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Incline Village Real Estate Monthly Update For May 2009

MARKET UPDATE...

There are several very key indicators that are giving us renewed confidence and optimism to buy real estate now.

1. Inventories have declined significantly in 29 major metropolitan cities and especially so in those areas where Incline Village gets most of its buyers, i.e. West Coast cities.
2. The stock market as reflected in the S&P averages has rebounded by 36% from the March lows.
3. Interest rates while remaining low are starting to trend higher. Good argument for buying now rather than waiting until later when interest rates will most likely be much higher.

There are other things such as consumer optimism and spending both of which are up as well as construction spending. It appears as if the worse is over and we will be heading out of recession soon.

If you agree and think it is a good time to buy now, please contact us so that we can help you find just the right property to meet your needs and suit your budget.

Have a wonderful week.

Carole

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938 Jennifer

Type: House
Sales Price:
 \$449,000
Bedrooms: 3
Baths: 2
Sq.ft: 1576
Description: Hot
 Buy!!! "Cabin in the
 woods" The perfect
 Tahoe Home!!

Charming with 3BR and 2BA , beamed
 ceilings and large sunny deck. Offered furnished turn key
 including hot tub and pool table. Good rental history.

HOT BUY!!!



141 Mule Creek Cir

Type: House
Sales Price:
 \$449,000
Bedrooms: 4
Baths: 3
Sq.ft: 2885
Description:
 GRANDVIEW
 ESTATES SHORT
 SALE!!Great

house.....GREAT neighborhood! GREAT CITY VIEWS!! ...Reno



SHORT SALE !!!

Hot Buys

Third Creek #84



Deer Creek 275



Crystal shores Villa





\$698,800

Beautiful setting overlooking park like landscaped area. Cathedral beamed ceiling in living room, river rock wood burn firepl, kit w/ new stainless appl & wood flr. Tavertine countrs, flr in MBA. 1 BR/BA down.

HOT BUY!



\$900,000

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.

SHORT SALE HOT BUY!!!



\$1.020

Water front complex. Fabulous lake view. Darling remodeled 2bdrm/2ba end unit. Deeded boat slip, private beach, pier and marina
Listed by CBIVRA
NEW LISTING!!

Incline's New Listings & Escrows:

Condos Listed May 1st-14th

Complex	Unit	Price
Woodstock	51	\$220,000
Couer Du Lac	47	\$332,000
Burgandy Hill	323	\$349,000
Southwood Glen	8	\$349,000
The Cedars	15	\$398,000
700 Titlist Dr	B	\$425,000
Incline Villas	6	\$495,000
McCloud	251	\$532,500
McCloud	129	\$539,000
941 Divot Drive	1	\$599,000
Alta Village	2	\$759,900

McCloud	250	\$799,000
999 Lakeshore	5	\$900,000
Crystal Shores Villas	116	\$1.175
999 Lakeshore	45	\$1.250
Crystal Towers	F	\$3.0

Condos Listed May 14th-31st

Complex	Unit	Price
White Pines	16	\$444,500
McCloud	190	\$448,000
1000 Lakeshore	22	\$450,000
McCloud	96	\$459,000
Bitterbrush	8	\$475,000
924 Wendy Ln	A	\$519,000
Third Creek	84	\$698,800
685 Palmer Ct	2	\$700,000
Third Creek	63	\$810,000
Crystal Shores Villas	104	\$1.020
Third Creek	31	\$1.1
Crystal Shores East	7	\$1.450
Crystal Bay Cove	2	\$2.195

Homes and PUDs Listed May 1st-14th

Address	Price
702 College Drive #70	\$310,000
508 Jensen Cir	\$975,000
925 Tyner	\$559,000

977 Dorcey Dr	\$575,000
941 Divot	\$599,000
894 Jennifer St	\$648,800
1396 Tirol Dr	\$699,999
733 Dee Ct	\$865,000
967 Redfeather Ct	\$1.199
840 Jennifer St	\$1.299
864 Lakeshore Blvd	\$1.725
573 Tyner Way	\$1.795
1081 Tiller Dr	\$2.395
125 Mayhew Cir	\$2.475
540 Gonowabie Rd	\$2.950
383 2nd Tee Dr	\$2.995
74 Shoreline Cir	\$3.5

Homes and PUDs Listed May 14th-31st

Address	Price
504 Jensen Cir	\$625,000
826 Southwood Blvd	\$645,000
949 Dana Ct	\$689,000
947 Dorcey Dr	\$729,000
585 Silvertip Dr	\$789,000
Country Club Villas	\$995,000
567 Valley Dr	\$1.149
730 Country Club Dr.	\$1.150
931 Jupiter Dr	\$1.199

1014 Apollo Way	\$1.1995
Fairway View Ct	\$1.2
1013 Galaxy Way	\$1.2
Lake Country	\$1.235
Lake Country	\$1.250
564 Matchless Ct	\$1.275
Glen	\$1.595
725 James Lane	\$1.595
553 Silvertip Dr	\$1.599
672 Lakeshore Blvd	\$1.699
710 Birdie Way	\$1.799
1055 Sawmill Rd	\$2.195
590 Pinto	\$3.7
905 Tyner Way	\$3.999
1056 Lakeshore Blvd	\$5.3
755 Burgandy Rd	\$6.550

Condos Open Escrow in May

Complex	Unit	Price	Status
Southwood Court	6	\$164,900	Pending
Southwood Pines	13	\$199,000	Pending
Tahoe Racquet Club	6	\$200,000	Pending
Creekside West	15	\$210,000	Pending
Creekside West	21	\$255,000	Pending
Ski Way Ridge	262	\$324,000	Pending
584 Amagosa Rd	64	\$349,900	Pending

Woodminster	27	\$424,900	Pending
Mt. Shadows	4	\$464,000	Pending
Burgandy Hill	347	\$550,000	Pending
McCloud	141	\$569,000	Pending
694 Golfers Pass	4	\$595,000	Pending
Creekside East	18	\$1.650	Pending

Homes and PUDs Open Escrow in May

Address	Price	Status
Incline Crest	\$319,000	Pending
1351 Zurich Ln	\$325,000	Pending
954 Garen St	\$379,900	Pending
Tahoe Palisades	\$399,900	Pending
1046 Lucerne Way	\$450,000	Pending
508 Jensen Cir	\$499,000	Pending
818 McCourry	\$499,999	Pending
610 2nd Creek	\$599,000	Pending
119 Pine Cone Rd	\$600,000	Pending
552 Lantern Ct	\$799,000	Pending
Incline Creek Estates	\$999,000	Pending
Wood Creek	\$1.195	Pending
449 Fairview Blvd	\$1.395	Pending
Incline Creek Estates	\$1.445	Pending
970 Mica	\$1.620	Pending
505 Alpine view	\$3.295	Pending

Condos Closed Escrow in May

Complex	Unit	Asking Price	Sales Price
Woodstock	63	\$269,000	\$225,000
1000 Lakeshore	24	\$599,000	\$565,000

Homes and PUDs Closed Escrow in May

Address	Asking Price	Sales Price
Montclair	\$395,000	\$370,000
996 Tyner Way	\$355,000	\$460,000
937 Jennifer	\$550,000	\$490,000
914 Jennifer	\$699,000	\$640,000
1372 Tirol	\$799,000	\$720,000
591 Rockrose	\$799,900	\$775,000
145 Selby	\$819,000	\$795,000

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

Sincerely,



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