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Incline Village Real Estate Update

Market Update!

One important shift that is taking place in the Incline Village real estate market is how buyers are paying for their purchases. Since the beginning of the year, a large percentage of homes that sold were paid for with cash or approximately 37%. This represents an important shift taking place in Incline Village's real estate market. Will this trend continue? Without a doubt.

The market was at a similar crossroads in 1997. Incline Village home prices had just experienced year over year lows. While some people were running for the door, others were just arriving to the party with a satchel full of money.

In 2011 is the party just beginning or ending? Stay tuned to find out!

Have a wonderful week!

Have a great week!

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L'Ermitage #11

Type: Condo-HOT BUY !!
Sales Price: \$399,000
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!



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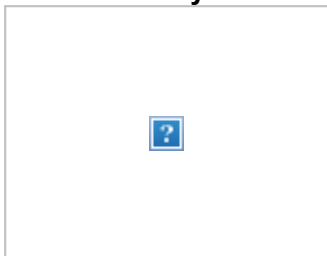
McCloud # 166

Type: Condo
Sales Price: \$374,990
Bedrooms: 2
Baths: 2
Sq.ft: 1088
Description: WONDERFUL lower McCloud - nice & light,remodeled with granite slab counters, newappliances & wood floors. Private location w/lotsof trees and sheltered f/ Incline Way. A MUST SEE...SHORT SALE !!



This Week's Hot Buys

1011 Dorcey



\$699,000

Great mountain lodge home. Gourmet Kitchen with granite slab counters, alder cabinets, wood flooring. Lots of room and great floorplan.

529 Dale



\$2,295,000

This Home is a Head-Turner !! Wonderful custom home with 4 ensuite bedrooms, 5 bathrooms, separate dining room, gourmet kitchen with butler pantry and den/media room. This home was designed and built by Gary Taylor.

700 College #4



\$299,000

Price reduced!Cute cabin-pvt wooded setting. Perfect 1st home or vacation get away. 1 bdrm & 1 bath on main living level. Lg sunny deck, open living/dining/kitchen. Refurb'd interior,newer comp roof. Gas fireplace. Some furnishings. BMP cert on file

Incline's New Listings & Escrows:

New Listing Condos 3/1/11 to 3/31/11

Complex	Unit	Price
Fairway Pines	32	\$349,000
McCloud	86	\$429,000
McCloud	48	\$513,000

3rd Creek	18	\$879,000
3rd Creek	19	\$879,000

New Listing Homes and PUDs Listed from 3/1/11 to 3/31/11

Address	Price
422 Valerie	\$450,000
999 3rd Green	\$570,000
327 2nd Creek	\$739,000
423 Driver	\$835,000
635 Alpine View Dr.	\$950,000
807 Jeffery	\$1,100,000
517 Spencer Way	\$2,395,000
748 Lakeshore Blvd.	\$2,498,000
619 Lariat	\$2,500,000
671 Fairview Blvd.	\$3,495,000
511 Alpine View Dr.	\$4,595,000
5344 North lake Blvd.	\$10,487,500

**Condo's Open Escrow from
3/1/2011 to 3/31/2011**

Complex	Unit	Price	Status
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399 Willow	2	\$199,000	Pending
Creekside East	30	\$300,000	Pending
White Pines	5	\$359,000	Pending
Forest Pines	236	\$229,000	Pending
Alpine Terrace	21	\$369,000	Pending

Bitterbrush	99	\$399,000	Pending
McCloud	52	\$425,000	Pending

McCloud	134	\$475,000	Pending
Village Highland	17	\$725,000	Pending

Homes and PUDs Open Escrow from 3/1/11 to 3/31/11

Address	Price	Status
433 Winding	\$400,000	Pending
973 Apollo	\$439,000	Pending
1118 Lucerene	\$499,000	Pending
728 James	\$799,000	Pending
250 Wassou Rd.	\$995,000	Pending
693 David	\$1,695,000	pending
789 Tyner	\$3,675,000	Pending
533 Eagle	\$4,595,000	Pending
951 Divot Dr.	\$5,750,000	Pending

Condos Closed Escrow from 2/1/11 to 2/28/11

Complex	Unit	Asking Price	Sales Price
321 Ski Way	126	\$199,000	\$199,000
McCloud	185	\$388,550	\$370,000
3rd Creek	43	\$500,000	\$492,500
McCloud	17	\$725,000	\$725,000
Crystal Bay Cove	24	\$2,650,000	\$2,250,000

Homes and PUDs Closed Escrow from 3/1/11 to 3/31/11

Address	Asking Price	Sales Price
1329 Thurgau Ct.	\$279,000	\$275,500
1066 Flume Rd	\$499,900	\$465,000
818 McCourry	\$599,000	\$550,000
485 Gonowabie	\$899,000	\$899,000
1013 Galaxy Way	\$945,000	\$825,000
459 Country Club Dr.	\$1,475,000	\$1,250,000
1555 Pine Cone Cir.	\$3,475,000	\$3,200,000
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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