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Incline Village Real Estate Update

MARKET UPDATE...

It has been shown time and time again, that the Incline Village Real Estate market tracks the California Real Estate market with a lag of 6 to 12 months.

If that is going to hold true again in this latest real estate cycle, then things you should definitely be looking up here in Incline Village very soon. The reason is that California sales have increased on a year over year basis for the last 9 months.

Furthermore, median prices have stabilized in the last several months in Southern California. In fact, we have been told that bidding has become rather intense lately on Distressed Properties with buyers often paying over asking price.

New home sales, traffic and optimism are on the rise, according to an April survey of builders across the country.

Have a wonderful week.

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275 Deer Court

Type: House
Sales Price: \$999,000
Bedrooms: 3
Baths: 3.5
Sq.ft: 2752
Description: FABULOUS Deer Creek. Best location in complex...Private setting



with beautiful Zen yard w/ ponds and hot tub. Over 50K in upgrades...custom faux painting and designer upgrades thru-out.

Burgundy Hill #334

Type: Condo

Sales Price: \$329,000

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.



This Week's Hot Buys

650 Village



\$1.395

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

549 Lakeshore Blvd.



\$1.65

Immaculate end unit lakefront condo. Full remodel, turn-key & quiet. Private hot tub w/ stunning views. Steps from beach and private marina.

McCloud #13



\$559,000

Best McCloud Condo! Sunny upstairs unit. Deck opens to green belt... Beautifully upgraded, new carpet & roof, taverline tile in master bath with jacuzzi tub. Custom closets and paint, gas log fireplace, \$30K + in upgrades.

Incline's New Listings & Escrows:

Condos Listed in April

Complex	Unit	Price
Racquet Club	82	\$189,900
Burgundy Hill	296	\$265,000
Mt. Shadows	135	\$319,900
Southwood Glen	7	\$385,000
Mt. Shadows	4	\$464,000
L'Ermitage	4	\$487,000
McCloud	231	\$495,000
Coeur Du Lac	49	\$510,000
Village @ Incline	58	\$524,500
Royal Pines	73	\$535,000
Fairway Pines	35	\$585,000
694 Golfers Pass Rd.	4	\$595,000
Bitterbrush	221	\$599,900
Third Creek	38	\$650,000
McCloud		\$799,000
Crystal Shores Villas		\$1.175
Crystal Bay Cove	21	\$1.995

Homes and PUDs Listed in April

Address	Price
949 Dana Ct.	\$450,500
788 Geraldine	\$464,000
941 Divot	\$599,000

579 Douglas Ct.	\$699,000
733 Dee Ct.	\$865,000
318 Second Creek	\$899,000
828 Freels Peak Dr.	\$1.1
859 Golfers Pass	\$1.170
590 McDonald Drive	\$1.175
571 Putter Ct.	\$2.650
467 Driver Way	\$3.25
789 Tyner	\$3.745
559 Dale Dr.	\$3.795
587 Lakeshore Blvd.	\$12.0
573 Lakeshore Blvd.	\$18.0
61 Somers Loop	\$24.9

Condos Open Escrow in April

Complex	Unit	Price	Status
837 Southwood	15	\$210,000	Pending
Racquet Club	77	\$225,000	Pending
Woodstock	63	\$269,000	Pending
Ski Way Ridge	262	\$324,000	Pending
Bitterbrush	58	\$425,000	Pending
Burgundy Hill	347	\$550,000	Pending
1000 Lakeshore	24	\$599,000	Pending

Homes and PUDs Open Escrow in April

Address	Price	Status
996 Tyner Way	\$355,000	Pending

1046 Lucerne	\$450,000	Pending
818 McCourry	\$499,999	Pending
937 Jennifer St.	\$550,000	Pending
119 Pine Cone Rd.	\$600,000	Pending
823 Ophir Peak	\$617,900	Pending
914 Jennifer St.	\$699,000	Pending
1372 Tirol Dr.	\$799,000	Pending
591 Rockrose Ct.	\$799,900	Pending
Incline Creek Estates	\$999,000	Pending
873 Northwood Blvd.	\$1.195	Pending
346 Winding Way	\$1.2	Pending
Incline Creek Estates	\$1.445	Pending
336 5th Green	\$4.9	Pending

Condos Closed Escrow in April

Complex	Unit	Asking Price	Sales Price
Country Club Mall	3	\$298,000	\$298,000

Homes and PUDs Closed Escrow in April

Address	Asking Price	Sales Price
599 Crest Lane	\$339,000	\$301,000
Glenrock	\$359,900	\$326,100
489 Fairview	\$1.790	\$1.550
1560 Vivian Lane	\$2.150	\$1.650
558 Dale	\$2.495	\$2.250
551 Silvertip	\$3.995	\$3.650

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

Sincerely,



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