



Incline Village Real Estate Update

MARKET UPDATE...

Temperatures are dropping across many parts of the Country and there were even some snowflakes in the Chicago area. Although those affected might not be that happy about the change in weather, it is music to our ears, because we know that means tourists will soon be flocking to our snowy mountains.

The \$64,000 question is whether or not they will be buying real estate. No one can say for certain, but we believe there is a good chance that they will. Other areas of the country that have seen big price declines are finding bargain hunters reducing the glut of inventory.

With the financial markets in turmoil, real estate sales in Incline Village declined precipitously over the last 30 days. Sellers are getting anxious and dropping prices. We are also seeing more and more short sales that are eventually leading to increased foreclosures. If you are a value investor with the patience to stay in the market for the long run, we feel it is a good time for selective purchases.

Have a wonderful week.

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650 Village Blvd.

Type: House
Sales Price: \$1.495
Bedrooms: 4
Baths: 3.5
Sq.ft: 3147
Description:

Beautiful custom home on a large private lot. Wonderful gourmet kitchen w/ breakfast nook, Family room, Dining area and living room, beamed ceiling, beautiful outside deck w/ fenced yard. Designer decorated, offered furnished turn-key!

NEW LISTING!!!!!!!

706 Martis Peak Dr.

Type: House
Sales Price: \$899,900
Bedrooms: 4



Baths: 3
Sq.ft: 2355
Description: The perfect Tahoe home in the Lakeview sub.



Absolutely charming w/ 4br, 3 ba, family room, dining area, Large Living Room, beamed ceilings, large gourmet kitchen & nice outside deck with fenced yard. Light and bright!!

HOT BUY!! PRICE REDUCTION!!!

This Week's Hot Buys

Third Creek	581 Knotty Pine Dr.	275 Deer Ct.
		
\$599,900	\$995,000	\$1.195

Desirable reverse floor plan w/ open living, dining, kitchen and master suit on upper level, 2nd master off entrance level.
HOT BUY!

Quality crafted home with lush grounds in private park-like setting. This home is being sold turn-key with designer style furnishings.

Fabulous Deer Creek! Best location in complex. Private setting with beautiful zen yard w/ ponds & hot tub. Over \$50K in upgrades. Upgrades throughout.

Incline's New Listings & Escrows:

Condos Listed from 10/24/08 to 10/31/08

Complex	Unit	Price
Woodstock	40	\$260,000
Mt. Shadows	68	\$435,000
Country Club Mall	14	\$499,000
McCloud	25	\$499,000
Stillwater Cove	47	\$4.395

Homes and PUDs Listed from 10/24/08 to 10/31/08

Address	Price
650 Village Blvd.	\$1.495
564 Ponderosa Ave.	\$1.495
525 Lakeshore	\$2.2
525 Lakeshore Blvd.	\$2.3

Condos Open Escrow from 10/24/08 to 10/31/08

Complex	Unit	Price	Status
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680 Wilson Way	4	\$459,000	Pending
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Homes and PUDs Open Escrow from 10/24/08 to 10/31/08

Address	Price	Status
913 Southwood Blvd.	\$1.170	Pending
121 Rubicon Peak Ln.	\$1.495	Pending
918 Tyner Way	\$1.875	Pending

Condos Closed Escrow from 10/24/08 to 10/31/08

Complex	Unit	Asking Price	Sales Price
Creekside West		\$350,000	\$350,000
White Pines	18	\$449,000	\$420,000

Homes and PUDs Closed Escrow from 10/24/08 to 10/31/08

Address	Asking Price	Sales Price
579 Jackpine Ln	\$1.895	\$1.825

Call or email me to set up a viewing or to learn more about these listings.

Sincerely,



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