

Having trouble viewing this email? [Click here](#)



Incline Village Real Estate Update

MARKET UPDATE...

This last week we noted continued market improvement that is reflected in the number of sales as well as lower inventory levels. Please see Market Watch table below.

At the bottom of our market (\$500K or less), we are often seeing multiple offers on many well priced listings. We have heard from several people that properties in California up to \$700K are also having a similar experience.

Here in Incline Village, the over \$500K market is still somewhat soft; however, as the Bob Dylan refrain goes, "The Times They Are A-Changin".

Buy now before you find yourself competing against multiple offers in all price ranges. Remember, the Incline Village market normally lags about 6 months behind California, so you have a window of opportunity available now that you don't want to pass up.

Have a wonderful week !

Quick Links

[About Me](#)

[Featured Listings](#)

[Search Incline Listings](#)

[Search Reno Listings](#)

Tools

[New Listing Notification](#)

[Your Home's Value](#)

920 Wendy Lane

Type: Condo

Sales Price: \$299,000

Bedrooms: 2

Baths: 2

Sq.ft: 971

Description: Darling front unit of duplex. 2 Bedrooms/2 baths & garage. Remodeled



kitchen with granite and wood floor. No association dues!

932 Dorcey Drive

Type: House
Sales Price: \$599,000
Bedrooms: 3
Baths: 2.5
Sq.ft: 1832



Description: Beautiful home nestled on a pretty lot in upper Tyner. Custom detailed and home features vaulted ceilings, custom painting, gourmet kitchen with top of the line appliances. Living room, family room and large open kitchen!! BEST BUY!!!

This Week's Hot Buys

1655 Pine Cone Cir



\$9.9

Remodeled Pine Cone Lodge! Square footage is 3086 for the main house & 407 sq.ft. for the guest quarters & loft. Lakefront deck, with fire pit and 2 buoys. Common beach & pier with gate access \$1K a year. A must see! Very private setting!

886 Rosewood Cir



\$1.295

Offer furnished features a gourmet kitchen, knotty alder trim & cabinets, granite counters and Smart Home technology. Move-in ready in this quiet gated community. Former Model!! Offered by Intero

Coeur Du Lac



\$450,000

Fabulous remodeled Coeur Du Lac! Great location in the complex with handicap access. New siding and windows. Complex has pool and clubhouse. Walking distance to the lake. Low elevation.

Incline's New Listings & Escrows:

Condos Listed from 9/01/09 to 9/15/09

Complex	Unit	Price
Creekside East	45	\$350,000
Bitterbrush	111	\$415,000
Bitterbrush	218	\$440,000
Fairway Pines	15	\$475,000
McCloud	86	\$499,000
McCloud	234	\$569,000
Third Creek	88	\$697,000

Homes and PUDs Listed from 9/01/09 to 9/15/09

Address	Price
203 Nadine Ct	\$550,000
Aspen Woods	\$650,000
Country Club Villas	\$899,000
610 Tyner Way	\$975,000
824 Ellen Ct	\$1.299
561 Mc Donald Dr	\$1.799
82 Bennington Ct	\$1.952
605 Deer Mt Rd	\$2.250
14 Lighthouse Shores	\$3.995
95 Shoreline Cir	\$4.5

Condos Open Escrow from 9/01/09 to 9/15/09

Complex	Unit	Price	Status
Pinebrook	42	\$115,000	Pending
Incline Manor	19	\$199,000	Pending

High Sierra	25	\$311,000	Pending
Mt. Shadows	181	\$350,000	Pending
Fairway Pines	35	\$499,000	Pending
941 Divot Dr	1	\$550,900	Pending
McCloud	53	\$595,000	Pending
Third Creek	84	\$698,800	Pending
The point	20	\$1.495	Pending
Crystal Towers	F	\$3.0	Pending

Homes and PUDs Open Escrow from 9/01/09 to 9/15/09

Address	Price	Status
788 Geraldine	\$419,900	Pending
929 Dorcey Dr	\$510,000	Pending
377 2nd Tee Dr	\$799,000	Pending
828 Freels Peak Dr	\$999,999	Pending
996 Wedge Ct	\$1.996	Pending
125 Mayhew Cir	\$2.375	Pending
732 Lakeshore Blvd	\$4.4	Pending
300 Northlake Cir	\$5.0	Pending
290 Northlake Cir	\$10.750	Pending

Condos Closed Escrow from 9/01/09 to 9/15/09

Complex	Unit	Asking Price	Sales Price
801 Northwood Blvd	19	\$199,000	\$199,000
807 Alder Ave	52	\$239,900	\$219,500
335 Ski Way	348	\$495,000	\$450,000

Homes and PUDs Closed Escrow from 9/01/09 to 9/15/09

Address	Asking Price	Sales Price
1034 Lucerne	\$395,000	\$375,000
773 Golfers Pass Rd	\$1.0	\$970,000
266 Deer Ct	\$1.1	\$1.1
411 Valerie Ct	\$1.874	\$1.5
543 Knotty Pine Dr	\$1.950	\$1.850
777 Joyce Ln	\$2.490	\$2.075
510 Gonowabie Rd	\$3.990	\$3.650

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
954 Lakeshore Blvd.
Incline Village, NV 89451
(775) 848-6242
Carole@InclineVillageNow.com

[Forward email](#)

✉ **SafeUnsubscribe®**

This email was sent to carole@inclinevillagenow.com by carole@inclinevillagenow.com.
[Update Profile/Email Address](#) | Instant removal with [SafeUnsubscribe™](#) | [Privacy Policy](#).

Email Marketing by



Lakeshore Realty | 954 Lakeshore Blvd. | Incline Village | NV | 89451