



Incline Village Real Estate Update

MARKET UPDATE... WE WILL BE GOING TO A MONTHLY NEWSLETTER FOR WINTER - NEXT NEWSLETTER WILL BE DECEMBER !!!

After slowing to a near standstill while the financial markets were in turmoil, real estate sales in Incline Village have started to pick up again within the last few weeks.

We feel that this is due partially towards a rebound in the stock market, the relaxation and stabilization of the credit markets, and a further drop in real estate prices in Incline Village.

We are not alone to share in this optimism. Polls show optimism about housing recovery.

Have a wonderful week.

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Burgundy Hill

Type: Condo

Sales Price:

\$389,000

Bedrooms: 1

Baths: 2

Sq.ft: 1064

Description: Lake

and Mountain views

- covered parking.

Sunny unit in nice

condition. 1 level living. Great complex. Furnishings negotiable.

Located in 3rd building 1st floor.



Maui Condo

Type: Condo

Sales Price:

\$609,000

Bedrooms: 2

Baths: 2

Sq.ft:

Description: Maui

condo owner

financing or will

trade!!! First floor 2

bedroom 2 bath

end unit located in historic downtown Lahaina just blocks from



front street, the harbor and the ocean, completely furnished and turn key. Flat screen TV's, washer & dryer, air condition and more. This 8+ acre property with a tropical setting has recently been renovated & has 2 pools & a pavilion for you enjoyment. Pull out living room sofa offers additional sleeping. On site property management offer with Outrigger resorts. Owner financing possible for qualified buyer. Contact agent for photos of unit.

This Week's Hot Buys

706 Martis Peak



\$899,900

Absolutely charming w/ 4 bedrooms, 3 baths, family room, dining area, Large living room, beamed ceilings, large gourmet kitchen, & nice outside deck with fenced yard.

HOT BUY LAKEVIEW SUB.

691 David Way



\$3.499

Stunning state size home w/ views of Lake Tahoe. located in Lakeview Sub. 2 kitchens, 2 laundry rooms, heated deck with covered deck below, beautiful, private garden.

170 Village Blvd.



\$499,000

Best value at McCloud! Beautiful upgraded with hickory and limestone floors throughout, newer high end stainless appliances, lower unit, short walk to Lake, spacious deck w/ view of open space.

Incline's New Listings & Escrows:

Condos Listed from 10/31/08 to 11/07/08

Complex	Unit	Price
Sicline Turrel	10	\$384,500
Creekside East	43	\$389,000
Third Creek	182	\$799,000
McCloud	250	\$859,000
Stillwater Cove	32	\$1.949
Crystal shores west	45	\$2.2
Crystal shores west	49	\$2.3

Homes and PUDs Listed from 10/31/08 to 11/07/08

Address	Price
1329 Thurgau Ct.	\$579,000
593 North Dyer Circle	\$1.395
609 Dorothy Ct	\$1.675
567 Eagle Dr.	\$2.1

Condos Open Escrow from 10/31/08 to 11/07/08

Complex	Unit	Price	Status
872 Tanager	57	\$128,900	Pending
Burgundy Hill	343	\$379,000	Pending

Condos Closed Escrow from 10/31/08 to 11/07/08

Complex	Unit	Asking Price	Sales Price
Creekside west	17	\$350,000	\$350,000

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

Sincerely,



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