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Incline Village Real Estate Update

MARKET UPDATE...

Have a wonderful week. On November 30, 2009, U.S. Department of the Treasury announced the Home Affordable Foreclosure Alternatives Program (HAFA), which provides financial alternatives to servicers, borrowers, and investors for a closed short sale or a deed-in-lieu of foreclosure (DIL). HAFA encourages foreclosure alternatives to costly and expensive foreclosures.

The HAFA program simplifies and encourages short sale and DIL options by: Offering eligible borrowers viable alternatives to avoid foreclosures.

Providing a standardized process and time frames for handling viable alternatives.

Allowing pre-approved short sale terms before a property is listed. Preventing servicers from attempting to reduce real estate commissions established in the Listing Agreement as a condition for short sale approval.

Releasing borrowers from future liability for the debt; Providing financial incentives to borrowers, servicers, and investors.

For more information about HAFA, read the Supplemental Directive using the link above or find this and other Making Home Affordable information at HMPAdmin.com.

If you are in a situation or know someone that is upside down on their loan, and needs to sell, this is welcome news. We have a lot of experience dealing with Short Sales, so please allow us to help you or your friends.

Have a wonderful week!

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938 Jennifer



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Type: House
Sales Price: \$439,000
Bedrooms: 3
Baths: 2
Sq.ft: 1576



Description: "Cabin in the woods" the perfect tahoe cabin. Charming with 3BR and 2BA, beamed ceilings and large sunny deck. Offered furnished turn-key including hot tub and pool table. Good rental history.

Coeur Du Lac

Type: Condo
Sales Price: \$299,000
Bedrooms: 1
Baths: 1
Sq.ft: 753



Description: Good rental unit. Desirable complex near beach. Complex pool, hot tub, sauna. Upgraded interior/ new siding, windows, gas FP insert. Rustic Tahoe decor. Lower level, sleeps 4, extra half bath. Owner-agent

This Week's Hot Buys

Ski Way Ridge



\$249,000

Updated condo w/ recessed fridge. Spacious kitchen. New ceramic tile

847 Jeffrey St.



\$750,000

4BR, 2 master suites, 3.5BA, 2 Car Garage. Cathedral ceilings, a step down living and

1208 Styria Way



\$499,500

Remodeled and beautifully furnished. Wonderful views of Diamond

floors, wood burning fireplace, underground parking garage, close to ski resort, sleeping alcove, 2 full baths, Mt. view from deck.

dining area. Level driveway and walkway. Forest service on both sides. Great condition, 2 large decks, wonderful trees and Mt. views,

Peak Ski Resort. Perfect freestanding PUD, open floor plan, granite counters new appliances, spacious deck, new hardwood floors new carpet, paint and more! Must see!

Incline's New Listings & Escrows:

Condos Listed from 11/1/09 to 11/30/09

Complex	Unit	Price
333 Ski Way Ridge	259	\$249,000
Forrest Pines	2-36	\$297,500
Couer Du Lac	46	\$299,000
5101 North Lake Blvd	67	\$299,000
321 Ski Way	36	\$299,000
321 Ski Way	6	\$339,000
699 Hogan Ct.	4	\$352,000
929 Northwood Blvd	133	\$695,000

Homes and PUDs Listed from 11/1/09 to 11/30/09

Address	Price
940 Flanders Rd	\$549,325
28 Somers Loop	\$1.950
440 State Route 28	\$2.5
1605 Pine Cone Cir	\$5M
915 Lakeshore Blvd	\$19.950

Condos Open Escrow from 11/1/09 to 11/30/09

Complex	Unit	Price	Status
Royal Pines	64	\$549,000	Pending
Crystal Bay Cove	19	\$1,945,000	Pending
Royal Pines	64	\$549,000	Pending
Racquet Club	89	\$225,000	Pending
915 Incline Way	202	\$229,995	Pending
915 Incline Way	201	\$229,995	Pending
915 Incline Way	101	\$229,995	Pending
Coeur Du Lac	47	\$235,000	Pending
All Seasons	14	\$238,000	Pending
Mt.Shadows	135	\$275,000	Pending
Royal Pines	57	\$282,150	Pending
Mt. Shadows	39	\$289,000	Pending
Alpine Terrace	1	\$299,800	Pending
Southwood Glen	7	\$299,900	Pending
Bitterbrush	221	\$306,405	Pending
Royal Pines	73	\$475,000	Pending
Third Creek	119	\$725,000	Pending
Crystal Shores West	54	\$1.998	Pending

Homes and PUDs Open Escrow from 11/1/09 to 11/30/09

Address	Price	Status
1324 Tirol	\$285,000	Pending
1346 Tirol	\$299,000	Pending
Glenrock	\$359,000	Pending
803 Jennifer	\$399,000	Pending

1046 Lucerne	\$450,000	Pending
765 Lakeshore Blvd.	\$1,595,000	Pending
929 Dorcey	\$510,000	Pending
977 Dorcey Drive	\$525,000	Pending
610 2nd Creek	\$599,000	Pending
682 Ralston	\$599,000	Pending
108 Steam Cir	\$629,000	Pending
621 Tumbleweed Cir	\$649,000	Pending
581 Sugarpine	\$698,000	Pending
547 Cole Cir	\$699,000	Pending
416 Country Club	\$899,000	Pending
Incline Creek Estates	\$995,000	Pending
Red Cedar	\$1.295	Pending
1081 Tiller	\$2.395	Pending
531 Silvertip	\$4.7	Pending
290 Northlake	\$10.750	Pending

Condos Closed Escrow from 11/1/08 to 11/30/09

Complex	Unit	Asking Price	Sales Price
Southwood Pines	19	\$159,900	\$185,000
Southwood Pines	13	\$229,000	\$230,000
915 Incline Way	102	\$229,995	\$226,000
Northwood Estates	50	\$298,500	\$290,000
Forrest Pines	1-3	\$395,000	\$380,000
Couer Du Lac	33	\$450,000	\$430,000
Alta Village	6	\$619,000	\$592,500

Third Creek	130	\$699,000	\$650,000
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Homes and PUDs Closed Escrow from 11/1/09 to 11/30/09

Address	Asking Price	Sales Price
634 Village Blvd	\$439,900	\$400,000
861 Jeffrey	\$449,000	\$405,000
962 Jennifer St	\$499,000	\$494,500
851 S. Dyer Cir	\$599,500	\$575,500
841 Tanager	\$649,000	\$615,000
Summit	\$795,000	\$735,000
751 Tyner	\$850,000	\$850,000
610 Tyner	\$895,000	\$829,000
581 Knotty Pine	\$950,000	\$865,000
Incline Creek Estates	\$970,000	\$915,000
Incline Creek Estates	\$1M	\$970,000
1011 Apollo Way	\$1.145	\$1.095
907 Tyner Way	\$1.250	\$1.1
240 Estates Drive	\$2.799	\$2.365
255 Estates	\$3.2	\$3M
300 Northlake	\$5M	\$4.5

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

Sincerely,



Carole Madrid

#1 Top Producing Agent

Lakeshore Realty

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