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## Incline Village Real Estate Update

### Market Update

"Help! Help! The sky is falling. I have to go tell the king!" "Do you know where the king lives?" asks the fox. "Come with me and I can show you the way." You've heard the story of Chicken Little, haven't you? The story ends with the fox leading the chicken into her den. The chicken never comes out of the den.

Lately it seems that mainstream media is out to say that the real estate markets are about to go in free fall. But is this really the case? There is a compelling counter-argument to the Case-Shiller publication. In his article Hey Case-Shiller, It's Not the End of the Real Estate World, Gillespie reminds us that all real estate is local. He also suggests that the Case-Shiller housing index is not the "be all and end all" economic indicator that defines our entire national housing indicator. Why? Because Case-Shiller covers 20 markets. Not 50. Not 100. Not 50. Case-Shiller covers 20 markets. Is Incline Village, for that matter, one of the markets? No.

In Incline Village sales and prices are up from last year. What is going on in your local housing market? Is it different than what the mainstream media is projecting? Is the sky actually falling? Or is the fox just around the corner saying "come with me and I can show you the way?"

As always, thank you for reading The InclineVillageNow Real Estate Newsletter. We appreciate our readership!

Have a wonderful week.

#### Quick Links

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#### Tools New

- [Listing Notification](#)

### HOT BUY!!! 932 Dorsey Drive

**Type:** House  
**Sales Price:** \$575,000  
**Bedrooms:** 3  
**Baths:** 2.5  
**Sq. Ft:** 1,832  
**Description:** 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. LIVING ROOM, FAMILY ROOM AND LARGE OPEN KITCHEN!



**Tools**

- [Mortgage Calculator](#)
- [Apply for Loan](#)
- [Your Home's Value](#)

**HOT BUY!!!**  
**1011 Dorcey Drive**

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



**This Week's Hot Buys**

**McCloud # 103**



**\$429,000**

Great upper unit just 1 block from beach in one of the best locations in McCloud. Nice and light and sunny deck. Walk to rec center and beaches.

**290 Deer Court**



**\$995,000**

Beautiful setting in Deer Creek and custom thru-out. Gourmet kitchen with wine fridg and each bedroom has it's own full bath. Complex is gated. A must see !!.

**Alpine Terrace # 18**



**\$259,000**

GREAT VALUE !! Wonderful sunny unit. Original condition. Tenant occupied. 24 hr notice. Tenant is on month to month

**Incline's New Listings & Escrows:**

**New Listing Condos 6/1/11 to 6/30/11**

Complex	Unit	Price
Woodstock	81	\$159,000
Ski Way Ridge	257	\$189,000
760 Northwood Blvd	202	\$189,995
335 Cottonwood	1	\$249,900
880 Golfers Pass	3	\$269,000
900 Golfers Pass	2	\$275,000
Northwood Estates	47	\$294,500
865 Peep sight	3	\$315,000
Bitterbrush	54	\$350,000

<b>Creekside West</b>	<b>18</b>	<b>\$379,000</b>
<b>Mt. Shadows</b>	<b>157</b>	<b>\$385,000</b>
<b>High Sierra</b>	<b>12</b>	<b>\$385,000</b>
<b>680 Titlist Dr.</b>	<b>C</b>	<b>\$400,000</b>
<b>McCloud</b>	<b>118</b>	<b>\$419,000</b>
<b>Forest Pines</b>	<b>223</b>	<b>\$479,000</b>
<b>1299 Uri Ct.</b>	<b>1299</b>	<b>\$499,000</b>
<b>Burgundy Hill</b>	<b>311</b>	<b>\$509,000</b>
<b>Third Creek</b>	<b>112</b>	<b>\$598,000</b>
<b>941 Divot</b>	<b>1</b>	<b>\$599,000</b>
<b>Crystal Shore Villas</b>	<b>107</b>	<b>\$699,000</b>
<b>The Point</b>	<b>3</b>	<b>\$1,099,000</b>
<b>Bitterbrush</b>	<b>148</b>	<b>\$1,395,000</b>

**New Listing PUD's 6/1/11 to 6/30/11**

<b>Address</b>	<b>Price</b>
<b>Incline Crest</b>	<b>\$279,000</b>
<b>Incline Crest</b>	<b>\$299,000</b>
<b>1313 Mortiz</b>	<b>\$329,000</b>
<b>949 Harold</b>	<b>\$365,000</b>
<b>949 Dana</b>	<b>\$488,000</b>
<b>943 Divot</b>	<b>\$729,000</b>
<b>101 Red Cedar Rd.</b>	<b>\$835,000</b>

**New Listing Homes 6/1/11 to 6/30/11**

<b>Address</b>	<b>Price</b>
<b>910 Wendy</b>	<b>\$349,000</b>
<b>521 Lucille Dr.</b>	<b>\$429,000</b>
<b>573 Sugarpine</b>	<b>\$475,000</b>
<b>830 Ellen Ct.</b>	<b>\$500,000</b>
<b>938 Fairview Park</b>	<b>\$549,000</b>
<b>537 Spencer Way</b>	<b>\$579,000</b>

440 Mountain Lake Ct.	\$729,000
999 Driver	\$785,000
345 Mountain Lake Ct.	\$798,000
740 Mays Blvd.	\$850,000
494 Country Club	\$959,000
114 Abbey Peak Ln.	\$1,195,000
529 Dale	\$1,345,900
685 Mount Watson Ct.	\$1,379,000
425 Mountain Lake Ct.	\$1,475,000
709 James Lane	\$1,580,000
624 14 <sup>th</sup> green	\$1,695,000
701 Christina	\$1,850,000
771 Burgundy Hill	\$2,195,000
1930 Glenbrook	\$2,275,000
574 Tyner Way	\$2,450,000
715 Martis Peak	\$2,499,000
932 Lakeshore	\$2,950,000
762 Lakeshore	\$3,275,000
1100 Lakeshore	\$3,500,000
475 Tuscarora	\$3,995,000
458 Gonowabie	\$3,995,000
456 Ponderosa	\$6,800,000
30 Crystal Dr.	\$7,200,000
951 Lakeshore	\$9,259,000
290 Northlake	\$9,500,000
1635 Pinecone	\$10,700,000
1494 Hwy 50	\$29,500,000

**Condo's Open Escrow from  
6/1/2011 to 6/30/2011**

Complex	Unit	Price	Status
Raquet Club	64	\$154,900	Pending

<b>760 Northwood Estates</b>	<b>103</b>	<b>\$189,995</b>	<b>Pending</b>
<b>Creekside West</b>	<b>5</b>	<b>\$234,900</b>	<b>Pending</b>
<b>Northwood Estates</b>	<b>21</b>	<b>\$299,000</b>	<b>Pening</b>
<b>740 Crosby</b>	<b>4</b>	<b>\$309,000</b>	<b>Pending</b>
<b>McCloud</b>	<b>122</b>	<b>\$635,000</b>	<b>Pending</b>

**Homes and PUDs Open Escrow from 6/1/11 to 6/30/11**

<b>Address</b>	<b>Price</b>	<b>Status</b>
978 Glenrock	\$250,000	<b>Pending</b>
729 Tyner	\$564,900	<b>Pending</b>
537 Spencer Way	\$579,000	<b>Pending</b>
809 Snead Ct.	\$659,000	<b>Pending</b>
968 Granite Ct.	\$699,900	<b>Pending</b>
810 Jennifer	\$1,295,000	<b>Pending</b>
605 Tyner	\$2,395,000	<b>Pending</b>
70 Shoreline	\$2,950,000	<b>Pending</b>

**Condos Closed Escrow from 6/1/11 to 6/30/11**

<b>Complex</b>	<b>Unit</b>	<b>Asking Price</b>	<b>Sales Price</b>
Wood Stock	21	\$125,000	\$120,000
Wood Stock	10	\$165,000	\$168,000
760 Northwood Blvd.	204	\$189,995	\$189,995
Tahoe Sierra Pines	9	\$229,000	\$220,000
Mt. Shadows	36	\$237,700	\$215,000
Northwood Estates	26	\$279,900	\$253,500
McCloud	219	\$364,900	\$399,500
Bitterbrush	134	\$365,000	\$330,000
999 Lakeshore	5	\$750,000	\$678,000
Third Creek	19	\$879,000	\$825,000

**Homes and PUDs Closed Escrow from 5/1/11 to 5/31/11**

<b>Address</b>	<b>Asking Price</b>	<b>Sales Price</b>
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Mt. Rose Chalet	\$305,000	\$290,000
1072 Sawmill	\$399,000	\$385,000
433 Winding Way	\$400,000	\$360,250
9955 Lake Vista	\$649,000	\$570,000
650 Martis Peak	\$675,000	\$625,000
825 Tyner	\$695,000	\$660,000
Incline Creek Estates	\$995,000	\$1,121,000
Deer Creek	\$1,045,000	\$995,000

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](mailto:Carole@InclineVillageNow.com)

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