
		Clear Creek (CCL123)	2	\$179,000	\$89,500	\$89,500	112
		HamiltonB/Creekside (HBCR103)	1	\$129,000	\$129,000	\$129,000	636
		East Shore Lake Almanor (ES106)	3	\$206,000	\$68,667	\$79,000	61
		Foxwood (FW103)	26	\$842,850	\$32,417	\$24,900	51
		Hamilton Branch (HB104)	5	\$1,033,900	\$206,780	\$65,000	79
		Lake Almanor Country Club (LA102)	33	\$1,627,800	\$49,327	\$30,000	323
		Lake Almanor Pines (LA104)	2	\$66,000	\$33,000	\$33,000	189
		Lake Almanor West (LA108)	24	\$3,016,700	\$125,696	\$117,500	323
		Martin Ranch (MR100)	1	\$99,000	\$99,000	\$99,000	96
		Vision Lake (VL100)	12	\$415,000	\$34,583	\$32,000	630
		Warner Valley (WV011)	3	\$217,900	\$72,633	\$78,000	70
		Westwood (WWL125)	1	\$18,500	\$18,500	\$18,500	173
		Subtotal	139	\$9,796,550	\$70,479	\$45,000	249
	Duplex/Multi Lot						
		Chester (CH100)	5	\$192,000	\$38,400	\$12,500	611

	Westwood (WWL125)	2	\$71,000	\$35,500	\$35,500	71
	Subtotal	7	\$263,000	\$37,571	\$29,500	457
Unimproved Commer	Chester (CH100)	3	\$219,000	\$73,000	\$75,000	307
	Peninsula Drive Area (PD104)	3	\$748,000	\$249,333	\$250,000	1439
	Subtotal	6	\$967,000	\$161,167	\$117,000	873
Acreage	Bailey Creek (BC103)	1	\$1,200,000	\$1,200,000	\$1,200,000	349
	Chester (CH100)	1	\$849,000	\$849,000	\$849,000	376
	East Shore Lake Almanor (ES106)	2	\$494,000	\$247,000	\$247,000	478
	Peninsula Drive Area (PD104)	1	\$795,000	\$795,000	\$795,000	32
	Westwood (WWL125)	1	\$49,500	\$49,500	\$49,500	525
	Subtotal	6	\$3,387,500	\$564,583	\$572,000	373
Other Land	Chester (CH100)	1	\$99,000	\$99,000	\$99,000	142
	Peninsula Drive Area (PD104)	1	\$2,570,000	\$2,570,000	\$2,570,000	92
	Subtotal	2	\$2,669,000	\$1,334,500	\$1,334,500	117
BUSINESS/COM						
Business Only	Chester (CH100)	1	\$175,000	\$175,000	\$175,000	34
	Subtotal	1	\$175,000	\$175,000	\$175,000	34
Retail	Westwood (WWL125)	1	\$155,000	\$155,000	\$155,000	94
	Subtotal	1	\$155,000	\$155,000	\$155,000	94
Office	Hamilton Branch (HB104)	1	\$210,000	\$210,000	\$210,000	32
	Subtotal	1	\$210,000	\$210,000	\$210,000	32
Multi-Use Building	Westwood (WWL125)	1	\$59,000	\$59,000	\$59,000	21
	Subtotal	1	\$59,000	\$59,000	\$59,000	21
Other Business/Comr	Chester (CH100)	2	\$924,000	\$462,000	\$462,000	143
	Hamilton Branch (HB104)	1	\$350,000	\$350,000	\$350,000	84
	Subtotal	3	\$1,274,000	\$424,667	\$350,000	123

	Improved Commercial						
	Canyon Dam (CD001)	1	\$399,000	\$399,000	\$399,000	64	
	Chester (CH100)	3	\$925,000	\$308,333	\$290,000	264	
	Westwood (WWL125)	1	\$325,000	\$325,000	\$325,000	70	
	Subtotal	5	\$1,649,000	\$329,800	\$325,000	185	
ACTIVE-EXTENDED							
	RESIDENTIAL						
	Site Built Conventions:						
	Chester (CH100)	1	\$300,000	\$300,000	\$300,000	328	
	East Shore Lake Almanor (ES106)	3	\$6,784,900	\$2,261,633	\$2,200,000	511	
	Lake Almanor Country Club (LA102)	4	\$1,898,000	\$474,500	\$482,000	318	
	Lake Almanor West (LA108)	1	\$1,795,000	\$1,795,000	\$1,795,000	444	
	Warner Valley (WV011)	1	\$119,000	\$119,000	\$119,000	217	
	Subtotal	10	\$10,896,900	\$1,089,690	\$564,950	379	
	Other						
	Hamilton Branch (HB104)	1	\$99,000	\$99,000	\$99,000	406	
	Subtotal	1	\$99,000	\$99,000	\$99,000	406	
	LOTS/LAND						
	Single Family Lot						
	Bailey Creek (BC103)	1	\$69,000	\$69,000	\$69,000	868	
	East Shore Lake Almanor (ES106)	2	\$880,000	\$440,000	\$440,000	195	
	Hamilton Branch (HB104)	2	\$152,800	\$76,400	\$76,400	945	
	Lake Almanor Country Club (LA102)	3	\$949,000	\$316,333	\$69,000	1207	
	Lake Almanor West (LA108)	2	\$199,900	\$99,950	\$99,950	802	
	Subtotal	10	\$2,250,700	\$225,070	\$80,000	837	
	Acreage						
	East Shore Lake Almanor (ES106)	1	\$199,000	\$199,000	\$199,000	1652	
	Tehama County (T000)	1	\$39,000	\$39,000	\$39,000	411	
	Warner Valley (WV011)	1	\$109,000	\$109,000	\$109,000	1049	
	Subtotal	3	\$347,000	\$115,667	\$109,000	1037	
	BUSINESS/COM						
	Improved Commercial						
	Chester (CH100)	1	\$375,000	\$375,000	\$375,000	632	
	Subtotal	1	\$375,000	\$375,000	\$375,000	632	

PENDING CONTINUE TO

RESIDENTIAL

Site Built Conventio

Chester (CH100)	2	\$319,000	\$159,500	\$159,500	110
Lake Almanor Country Club (LA102)	16	\$6,193,795	\$387,112	\$332,000	131
Lake Almanor West (LA108)	4	\$1,205,000	\$301,250	\$287,000	109
Pine Town (PTL125)	1	\$74,500	\$74,500	\$74,500	134
Westwood (WWL125)	2	\$105,600	\$52,800	\$52,800	58
Subtotal	25	\$7,897,895	\$315,916	\$279,000	120

Manufactured

Chester (CH100)	1	\$100,000	\$100,000	\$100,000	445
Hamilton Branch (HB104)	1	\$219,500	\$219,500	\$219,500	83
Subtotal	2	\$319,500	\$159,750	\$159,750	264

LOTS/LAND

Single Family Lot

Foxwood (FW103)	1	\$39,000	\$39,000	\$39,000	113
Lake Almanor Country Club (LA102)	2	\$353,000	\$176,500	\$176,500	84
Warner Valley (WV011)	1	\$39,000	\$39,000	\$39,000	39
Subtotal	4	\$431,000	\$107,750	\$39,000	80

BACK ON MARKET

RESIDENTIAL

Site Built Conventio

Lake Almanor Country Club (LA102)	6	\$6,072,000	\$1,012,000	\$437,000	271
Peninsula Drive Area (PD104)	1	\$585,000	\$585,000	\$585,000	224
Prattville (PV001)	1	\$149,000	\$149,000	\$149,000	307
Subtotal	8	\$6,806,000	\$850,750	\$437,000	269

LOTS/LAND

Single Family Lot

Lake Almanor Country Club (LA102)	1	\$59,000	\$59,000	\$59,000	745
Lake Almanor West (LA108)	1	\$99,000	\$99,000	\$99,000	489
Subtotal	2	\$158,000	\$79,000	\$79,000	617

Unimproved Commer

Peninsula Drive Area (PD104)	1	\$475,000	\$475,000	\$475,000	162
Subtotal	1	\$475,000	\$475,000	\$475,000	162

	BUSINESS/COM							
		Improved Commercial						
		Chester (CH100)	1	\$99,000	\$99,000	\$99,000	1067	
		Subtotal	1	\$99,000	\$99,000	\$99,000	1067	
SS/REO CONTINGENT								
	RESIDENTIAL							
		Site Built Conventio:						
		Chester (CH100)	1	\$195,000	\$195,000	\$195,000	250	
		Hamilton Branch (HB104)	1	\$229,000	\$229,000	\$229,000	123	
		Lake Almanor Country Club (LA102)	1	\$379,000	\$379,000	\$379,000	300	
		Subtotal	3	\$803,000	\$267,667	\$229,000	224	
	LOTS/LAND							
		Single Family Lot						
		Lake Almanor Country Club (LA102)	1	\$15,000	\$15,000	\$15,000	111	
		Subtotal	1	\$15,000	\$15,000	\$15,000	111	