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Incline Village Real Estate Update

MARKET UPDATE...

Typically the market slows down after high season ends, and that appears to be what is happening now. Sales for the beginning of June have been slightly less brisk than the pace we saw in previous months.

Part of this may be attributed to the home buyer tax incentive that expires at the end of June. Also, tourism and sales normally slow down between Spring and Summer.

We don't believe we are in for a double dip recession and a further fall in real estate prices. There is ample evidence to the contrary from around the country.

As the saying goes, "Time will tell". We are betting that people will look back in 5 years from now at the 2010/2011 period as having been the ideal time to get back in to the real estate market.

How about you? Hopefully you won't be one of those who says, I wish I had bought.

Have a wonderful week!

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825 O'Neil Way

Type: House

Sales Price: \$698,000

Bedrooms: 4

Baths: 3

Sq.ft: 1776

Description: GREAT home

in low elevation

neighborhood. Single

level and Sunny lot with nice decks and yard. 1671



square feet of additinal coverage.

860 Susan Ct

Type: House
Sales Price: \$798,000
Bedrooms: 4
Baths: 3
Sq.ft: 2290
Description: Great home in Jennifer Area



This Week's Hot Buys

932 Dorcey Drive



\$599,000

Beautiful Home nestkled on a pretty lot. In Upper Tyner. Custom detailed & home features vaulted ceilings, custom painting, bourmet kitchen with top of the line appliances. Living room, Family room and large open kitchen.

963 David \$500,000



Fabulous lakeviews from this low elevation remodeled home. Master bedroom on main living level, open floor plan. Game room, family room and more. Chef's delight kitchen with top of the line appliances, all bedrooms are suites and large decks.

1034 Taomahawk



\$199,000

LOWEST PRICE LOT! Sunny location and level accessStreet-to-Street Lot, Preliminary Plans, buyer totransfer covg.Survey complete. Owner willconsider carrying @ 6% for 3 years. Call Listingoffice for details. **PRICED TO SELL !**

Incline's New Listings & Escrows:

Condos Listed from 6/1/10to 6/13/10

Complex	Unit	Price
Pinebrook	30	\$98,000
Creekside East	60	\$265,000
Burgandy Hill	308	\$275,000
Creekside East	32	\$295,000
900 Golfers Pass	3	\$299,000
Creekside West	10	\$299,900
Creekside West	18	\$389,000
Bitterbrush	10	\$439,000
McCloud	203	\$459,000
211 Lark	1	\$518,000
McCloud	58	\$649,000
Village @ Incline	56	\$695,000
The point	15	\$1.289
Stillwater Cove	32	\$1.739

Homes and PUDs Listed from 6/1/10 to 6/13/10

Address	Price
730 Betty	\$469,000
967 Granite Ct	\$539,000
869 Dyer Cir	\$549,900
825 O'Neil Way	\$698,000
649 Alpine View	\$719,900
1011 Dorcey	\$789,000
860 Susan Ct	\$798,000
734 Mays	\$859,000

953 Dorcey Drive	\$975,000
833 O'Neil	\$990,000
968 Granite Court	\$998,000
568 Putter	\$1.045
652 Crystal Peak Road	\$1.149
716 James Lane	\$1.495
811 Snead Ct	\$1.650
179 Yerington	\$2.3
549 Ponderosa	\$3.499
951 Lakeshore	\$975,000

Condos Open Escrow from 6/1/10 to 6/14/10

Complex	Unit	Price	Status
Pinebrook	23	\$85,000	Pending
Pinebrook	1	\$97,000	Pending
915 Incline Way	64	\$288,000	Pending
Creekside West	19	\$288,000	Pending

Homes and PUDs Open Escrow from 6/1/10 to 6/14/10

Address	Price	Status
520 Pahute Road	\$668,000	Pending
269 Tramway Rd	\$750,000	Pending
377 2nd Tee Drive	\$750,000	Pending
1457 Glarus	\$950,000	Pending
1436 Cheshire Ct	\$1.295	Pending
650 Lakeshore Blvd	\$3.850	Pending
755 Burgandy Rd	\$5.950	Pending

585 Lakeshore	\$10M	Pending
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Condos Closed Escrow from 6/1/10 to 6/14/10

Complex	Unit	Asking Price	Sales Price
928 Wendy Lane	3	\$169,900	\$165,000
830 Oriole Way	19	\$359,000	\$332,500
Forest Pines	1-68	\$374,000	\$374,000
Country Club	57	\$425,000	\$399,000

Homes and PUDs Closed Escrow from 6/1/10 to 6/14/10

Address	Asking Price	Sales Price
1054 Warbonnett	\$399,000	\$395,000
986 Dorcey	\$900,000	\$815,000
785 Pinion Pine Way	\$995,000	\$1,021,316
800 Golfers Pass	\$1.333	\$1.040
857 College Drive	\$1.525	\$1.375
727 Champagne Rd	\$5.995	\$5M

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

Sincerely,



Carole Madrid

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