ACTIVE LISTINGS as of 7/12/2013

Current I

Lake Almanor Basin (includes Clear Creek & Westwood)

Status	Class	Туре	Area	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
Active Listings Listings Sold 2013 Listings Under Contract ACTIVE				445 0 0	\$162,166,343 <u>0</u> <u>0</u>	\$364,419 <u>0</u> 0	\$205,000 <u>0</u> <u>0</u>	233 0 0
	RESIDENTIAL							
		Site Built Convention	∩ŧ					
			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 Unconvention

		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

Unimproved Commer			Westwood (WWL125)	Subtotal	2 7	\$71,000 \$363,000	\$35,500	\$35,500	71 457
Chester (CH100)		Unimproved Commer	,	Subtotal	,	\$203,000	\$37,37 I	\$29,500	437
Peninsula Drive Area (PD104) 3 \$748,000 \$249,333 \$250,000 1439 \$750,000		Ommproved Common			3	\$219,000	\$73.000	\$75,000	307
Acreage Subtotal 6 \$967,000 \$161,167 \$117,000 \$73			•	104)		•	• •		
Bailey Creek (BC103)			•	,				· ·	
Chester (CH100)		Acreage					•	•	
East Shore Lake Almanor (ES106) 2 \$494,000 \$247,000 \$795,000 32 \$200,000 \$32 \$32 \$335,000 \$325,000 \$32 \$335,000 \$32			Bailey Creek (BC103)		1	\$1,200,000	\$1,200,000	\$1,200,000	349
Peninsula Drive Area (PD104) 1 \$795,000 \$795,000 \$49,500 \$49,500 \$255 \$255 \$3,387,500 \$49,500			,		1	\$849,000	\$849,000	\$849,000	376
Other Land Westwood (WWL125) 1 \$49,500 \$49,500 \$49,500 373 Other Land Chester (CH100) 1 \$99,000 \$99,000 \$99,000 \$2,570,000 \$1,53,450 \$1,53,450 \$1,53,450 \$1,53,450 \$1,53,450 \$1,53,450 \$1,53,450 \$1,53,450 \$1,55,000 \$1,55,000 \$1,55,000 \$1,55,000 \$1,55,000 \$1,55,000 \$1,55,000 \$1,55,000 \$1,55,000 \$1,55,00				•	2		· · · · · · · · · · · · · · · · · · ·	· ·	
Other Land Subtotal 6 \$3,387,500 \$564,583 \$572,000 373 Chester (CH100) 1 \$99,000 \$99,000 \$2,570,000 92 Peninsula Drive Area (PD104) 1 \$2,570,000 \$2,570,000 92 BUSINESS/COM Subitotal 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 Retail Subtotal 1 \$175,000 \$175,000 \$175,000 34 Retail Westwood (WWL125) 1 \$155,000 \$155,000 94 Office Hamilton Branch (HB104) 1 \$210,000 \$210,000 \$210,000 32 Multi-Use Building Westwood (WWL125) 1 \$59,000 \$59,000 \$59,000 21 Other Business/Comruse Chester (CH100) 2 \$924,000 \$462,000 \$462,000 3462,000 143			•)104)	1		· · · · · · · · · · · · · · · · · · ·	· ·	
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 BUSINESS/COM Subtotal 2 \$2,669,000 \$1,334,500 \$175,000 \$175,000 \$175,000 \$175,000 \$175,000 \$34 BUSINESS/COM Chester (CH100) 1 \$175,000 \$175,000 \$175,000 34 Retail Westwood (WWL125) 1 \$155,000 \$155,000 \$155,000 94 Office Hamilton Branch (HB104) 1 \$210,000 \$210,000 \$210,000 32 Multi-Use Building Subtotal 1 \$59,000 \$59,000 \$59,000 \$210,000 21 Other Business/Comr Chester (CH100) 2 \$924,000 \$462,000 \$462,000 143			Westwood (WWL125)		1			•	
Chester (CH100)				Subtotal	6	\$3,387,500	\$564,583	\$572,000	373
Peninsula Drive Area (PD104) 1 \$2,570,000 \$2,570,000 \$2,570,000 \$1,334,500 \$1,75,000		Other Land					•		
BUSINESS/COM Subtotal 2 \$2,669,000 \$1,334,500 \$1,334,500 \$1175,000 BUSINESS/COM Business Only Chester (CH100) 1 \$175,000 \$175,000 \$175,000 34 Retail Westwood (WWL125) 1 \$155,000 \$155,000 \$155,000 94 Office Hamilton Branch (HB104) 1 \$210,000 \$210,000 \$210,000 32 Multi-Use Building Westwood (WWL125) 1 \$59,000 \$59,000 \$59,000 21 Multi-Use Building Westwood (WWL125) 1 \$59,000 \$59,000 \$59,000 21 Other Business/Comr Chester (CH100) 2 \$924,000 \$462,000 \$462,000 143			,				•		
BUSINESS/COM Business Only Chester (CH100) 1 \$175,000 \$175,000 \$175,000 34 Retail Retail Westwood (WWL125) 1 \$155,000 \$155,000 \$155,000 94 Office Hamilton Branch (HB104) 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			Peninsula Drive Area (PD	,					
Business Only Chester (CH100) 1 \$175,000 \$175,000 \$175,000 34 Retail Westwood (WWL125) 1 \$155,000 \$155,000 \$155,000 94 Office Hamilton Branch (HB104) 1 \$210,000 \$210,000 \$210,000 32 Multi-Use Building Westwood (WWL125) 1 \$59,000 \$59,000 \$59,000 21 Other Business/Comr Chester (CH100) 2 \$924,000 \$462,000 \$462,000 143				Subtotal	2	\$2,669,000	\$1,334,500	\$1,334,500	117
Chester (CH100) 1 \$175,000 \$175,000 34 Retail Westwood (WWL125) 1 \$155,000 \$155,000 \$155,000 94 Office Hamilton Branch (HB104) 1 \$210,000 \$210,000 \$210,000 32 Subtotal 1 \$59,000 \$59,000 \$59,000 21 Other Business/Comr Chester (CH100) 2 \$924,000 \$462,000 \$462,000 143	BUSINESS/COM								
Retail Westwood (WWL125) 1 \$175,000 \$175,000 \$175,000 34 Office Bubtotal 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		Business Only	Chapter (CLI400)		4	¢475 000	6475 000	\$475,000	24
Retail Westwood (WWL125) 1 \$155,000 \$155,000 \$94 Subtotal 1 \$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			Chester (CH100)	Cubtotal				· ·	
Westwood (WWL125) 1 \$155,000 \$155,000 \$94 Subtotal 1 \$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 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		Dotoil		Subtotal	ı	\$175,000	\$175,000	\$175,000	34
Office Hamilton Branch (HB104) Subtotal 1 \$155,000 \$155,000 \$94 210,000 \$210,000		Relaii	\\/octwood (\\/\\/\\ 125\		1	\$155,000	\$155 000	\$155 000	0.4
Office Hamilton Branch (HB104) Subtotal Multi-Use Building Westwood (WWL125) Subtotal 1 \$210,000 \$210,000 \$210,000 32 **Subtotal** 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			Westwood (WWL125)	Subtotal	•			• •	
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		Office		Subtotal		φ133,000	φ133,000	ψ133,000	34
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		Office	Hamilton Branch (HB104)	1	1	\$210,000	\$210,000	\$210,000	32
Multi-Use Building Westwood (WWL125) Subtotal Other Business/Comr Chester (CH100) Multi-Use Building 1 \$59,000 \$59,000 \$59,000 21 \$59,000 \$59,000 \$10 \$59,000 \$59,000 21 \$59,000 \$462,0			Trainment Branch (FIB 104)				•	•	
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		Multi-Use Building		oubtotu.	•	Ψ=10,000	Ψ210,000	Ψ210,000	0_
Subtotal 1 \$59,000 \$59,000 \$59,000 21 Other Business/Comr Chester (CH100) 2 \$924,000 \$462,000 \$462,000 143		a Goo zaag	Westwood (WWL125)		1	\$59,000	\$59,000	\$59,000	21
Other Business/Comr Chester (CH100) 2 \$924,000 \$462,000 \$462,000 143			,	Subtotal			, ,	•	
Chester (CH100) 2 \$924,000 \$462,000 \$462,000 143		Other Business/Comi	1			* ,	, ,	, ,	
					2	\$924,000	\$462,000	\$462,000	143
Hamilton Branch (HB104) 1 \$350,000 \$350,000 \$350,000 84			Hamilton Branch (HB104))	1	\$350,000	\$350,000	\$350,000	84
Subtotal 3 \$1,274,000 \$424,667 \$350,000 123				Subtotal	3	\$1,274,000	\$424,667	\$350,000	123

		Improved Commerci	a					
		·	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							
	KLSIDLINIIAL	Site Built Convention	14					
		Site Duilt Convention	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	Gustotai	10	ψ10,030,300	φ1,005,050	ψ00-1,000	013
		Othor	Hamilton Branch (HB104)	1	\$99,000	\$99,000	\$99,000	406
			Subtotal	1	\$99,000	\$99,000	\$99,000	406
	LOTS/LAND		Castotal	•	ψου,σου	φοσίοσο	400,000	100
	20.0/2/	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			. , ,	, ,	. ,	
		Ŭ	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	M			. ,	, ,	, ,	
		Improved Commerci	a					
		•	Chester (CH100)	1	\$375,000	\$375,000	\$375,000	632
			Subtotal	1	\$375,000	\$375,000	\$375,000	632

PENDING CONTINUE TO	
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PENDING CONTINUE	T(
	RESIDENTIAL							
		Site Built Convention	ne					
			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	DE01DE117141							
	RESIDENTIAL	Ot						
		Site Built Convention		•	40.070.000	# 4.040.000	0.407.000	074
			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
	LOTO/LAND		Subtotal	8	\$6,806,000	\$850,750	\$437,000	269
	LOTS/LAND	Cinada Familio Lat						
		Single Family Lot	Later Almana and Oassas (m. Obela (I A400	4	# 50,000	# FO 000	# 50,000	745
			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
		Unimproved Commo	Subtotal	2	\$158,000	\$79,000	\$79,000	617
		Unimproved Comme		1	¢475 000	¢475 000	¢475 000	160
			Peninsula Drive Area (PD104) Subtotal	1 4	\$475,000 \$475,000	\$475,000 \$475,000	\$475,000 \$475,000	162 162
			Subtotal	1	\$475,000	Ψ413,000	\$475,000	102

BUSINESS/COM

	BUSINESS/COI	VI						
		Improved Commerc	ia					
			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	n:					
			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