

2nd Q 2013 Market Analysis

Lake Almanor Basin (includes Clear Creek & Westwood)

Status	Class	Type	Area	No. of	Dollar	Average	Median	Average
Active Listings				0	0	0	0	0
Listings Sold 2013				60	\$14,847,199	\$247,453	\$187,500	186
Listings Under Contract				0	0	0	0	0
SOLD								
	RESIDENTIAL							
		Site Built Conventional						
		Chester (CH100)		8	\$1,159,900	\$144,988	\$127,450	150
		Clear Creek (CCL123)		3	\$501,999	\$167,333	\$160,000	126
		East Shore Lake Almanor (ES106)		5	\$2,665,000	\$533,000	\$455,000	180
		Hamilton Branch (HB104)		5	\$1,586,000	\$317,200	\$200,000	119
		Lake Almanor Country Club (LA102)		12	\$3,735,500	\$311,292	\$248,000	181
		Lake Almanor Pines (LA104)		2	\$286,000	\$143,000	\$143,000	109
		Lake Almanor West (LA108)		5	\$3,230,000	\$646,000	\$375,000	299
		Mill Creek (MCT000)		1	\$340,000	\$340,000	\$340,000	295
		Westwood (WWL125)		6	\$147,400	\$24,567	\$25,750	62
		Subtotal		47	\$13,651,799	\$290,464	\$233,000	162
		Site Built Unconventional						
		Pine Town (PTL125)		1	\$108,000	\$108,000	\$108,000	62
		Subtotal		1	\$108,000	\$108,000	\$108,000	62
		Manufactured						
		Lake Almanor Pines (LA104)		1	\$137,500	\$137,500	\$137,500	215
		Subtotal		1	\$137,500	\$137,500	\$137,500	215
	LOTS/LAND							
		Single Family Lot						
		Bailey Creek (BC103)		2	\$42,500	\$21,250	\$21,250	622
		Clear Creek (CCL123)		1	\$40,000	\$40,000	\$40,000	72
		Foxwood (FW103)		1	\$7,500	\$7,500	\$7,500	195
		Lake Almanor Country Club (LA102)		3	\$675,000	\$225,000	\$300,000	208
		Lake Almanor West (LA108)		1	\$64,900	\$64,900	\$64,900	272
		Subtotal		8	\$829,900	\$103,738	\$32,500	301
		Unimproved Commercial						
		Chester (CH100)		2	\$100,000	\$50,000	\$50,000	400
		Subtotal		2	\$100,000	\$50,000	\$50,000	400
	BUSINESS/COMMER							
		Multi-Use Building						
		Chester Outskirts (CO001)		1	\$20,000	\$20,000	\$20,000	80
		Subtotal		1	\$20,000	\$20,000	\$20,000	80