



Incline Village Real Estate Update

MARKET UPDATE...

About a year or so ago, the National Association of Realtors® developed a new index for forecasting market trends. It is called the Pending Home Sales Index. Since it measures the number of homes that are going in to Escrow, it is a leading indicator.

The good news is that the Pending Homes Sales Indicator rose 5.3% in June to 89.0. This is still below the level of a year ago, but it is higher than May, so at least we are moving in the right direction. Lawrence Yun, Chief Economist for NAR, writes "Pending Home Sales Rise, Wider Gains Anticipated".

There are so many great deals right now; however, we would like to call your attention to one in particular that is listed below under our Hot Buys. The owners of 448 2ND tEE just reduced their asking price to \$849K. This is an absolutely screaming deal for a home right in the heart of the Eastern Slope. Have a great week

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932 Dorcey Drive

Type: House

Sales Price:

\$759,000

Bedrooms: 3

Baths: 2.5

Sq.ft: 1832

Description:

Beautiful home nestled on a pretty lot in upper Tyner.

Custom detailed, home features vaulted ceilings, custom painting, gourmet kitchen with top of the line appliances. Living room, family room and large open kitchen!



706 Martis Peak Dr.

Type: House

Sales Price:

\$995,000

Bedrooms: 4

Baths: 3

Sq.ft: 2355

Description: The perfect "Tahoe



home in the
Lkaeview sub.



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. Light and bright.

This Week's Hot Buys

448 2nd Tee Dr.



\$849,000

3 bedroom 2.5 bath home, office and garage. Remodeled large street- to -street lot w/ 5300+ sq. ft. TRPA verified coverg. Beautiful lot! **HOT BUY!!**

L' Ermitage #38



\$549,000

Great condo in gated community in heart of town w/ cathedral ceilings, fireplace and large kitchen, sunny deck and garage. Offered furnished. Owner consider financing.

467 Driver Way



\$3.750

Brand new rebuild from studs up! Incredible privacy, level easy access. Quality materials and craftsmanship throughout. Open floorplan. Room for the whole family. Listed by Coldwell Banker

Incline's New Listings & Escrows:

Condos Listed from 8/8/08 to 8/15/08

Complex	Unit	Price
Ski Way Ridge	270	\$450,000
688 Wilson Way	4	\$540,000
Fairway Pines	7	\$458,000
Village @ Incline	58	\$659,000
Third Creek	48	\$664,900

Homes and PUDs Listed from 8/8/08 to 8/15/08

Address	Price
500 Pahute Rd	\$675,000
145 Selby	\$970,000
275 Deer Ct.	\$1.320
834 Ophir Peak Rd.	\$1.495
571 Putter Ct.	\$2.750

988 Tyner Way	\$3.050
570 Gonowabie Rd.	\$13.5

Condos Open Escrow from 8/8/08 to 8/15/08

Complex	Unit	Price	Status
Pinebrook	22	\$149,500	Pending
1306 Moritz Ct	1306	\$369,000	Pending

Homes and PUDs Open Escrow from 8/8/08 to 8/15/08

Address	Price	Status
1075 Flum Rd	\$789,000	Pending
101 Red Cedar Rd	\$1.195	Pending
906 Ace Ct	\$1.625	Pending
617 Lariat Cir	\$1.950	Pending
659 Cristina Dr	\$2.495	Pending
727 Champagne Rd	\$7.995	Pending

Condos Closed Escrow from 8/8/08 to 8/15/08

Complex	Unit	Asking Price	Sales Price
McCloud	238	\$539,000	\$523,000

Homes and PUDs Closed Escrow from 8/8/08 to 8/15/08

Address	Asking Price	Sales Price
952 Fairway Park Dr	\$2.795	\$2.6
473 Eagle Dr.	\$560,000	\$560,000

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

Sincerely,



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