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Incline Village Real Estate Update

Market Update

One of the big questions facing the world of Incline Village real estate today is the question of shadow inventory. Before we address the question of how much shadow inventory is out there, we should first be clear on what shadow inventory is and what it is not.

Santa Ana based mortgage research firm CoreLogic defines shadow inventory as "property that is in foreclosure, has a loan 90 days past due, or has been taken back by a lender and is not yet listed for sale." This includes both homes for sale in Incline Village and condos for sale in Incline Village.

With that definition in mind, is it possible to be specific on how much shadow inventory awaits entry into Incline Village's Real Estate market? We don't believe there is a clear answer to this question.

What is clear is that Incline Village foreclosure filings have been on the decline for the past five months. According to RealtyTrac, there was a a 33% decrease from April 2010 until April 2011. However these numbers may not tell the whole story. Several major lenders seem to be holding back on new filings after their loan documentation practices were called into question last year.

Have A wonderful Weekend!!!

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HOT BUY!!!

McCloud # 103

Type: Condo
Sales Price: \$429,000
Bedrooms: 2



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Bedrooms: 2

Baths: 2

Sq. Ft: 1111

Description: 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.



HOT BUY!!!
290 Deer Court

Type: PUD

Sales Price: \$995,000

Bedrooms: 4

Baths: 3.1

Sq.Ft.: 2,752

Description: Beautiful setting in Deer Creek and custom thru-out. Gourmet kitchen with wine fridge and each bedroom has it's own full bath. Fourth bedroom can also be game/room or family room. Complex is gated. A must see !!



This Week's Hot Buys

949 Harold #13



\$260,000

Freestanding townhouse in lovely setting. Grass in front and a good size patio off living room. Spacious floor plan with easy access (no stairs to unit.!) Convenient half bath on entry level and large master suite. Centrally located at low elevation

1011 Dorcey



\$699,000

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

557 Lakeshore Blvd. Crystal Shore Villas



\$785,000

Lakefront condo with beautiful lakeview. Sandy beach, marina with assigned slip AND buoy. Lovely landscaped grounds. Wood-burning fireplace, large deck w/great lakeview. Upgraded flooring, newer oven, refrig & master shower. Great location in complex.!

Incline's New Listings & Escrows:

New Listing Condos 5/1/11 to 5/31/11

Complex	Unit	Price
Woodstock	90	\$275,000
Northwood Estates	21	\$299,000
Southwood Shadows	5	\$320,000
Royal Pines	26	\$359,000
Country Club Mall	21	\$359,900
Bitterbrush	218	\$360,000

Forest Pines	33	\$420,000
*McCloud	103	\$429,000
Cottonwood Ct.	B	\$439,000
Wilson Way	1	\$439,000
Burgundy Hill	298	\$450,000
Forest Pines	1-72	\$498,9000
McCloud	60	\$499,000
Third Creek	96	\$679,000
Crystal Shore Villas	114	\$785,000
999Lakeshore	7	\$849,000
999Lakeshore	49	\$1,195,000

New Listing PUD's 5/1/11 to 5/31/11

Address	Price
1070 Lucerene Way	\$459,000
1363 Tirol Dr.	\$549,000
1030 Lucerene Way	\$560,000
Aspen Woods	\$565,000
1184 Altdorf Terrace	\$695,000
625 Lariat Cir.	\$938,000
The Reserve	\$995,000

New Listing Homes 5/1/11 to 5/31/11

Address	Price
910 Harold	\$399,000
587Sugarpine	\$429,000
778 Geraldine	\$499,000
950 Fairway Park Dr.	\$549,000
601 Cynthia	\$599,000
460 Teresa Ct.	\$639,000
818 Jennifer	\$649,000
622 Tumbleweed Cir.	\$665,000
985 Wedge Ct.	\$850,000
546 Spencer	\$895,000
765 Golfers Pass	\$949,000
4020 Lakeshore	\$995,000
114 Vue. Ct.	\$1,089,000
810 Jennifer	\$1,295,000
235 Pinecone	\$1,429,000
716 Bunker Ct.	\$1,600,000
617 Tumbleweed Cir.	\$1,650,000
991 Fairway Blvd.	\$1,795,000
541 Silvertip Dr.	\$1,995,000
661 Caddie	\$2,100,000
590 Pinto	\$2,399,000
712 Lakeshore	\$2,580,000
634 Fairview Blvd.	\$2,681,000
803 Stateline Ave.	\$4,200,000
7097 West Lake Blvd.	\$4,750,000
1048 Skyland	\$5,395,000
2590 West Lake Blvd.	\$11,750,000

**Condo's Open Escrow from
5/1/2011 to 5/31/2011**

Complex	Unit	Price	Status
Mt. Shadows	3	\$184,900	Pending
Raquet Club	32	\$235,000	Pending
Northwood Estates	26	\$279,000	Pending
1212 Styria Way	1212	\$433,520	Pening
Alta Village	3	\$599,000	Pending

Homes and PUDs Open Escrow from 5/1/11 to 5/31/11

Address	Price	Status
957 Dorcey	\$363,000	Pending
573 Knotty Pine	\$380,000	Pending
1367 Tirol Dr.	\$399,000	Pending
704 Golfers Pass	\$649,000	Pending
825 Tyner Way	\$695,000	Pending
1132 Lakeshore	\$749,000	Pending
198 Country Club Dr.	\$769,000	Pending
9626 Mercury	\$869,000	Pending
262Deer Ct.	\$1,045,000	Pending
672 Lakeshore	\$1,395,000	Pending
762 Lakeshore	\$3,275,000	Pending

Condos Closed Escrow from 5/1/11 to 5/31/11

Complex	Unit	Asking Price	Sales Price
Pinebrook	59	\$72,900	\$70,000
Village Court	18	\$129,000	\$125,000
Southwood Court	6	\$129,000	\$125,000
McCloud	220	\$398,000	\$370,000
L'Ermitage	11	\$399,000	\$357,000

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

Address	Asking Price	Sales Price
1327 Tirol Dr.	\$269,000	\$240,000
951 Tyner Way	\$415,000	\$400,000
967 Granite	\$439,000	\$418,000
250 Wassou Rd.	\$995,000	\$905,000
714 Champagne	\$2,895,000	\$2,325,000
469 Fairview Blvd.	\$3,595,000	\$2,800,000
789 Tyner Way	\$3,675,000	\$3,088,750

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

Sincerely,



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