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Incline Village Real Estate Update

MARKET UPDATE...

The market is definitely heating up over the last two months. A significant number of these new escrows are for properties in the \$1 Million plus range.

It is still a Buyer's market, and the increase in sales, in our opinion, is due primarily to the following three factors: sellers are becoming more realistic with their pricing; there has been an increase in the number of Short Sales and Bank Owned properties listed for sale; and concern from buyers about future increases in interest rates.

Our newest listing going in to the MLS is 920 Wendy Lane #1. This previously sold for \$325,000 in 2006. It is listed for \$319,000. Please check our website for all properties and our newest feature showing properties that are bank owned and properties available for short sale.

Have a wonderful summer. Our next newsletter will be mid-July.

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932 Dorcey Drive

Type: House
Sales Price: \$650,000
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!

920 Wendy Lane

Type: Condo
Sales Price: \$319,000
Bedrooms: 2
Baths: 2
Sq.ft: 971

Description: Darling front
unit of complex. 2
Bedrooms, 2 Baths &
Garage. Remodeled kitchen
with granite and wood floor -No association dues.



This Week's Hot Buys

650 Village Blvd



\$1.395

Beautiful custom
home on a large
private lot. Wonderful
gourmet kitchen with
breakfast nook.
Family room, dining
area and living room,
beamed ceiling and a
beautiful outside deck
with fenced yard.
Designer decorated,

706 Martis Peak Drive \$849,000



The perfect Tahoe
home in the Lake
view subdivision.
Absolutely charming
with 4 bedrooms, 3
baths, family room,
dining area, LARGE
LIVING ROOM,
beamed ceilings,
large gourmet
kitchen, nice outside
deck and fenced

567 Eagle Drive



\$1.895

Panoramic Lakeview
home with privacy.
Granite counters in
kitchen. Marble
counters in
bathrooms. F.P. in
Living Room &
Master Br. Lakeview
from Master Br. Wet
bar in F.R. Deck off

offered furnished
turn-key!

yard. Light, bright and
easy to show.

Great Room, F.R., &
Master br.
Hardwood floors in
entry & kit.

Incline's New Listings & Escrows:

Condos Listed from 6/15/09 to 6/30/09

Complex	Unit	Price
Ski Way Ridge	270	\$450,000
Woodstock	52	\$239,900
915 Incline Way	103	\$240,000
Creekside East	7	\$458,000
Racquet Club	89	\$299,000
Creekside East	7	\$458,000
Royal Pines	87	\$375,000
321 Ski Way	237	\$410,000
McCloud	223	\$439,500
Mt. Shadows	181	\$440,000
Ski Way Ridge	288	\$449,000
Coeur Du Lac	4	\$488,000
Forrest Pines	92	\$578,000
McCloud	48	\$649,000
McCloud	137	\$759,000
Stillwater Cove	6	\$1.1
Crystal Shores East	28	\$1.150
1168 Altdorf Ter	1168	\$1.4
Crystal Shores West	54	\$1.998

Homes and PUDs Listed from 11/9/08 to 11/16/08

Address	Price
581 Chico Street	\$699,500
1120 Lakeshore Blvd.	\$975,000

Condos Open Escrow from 6/15/09 to 6/30/09

Complex	Unit	Price	Status
Forest Pines	47	\$315,400	Pending
Northwood Blvd	182	\$600,000	Pending

Homes and PUDs Open Escrow from 6/15/09 to 6/30/09

Address	Price	Status
977 Dorcey Drive	\$525,000	Pending
644 Tyner Way	\$600,000	Pending
947 Dorcey Drive	\$729,000	Pending
567 Valley Drive	\$1.149	Pending
565 Alden Ln	\$1.450	Pending
973 Fairway Blvd	\$1.595	Pending

Condos Closed Escrow from 6/15/09 to 6/30/09

Complex	Unit	Asking Price	Sales Price
825 Southwood Blvd	14	\$169,900	\$150,000
335 Ski Way	347	\$550,000	\$525,000
694 Golfers Pass Rd	4	\$595,000	\$546,250

Homes and PUDs Closed Escrow from 6/15/09 to 6/30/09

Address	Asking Price	Sales Price
954 Garen St	\$379,900	\$370,000
605 Village Blvd	\$599,000	\$550,000
433 Valerie Court	\$949,000	\$917,500

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

Sincerely,



Carole Madrid

#1 Top Producing Agent

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