



Incline Village Real Estate Update

MARKET UPDATE...

There is no doubt that it has been and still is a very tough market for Sellers. Buyers have been sitting on the sidelines and biting mostly on distressed sales such as REO's and Short Sales.

You probably won't read about it in the major news media outlets (bad news sells better); however, there appears to be a shift taking place in some of the hardest hit areas such as Southern California, Arizona, and Florida. Sales are up as bargain hunters are taking advantage of super deals. Eventually, the good news will be too hard to ignore. For the time being, you have to go to alternative sites such "Happy Real Estate News" to find out the latest positive trends.

Here is another article hot off the press titled, "Has the Market Bottomed Out?", by Walt Baczkowski, President of the Metropolitan Consolidated Association of REALTORS®.

Many times we are asked about why we live in Incline Village. For those that already live here, the reasons may be obvious, but those of you are thinking of either relocating here full time or buying a second or vacation home, you are in for a wonderful adventure.

Have a wonderful week.

Quick Links

- [About Me](#)
- [Featured Listings](#)
- [Search Incline Listings](#)
- [Search Reno Listings](#)

Tools

- [New Listing Notification](#)
- [Your Home's Value](#)

275 Deer Court

Type: House
Sales Price: \$1.320
Bedrooms: 3
Baths: 3.5
Sq.ft: 2752
Description:
 Incredible setting & Best location. Shows like a model. Over 50K in upgrades. Private & gated community. Great views off of deck. Hot tub!!



1034 Tomahawk Trl

Type: Lot & Land



Sales Price:
\$254,750
Bedrooms:
Baths:
Sq.ft:
Description:
LOWEST PRICE
LOT!! Sunny



location and level access Street-to-Street lot, Preliminary plans, buyer to transfer covg. Survey complete. Owner will consider carrying @ 6% for 3 years. Call listing office for details. PRICED TO SELL!!

This Week's Hot Buys

448 2nd Tee Dr.



\$849,000

3 bedroom 2.5 bath home, remodeled, large street-to-street lot w/ 5300+ sq. ft. TRPA verified coverg and 10 trees tagged to be removed. Beautiful lot!!

824 Northwood Blvd \$725,000



Beautiful

freestanding condo with great location close to town. 2 over sized bedrooms on lower level. Upper level living area.

Burgundy Hill



\$429,000

Lake & Mountain views. Covered parking. Sunny unit in nice condition. 1 level living. Great complex! Furnishings negotiable. Located 1st floor.

Offered by Coldwell Banker

Incline's New Listings & Escrows:

Condos Listed from 8/01/08 to 8/08/08

Complex	Unit	Price
872 Tanager St.	22	\$149,500
Mt. Shadows	84	\$439,000
Royal Pines	89	\$599,000
999 Lakeshore	7	\$1.175

Homes and PUDs Listed from 8/01/08 to 8/08/08

Address	Price
978 Glenrock Ct	\$479,000
504 Jensen Cir	\$639,000
561 North Dyer Cir	\$849,000
119 Tramway Rd	\$1.095

324 Wassou Rd	\$1.295
541 Skylake Ct	\$1.350
842 Ophir Peak Rd	\$1.490
809 Jeffrey Court	\$1.795
645 Fourteenth Green	\$1.875
125 Mayhew Cir	\$2.975
519 Ponderosa Ave	\$3.390
580 Ponderosa Ave	\$3.750
300 Northlake Cir	\$6.750

Condos Open Escrow from 8/01/08 to 8/08/08

Complex	Unit	Price	Status
865 Peepsight Ct	3	\$399,995	Pending

Homes and PUDs Open Escrow from 8/01/08 to 8/08/08

Address	Price	Status
969 Cinnabar Ct	\$849,000	Pending
952 Fairway Park	\$1,195	Pending

Condos Closed Escrow from 8/01/08 to 8/08/08

Complex	Unit	Asking Price	Sales Price
Glenrock	5	\$380,000	\$426,000
McCloud	49	\$549,000	\$549,000

Homes and PUDs Closed Escrow from 8/01/08 to 8/08/08

Address	Asking Price	Sales Price
868 Donna Dr	\$799,000	\$755,000
Country Club Villas	\$1.095	\$1.070
1077 Sawmill Rd	\$1,699,999	\$1.625

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

Sincerely,



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