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## Incline Village Real Estate Update --JANUARY 2009

### MARKET UPDATE...

The market continued to show signs of improvement with more new Pending Sales this week than the previous week. The news was not all positive, however, as the number of Active listings also increased.

So, in the face of bleak economic news, and mixed real estate indicators, you might be asking yourself, "Why buy now?" Here are several good reasons why it might make sense for you to buy now.

Inventory levels are at record levels which means it is definitely a Buyer's Market. Many sellers cannot afford to wait until prices improve, so this is a great time to wheel and deal. Even developers on new projects are slashing prices and offering incentives such as credits for closing costs and optional upgrades.

Interest rates are on the rise, so if you are getting a loan, your eventual cost will most likely be higher in the future.

Real estate is a long term investment. Ask anyone who bought a home 20 years ago, and almost without exception, they will say that it was a smart move. Even given the ups and downs, over the long term, real estate has proven to be an excellent investment vehicle.

Purchasing a home is first and foremost about lifestyle. Yes, it is important to take in to account financial factors, but also think about your family, your job, and what would bring you the greatest happiness.

Have a great week!

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### 275 Deer Ct.

**Type:** Pud  
**Sales Price:** \$1.095  
**Bedrooms:** 3  
**Baths:** 3.5  
**Sq.ft:** 2752

**Description:** FABULOUS Deer Creek! Best location in complex.... Private setting with beautiful zen yard w/ ponds & hot



tub. Over \$50K in upgrades....custom faux painting and designer upgrades throughout. Shows like a model!!

### Burgandy Hill #334

**Type:** Condo  
**Sales Price:** \$349,000  
**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

**McCloud #195**



\$525,000

Reduced! Great buy!  
 Quality mountain style furnishings included in this bright upper unit.  
 Impeccably maintained.  
 Listed By Coldwell Banker Incline Village Realty

**841 Tanager St.**



\$759,000

Central location!  
 Freestanding unit, low elevation. Vaulted ceilings, light and bright throughout lots of windows. Open kitchen, living & dining. Master on own level w/walk in and office.

**567 Eagle Drive**



\$1.995

Panoramic lakeview home with privacy.  
 Granite counters in kitchen. Marble counters in bathrooms. Fire place in Living room and Master Bedroom.

### Incline's New Listings & Escrows:

#### Condos Listed 1/1/09 - 1/31/09

Complex	Unit	Price
827 Robin Drive	5	\$289,000
Mt. Shadows	259	\$319,000
Bitterbrush	115	\$450,000
Tahoe Sierra Pinest	10	\$465,000
Fairway Pines	19	\$489,000
Bitterbrush	113	\$489,000
McCloud	195	\$525,000
Bitterbrush	99	\$599,000

**Homes and PUDs Listed 1/1/09 -1/31/09**

Address	Price
803 Jennifer	\$599,000
590 North Dyer Circle	\$599,000
841 Tanager St.	\$759,000
433 Winding Way	\$799,000
807 Snead Ct.	\$1.295
194 Tramway	\$1.299
645 14th Green	\$1.975
701 Cristina	\$1.995

**Condos Open Escrow 1/1/09 -1/31/09**

Complex	Unit	Price	Status
209 Robin Drive	7	\$299,000	Pending
999 Lakeshore	33	\$974,000	Pending

**Homes and PUDs Open Escrow 1/1/09 - 1/31/09**

Address	Price	Status
580 Sugarpine Dr.	\$439,900	Pending
954 Garen St.	\$440,000	Pending
542 Silvertip	\$590,000	Pending
629 Village Blvd.	\$1.199	Pending
615 Country Club	\$1.225	Pending
765 Lakeshore Blvd.	\$1,595,000	Pending
1005 Apollo Way	\$2.1	Pending
460 Tuscarora Rd.	\$2.95	Pending
620 Martis Peak	\$3.795	Pending

**Condos Closed Escrow 1/1/09 - 1/31/09**

Complex	Unit	Asking Price	Sales Price
680 Wilson Way	4	\$459,000	\$400,000

**Homes and PUDs Closed Escrow 1/1/09 - 1/31/09**

Address	Asking Price	Sales Price
928 Dorcey Drive	\$595,000	\$520,000
687 Bridger Ct	\$685,000	\$660,000
758 Tyner Way	\$2.495	\$2.005
88 Shoreline Circle	\$2.695	\$2.05
527 Sugarpine Drive	\$3.495	\$2,607,950

600 Tyner Way	\$3.995	\$3.6
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Call or email me to set up a viewing or to learn more about these listings.

**Sincerely,**



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