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Incline Village Real Estate Update

MARKET UPDATE...

Is the economic recovery still on track? Well, if you ask 10 economists, you will probably get 10 different answers.

As stated in the article, the jobs situation is certainly not encouraging; however, there are other signs that give us reasons to be optimistic. Inventories have been cut to bare bones levels, and consumer confidence is improving.

The number of foreclosures which are still growing in many areas of the country is one of the main drags on the economy. Of course, foreclosures are providing an opportunity for Buyers who heretofore had been either priced out of the market or could not economically justify the prices.

Have a wonderful week !

Carole

P.S. Reminder about Auto-Notification. Would you like to receive e-mails about new listings. Simply e-mail me your parameters @ carole@inclinevillagenow.com, submit, and then you will begin to receive updates.

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706 Martis Peak

Type: House

Sales Price: \$849,000

Bedrooms: 4

Baths: 3

Sq.ft: 2355

Description: The perfect "Tahoe Home" in the Lakeview subdivision.



Absolutely charming w 4BR, 3BA, family room, dining area, LARGE LIVING ROOM, beamed ceilings, large gourmet kitchen & a nice outside deck with fenced yard. Light and bright and easy to show!

938 Jennifer

Type: House
Sales Price: \$449,000
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 and turn key including hot tub and pool table. Good rental history.



This Week's Hot Buys

932 Dorcey Drive



\$650,000

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.

McCloud Unit #17



\$515,000

Upper unit in a great location. Very quiet & private setting with lovely views of the trees. Nice upgrades with beams in living room & indirect lighting. Nice clean unit easy to show.

475 Lakeshore Blvd



\$1.550

Beautiful remodeled decorator condo right on the lake. Gorgeous panoramic lake views. Ideal location just steps to the lake and pier. Buoy available. Large living room.

Incline's New Listings & Escrows:

Condos Listed from 7/15/09 to 7/26/09

Complex	Unit	Price
Pinebrook	42	\$125,000
Incline Manor	37	\$275,000
Mountain Shadows	19	\$275,000
945 Divot Dr	2	\$449,000
The Cedars	28	\$469,500
Bitterbrush	99	\$475,000
McCloud	17	\$515,000
999 Lakeshore	45	\$1.250
7580 North Lake	15	\$1.495
Crystal Bay Cove	18	\$1.550

Homes and PUDs Listed from 7/15/09 to 7/26/09

Address	Price
Cedar Crest	\$424,900
961 Fairway Park Dr	\$499,000
314 Winding Way	\$689,000
1044 Lucerne Way	\$699,000
705 Tyner Way	\$929,000
581 Knotty Pine	\$950,000
980 Cart Ct	\$1.150
842 McCourry	\$1.2
485 Gonowabie Rd	\$1.5
886 Ophir Peak Rd	\$1,549,500

565 Ponderosa Ave	\$1.790
260 Estates Dr	\$2.0
599 Eagle Drive	\$3.295
2330 North Lake Blvd.	\$12.0

Condos Open Escrow from 7/15/09 to 7/26/09

Complex	Unit	Price	Status
Racquet Club	6	\$190,000	Pending
Racquet Club	73	\$260,000	Pending
Alpine Terrace	1	\$299,800	Pending
McCloud	170	\$439,000	Pending
Fairway Pines	19	\$449,000	Pending

Homes and PUDs Open Escrow from 7/15/09 to 7/26/09

Address	Price	Status
Incline Crest	\$310,000	Pending
535 Lucille Dr	\$425,000	Pending
327 Woodridge Way	\$595,000	Pending
867 Tyner Way	\$649,000	Pending
800 Geraldine Dr	\$788,500	Pending
1119 Altdorf Ter	\$1.149	Pending
644 Alpine View	\$1.795	Pending
777 Joyce Lane	\$2.490	Pending
587 Tyner way	\$2.595	Pending
992 Trap Ct	\$3.295	Pending

Condos Closed Escrow from 7/15/09 to 7/26/09

Complex	Unit	Asking Price	Sales Price
Burgandy Hill	334	\$329,000	\$295,000
White Pines	40	\$459,000	\$447,000
McCloud	195	\$500,000	\$495,000

Homes and PUDs Closed Escrow from 7/15/09 to 7/26/09

Address	Asking Price	Sales Price
420 1st Green	\$475,000	\$535,000
920 Tyner Way	\$1.595	\$1.3
60 Bristlecone	\$2.2	\$2.250

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

Sincerely,



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