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Incline Village Real Estate Update

One thing that is clear in today's marketplace is the shifting landscape in how real estate purchases are financed. It's no secret that lending policies have tightened during the past several years. The result is an influx of all cash transactions.

So far this year in Incline Village Real Estate: 64% of all condos and 28% of all homes, have been cash transactions. That means collectively over 51% of all sales in Incline Village have been paid for without the use of a lending institution.

The lending industry's policies have an enormous impact on the growth and decline of real estate markets. We've witnessed this first hand during the past decade. Six years ago it seemed almost anyone could get a mortgage. Today it's a different story. The lending policy pendulum has swung in the other direction. UNTIL we see lending policy find a "normalized" balance, we believe price growth will be somewhat limited.

That's not to say there aren't some great deals in Incline Village. One need not look very far to find a great opportunity. Our suggestion is that until lending policy loosens up a bit, we won't see the massive price leaps we saw during the 2000's.

Have a wonderful week!

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Tools

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1011 Dorcey

Type: House **HOT BUY !!**
Sales Price: \$699,000
Bedrooms: 4
Baths: 2.5
Sq. Ft: 2,496,00
Description: Great mountain lodge home. Gourmet Kitchen with granite slab counters, alder cabinets, wood flooring. Lots of room and great floorplan.



400 Tuscarora Rd.

Type: Lot
Sales Price: \$495,000
Acres: 0.165
Description: PANORAMIC LAKE VIEW LOT W/PLANS & PERMITS FOR 2141 SQ.FT. 3 LEVEL HOME PLUS OVERSIZED 2-CAR GARAGE. WASHOE CO. BUILDING DEPT.PERMIT RENEWAL FEES PAID.TRPA SCENIC FEE NOT PAID. FULL ACCESS TO ALL IVGID AMENITIES, CALL FOR DETAILS.PLAN IN OFFICE



This Week's Hot Buys

L'Ermitage



\$399,000

Wonderful unit in gated complex. 2 bedroom, 2 1/2 bath, designer decorated. Furnished turn-key.

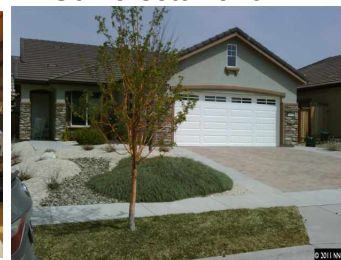
McCloud #166



\$374,990

WONDERFUL lower McCloud - nice & light,remodeled with granite slab counters,wood floors, private location w/lotsof trees and sheltered f/ Incline Way.Short Sale terms & conditions in effect. Commission to be split 50/50.Furnishings

Somerset Reno



\$199,000

Single level home in Somerset. Located in Sierra Canyon. Great location and lots of upgrades. Lowest price in Searra Canyon for Tahoe flooe plan. A great buy in the Reno area!

negotiable
 **Sale pending but
 accepting back up
 Offers!

Incline's New Listings & Escrows:

New Listing Condos 4/1/11 to 4/28/11

Complex	Unit	Price
Woodstock	21	\$125,000
Creekside West	5	\$234,900
McCloud	223	\$299,000
McCloud	153	\$469,000
Cour de lac	21	\$569,000

New Listing Homes and PUDs Listed from 4/1/11 to 4/28/11

Address	Price
978 Glenrock Ct.	\$399,000
951 Tyner Way	\$415,000
136 Juanita	\$569,000
855 McCourry	\$650,000
1208 hwy 208	\$655,000
921 Michael	\$789,000
370 Country Club Drive	\$895,000
54 Shoreline Cir.	\$950,000
262 Deer Ct.	\$1,095,000
554 Valley Dr.	\$1,399,000
191 Lakeshore	\$1,695,000
74 Shoreline	\$2,750,000
762 Lakeshore Blvd.	\$3,275,000

**Condo's Open Escrow from
4/1/2011 to 4/28/2011**

Complex	Unit	Price	Status
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Mt. Shadows	6	\$225,000	Pending
Mt. Shadow	36	\$237,700	Pending
McCloud	166	\$374,000	Pending
Royal Pines	89	\$329,000	Pending

l'ermitage	11	\$399,000	Pending
Bitterbrush	218	\$399,000	Pending
Country Club	33	\$449,000	Pending
Third Creek	43	\$500,000	Pending

Homes and PUDs Open Escrow from 4/1/11 to 4/28/11

Address	Price	Status
1327 Tirol Dr.	\$269,500	Pending
951 Tyner	\$415,000	Pending
967 Granite	\$439,000	Pending
1066 Flume	\$499,000	Pending
917 Michal Ct.	\$635,000	Pending
567 Silvertip	\$849,000	Pending
1013 Galaxy Way	\$945,000	Pending
118 Rubicon Pk	\$2,695,000	Pending
469 Fairview Blvd.	\$3,595,000	Pending

Condos Closed Escrow from 4/1/11 to 4/28/11

Complex	Unit	Asking Price	Sales Price
Cour Du Lac	236	\$229,777	\$199,000
Royal Pines	69	\$270,000	\$244,000
White Pines	5	\$359,000	\$347,000
McCloud	52	\$425,000	\$390,000
McCloud	134	\$475,000	\$436,000
Third Creek	43	\$500,000	\$492,500

Homes and PUDs Closed Escrow from 4/1/11 to 4/28/11

Address	Asking Price	Sales Price
973 Apollo	\$439,000	\$401,000
728 James Lane	\$799,000	\$750,000
945 Miners Ridge	\$850,000	\$750,000
595 Knotty Pine	\$1,099,000	\$1,025,000

1011 Apollo	\$2,297,000	\$1,900,000
536 Fairview	\$3,500,000	\$3,000,000

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

Sincerely,



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