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Incline Village Real Estate Update

MARKET UPDATE...

We're exactly one month into 2011 and things have definitely started off with a bang. It feels like activity is up from where it was a year ago today. The above analysis didn't make any of us cry out "eureka." ONE thing it reinforced through is our belief that the current inventory of homes in INcline Village is selling significantly faster than last year-in fact over 50% faster. February could be a different story, but we believe the trend will continue in the same direction.

Have a great week!

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L'Ermitage #11

Type: Condo
Sales Price: \$449,000
Bedrooms: 2
Baths: 2.1
Sq. Ft: 1504
Description: Wonderful unit in gated complex. Centrally located. 2 bedroom, 2.5 bath, designer decorated. offered furnished turn-key!



1079 Mill Creek Rd.

Type: House
Sales Price: \$1,150,000
Bedrooms: 3
Baths: 2
Sq.ft: 2,952
Description: Dramatic remodel in Mill Creek



sub. In floor radiant heat, lg loft + huge bedroom above 2 car garage (now used as office). Add'l boat or 3rd car garage. Lg fenced yard. Room to expand & add fab MBR

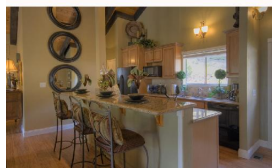
This Week's Hot Buys

832 Donna Dr.



\$699,000

1208 Styria Way



\$450,000

567 Silvertip



\$849,000

Unbelievable privacy w/views of Forest. Granite counters in kitchen with state of the art appliances. Granite Slabs Master & Guest baths. Maple wood floors. Master on Great room floor.

Complete remodel & beautifully furnished. Wonderful views of Diamond Peak Ski Resort. Open floorplan, granite counters, new appliances, spacious deck, new hardwood floors. Property to be sold "As Is" condition.

Beautifully landscaped home in the Ponderosa Subdivision. Open Kitchen, living and dining area with deck access perfect for entertaining. Kitchen has granite counters and stainless steel appliances. Large family/game room. Great family Home! ****SALE PENDING****

Incline's New Listings & Escrows:

New Listing Condos 1/1/11 to 1/24/11

Complex	Unit	Price
Tahoe Sierra Pines	19	\$199,900
Tahoe Raquet Club	10	\$209,900
Alpine Terrace	21	\$369,000
Forest Pines	1-92	\$499,000
McCloud	58	\$585,000

New Listing Homes and PUDs Listed from 1/1/11 to 1/24/11

Address	Price
1110 Lucerene	#329,000
1072 Sawmill Rd.	\$459,000
597 Ponderosa Ave.	\$570,000
818 Mc Courry	\$599,000
9955 Lake Vista	\$699,000
1013 Galaxy Way	\$945,000
915 Fairview Blvd.	\$998,000
208 Rifle Peak Ct.	\$998,888
929 Fairview Blvd.	\$1,145,000
1079 Millcreek Rd.	\$1,150,000
617 Tumbleweed Cir.	\$1,650,000
515 Spencer Way	\$1,995,000
1085 Millcreek Rd.	\$2,300,000

**Condo's Open Escrow from
1/1/2011 to 1/24/2011**

Complex	Unit	Price	Status
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Raquet Club	17	\$214,000	Pending
Royal Pines	69	\$270,000	Pending
Crystal View	10	\$500,000	Pending
Third Creek	104	\$576,000	Pending

Homes and PUDs Open Escrow from 1/1/11 to 1/24/11

Address	Price	Status
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1329 Thurgau Ct.	\$279,000	Pending
803 Geraldine	\$284,713	Pending
335 Alder Ct.	\$349,000	Pending
916 Harold	\$469,000	Pending
198 Country Club	\$779,000	Pending
811 Snead Ct.	\$1,100,000	Pending
245 Estates Dr.	\$2,495,000	Pending
908 Lakeshore Blvd.	\$3,795,000	Pending
951 Divot Dr.	\$5,750,000	Pending

Condos Closed Escrow from 1/1/11 to 2/1/11

Complex	Unit	Asking Price	Sales Price
Pinebrook	17	\$84,900	\$84,900
Ski Way Ridge	260	\$195,000	\$185,000
Third Creek	127	\$549,000	\$530,000
Third Creek	2	\$725,000	\$710,000
Crystal Bay Cove	24	\$2,650,000	\$2,250,000

Homes and PUDs Closed Escrow from 1/1/11 to 1/24/11

Address	Asking Price	Sales Price
1308 Tirol	\$349,000	\$331,500
198 Country Club	\$779,000	\$755,000
578 Valley	\$825,000	\$760,000
455 Jill	\$1,299,000	\$1,185,000
822 Ellen Ct.	\$1,698,000	\$1,697,000
2137 The Back Road	\$1,850,000	\$1,585,000
928 Lakeshore Blvd.	\$2,499,000	\$1,950,000
935 Lakeshore	\$11,500,000	\$9,050,000

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

Sincerely,



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