

**1st Q 2013 Market Analysis**  
**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>				0	0	0	0	0
<u>Listings Sold 2013</u>				40	\$9,111,506	\$227,788	\$114,950	260
<u>Listings Under Contract</u>				0	0	0	0	0
SOLD								
	RESIDENTIAL							
		Site Built Conventional						
		Bailey Creek (BC103)		1	\$278,000	\$278,000	\$278,000	106
		Chester (CH100)		5	\$424,005	\$84,801	\$85,605	102
		Clear Creek (CCL123)		1	\$165,000	\$165,000	\$165,000	42
		Foxwood (FW103)		1	\$320,000	\$320,000	\$320,000	268
		Hamilton Branch (HB104)		1	\$114,900	\$114,900	\$114,900	29
		Lake Almanor Country Club (LA102)		9	\$4,339,000	\$482,111	\$387,500	312
		Lake Almanor West (LA108)		3	\$1,160,000	\$386,667	\$345,000	670
		Vision Lake (VL100)		1	\$59,000	\$59,000	\$59,000	128
		Westwood (WWL125)		4	\$160,101	\$40,025	\$43,550	159
		<b>Subtotal</b>		<b>26</b>	<b>\$7,020,006</b>	<b>\$270,000</b>	<b>\$167,250</b>	<b>251</b>
		Manufactured						
		Chester (CH100)		1	\$40,000	\$40,000	\$40,000	103
		<b>Subtotal</b>		<b>1</b>	<b>\$40,000</b>	<b>\$40,000</b>	<b>\$40,000</b>	<b>103</b>
	LOTS/LAND							
		Single Family Lot						
		Bailey Creek (BC103)		1	\$16,500	\$16,500	\$16,500	48
		Foxwood (FW103)		3	\$18,500	\$6,167	\$6,300	79
		Lake Almanor Country Club (LA102)		5	\$574,500	\$114,900	\$23,000	313
		<b>Subtotal</b>		<b>9</b>	<b>\$609,500</b>	<b>\$67,722</b>	<b>\$16,500</b>	<b>205</b>
	BUSINESS/COMME							
		Other Business/Comm						
		Chester (CH100)		1	\$930,000	\$930,000	\$930,000	1068
		<b>Subtotal</b>		<b>1</b>	<b>\$930,000</b>	<b>\$930,000</b>	<b>\$930,000</b>	<b>1068</b>
		Improved Commercial						
		Chester (CH100)		1	\$240,000	\$240,000	\$240,000	479
		<b>Subtotal</b>		<b>1</b>	<b>\$240,000</b>	<b>\$240,000</b>	<b>\$240,000</b>	<b>479</b>
SOLD NON MLS								
	RESIDENTIAL							
		Site Built Conventional						
		Peninsula Drive Area (PD104)		1	\$107,000	\$107,000	\$107,000	20
		<b>Subtotal</b>		<b>1</b>	<b>\$107,000</b>	<b>\$107,000</b>	<b>\$107,000</b>	<b>20</b>
SOLD-AFTER EXPIRED								
	RESIDENTIAL							
		Site Built Conventional						
		Chester (CH100)		1	\$165,000	\$165,000	\$165,000	344
		<b>Subtotal</b>		<b>1</b>	<b>\$165,000</b>	<b>\$165,000</b>	<b>\$165,000</b>	<b>344</b>