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## Incline Village Real Estate Update

### Market Update!

Today's economy has also taken a toll on Realtors®. In 2000, there were 1.6 million licensees, and by 2008, licensees reached its peak at 2.5 million. For the last 3 years, many have left our industry for other jobs.

Incline Village is no different. We have approximately 400 licensed Realtors® today. Given that almost half the Realtors® in Incline Village have not made a single sale this year, we suspect the numbers will be dropping further next year.

Despite the challenges, we are on track for one of our best years since 2005. We attribute a great deal of our success to referrals from other Realtors®, past clients, and friends. Thank you so much!

To show our appreciation, anyone who gives us a referral from now until the end of 2011 for a 2 night stay in a lake view suite at the Hyatt Hotel in Incline Village, a \$1450 value.

This is our way of giving back to the economy and showing our appreciation to those who help us build our business. Visit us @ [www.inclinevillagenow.com](http://www.inclinevillagenow.com)

Have a wonderful Week!

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### L'Ermitage #11

**Type:** Condo  
**Sales Price:**  
 \$449,000








**Bedrooms:** 2  
**Baths:**2  
**Sq.ft:** 1504  
**Description:** Wonderful unit in gated complex. 2 bedroom, 2 1/2 bath, designer decorated. Furnished turn-key..

**Forest Pines # 1-72**

**Type:** Condo  
**Sales Price:** \$499,000  
**Bedrooms:**3  
**Baths:**2  
**Sq. ft:** 1168  
**Description:** Fully remodeled unit from wood floors to cathedral ceilings with skylights. Fench Doors into Master Bedroom. Expanded kitchen, carrera Marble, gas range. Beautiful baths with heated Floors. A Must see!



**This Week's Hot Buys**

<p><b>825 O'Neil Way</b></p>  <p><b>\$649,000</b></p> <p>GREAT home in low elevation neighborhood. Single level and Sunny lot with nice decks and yard. 1671 square feet of additional coverage.</p>	<p><b>549 Lakeshore Blvd #5 \$899,000</b></p>  <p>DesirableCrystal Shores East Unit.Wonderful Lake views. two master suites one on leval entry w/ private deck.One car garage. A must see!</p>	<p><b>693 David</b></p>  <p><b>\$2,150,000</b></p> <p>Fabulous lakeviews from this low elevation remodeled home. Open floor plan, game room, Family room and more. Chef's delight kitchen with top of the line appliances, all bedrooms are suites with large decks.</p>
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**Incline's New Listings & Escrows:**

**Condos Listed October**

Complex	Unit	Price
Pinebrook	17	\$89,900
Pinebrook	37	\$105,000

Pinebrook	36	\$115,000
Woodstock	53	\$210,000
Incline Manor	38	\$215,000
Woodstock	82	\$239,000
Creekside East	43	\$255,000
Royal Pines	69	\$310,000
Northwood estates	26	\$325,000
McCloud	184	\$445,000
Bitterbrush	99	\$449,000
McCloud	153	\$489,000
1302 Uri Ct	m-44	\$499,000
Forest Pines	1-72	\$499,900
Crystal View	10	\$500,000
Third Creek	7	\$598,000
McCloud	250	\$629,000
McCloud	40	\$649,000
595 Lariat	3	\$875,000
Crystal Shores Villas	114	\$950,000
Crystal Bay Cove	18	\$1,185,000
999 Lakeshore	49	\$1,495,000

#### Homes and PUDs Listed October

Address	Price
680 Wilson Way	\$479,000
685 Palmer Ct.	\$489,000
1208 Styria	\$489,900
932 Dorcey	\$599,000
771 Randall	\$649,000
825 O'Neil	\$649,000
593 Dyer Cir	\$699,000
702 Golfers Pass	\$750,000
860 Susan Ct.	\$798,000
928 Northwood Blvd.	\$849,000
336 2nd Creek	\$889,000
960 Apollo Way	\$995,000

208 Rifle Peak Ct.	\$998,500
Lake Country	\$999,000
1410 Tirol	\$1,199,000
625 Lariat Cir.	\$1,200,000
876 Freels Peak	\$1,350,000
725 James Ln.	\$1,495,000
678 Lakeshore Blvd.	\$1,750,000
626 Lakeshore Blvd.	\$1,895,000
1565 Pinecone Cir.	\$1,949,000
929 Jupiter	\$2,149,000
345 Country Club Dr.	\$2,750,000
397 Driver way	\$3,100,000
762 Lakeshore Blvd.	\$3,375,000
1565 Pinecone Cir.	\$3,850,000
319 Paiute	\$6,395,000
1143 Lakeshore Blvd.	\$9,499,000

#### Condos Open Escrow October

Complex	Unit	Price	Status
Alpine Terrace	2	\$225,000	Pending
Burgandy Hill	308	\$275,000	Pending
Burgandy Hill	342	\$299,000	Pending
Ski Way Ridge	270	\$320,000	Pending
Fairway Pines	25	\$349,900	Pending
The Cedars	14	\$379,000	Pending
Third Creek	43	\$512,000	Pending
Burgandy Hill	353	\$549,000	Pending
Third Creek	38	\$595,000	Pending
Crystal Bay Cove	18	\$1,185,000	Pending
Still Water Cove	22	\$1,749,000	Pending
The Point	24	\$1,800,000	Pending


### Homes and PUDs Open Escrow October

Address	Price	Status
202 Wheel	\$420,000	Pending
964 Jennifer	\$475,000	Pending
1064 Mill Creek	\$529,000	Pending
730 Country Club	\$544,500	Pending
230 Pine Cone Rd.	\$549,900	Pending
575 Sugarpine	\$549,900	Pending
520 Sugarpine	\$569,000	Pending
593 Dyer Cir.	\$699,900	Pending
289 Tuscarora Rd.	\$1,250,000	Pending
851 College	\$1,295,000	Pending
645 14th Green	\$1,795,000	Pending
363 Mountain Lake Ct.	\$1,895,000	Pending
822 Ellen Ct.	\$1,908,650	Pending
880 Freels Peak	\$2,895,000	Pending
797 Ida	\$6,500,000	Pending
9041 Lupine Ln.	\$8,900,000	Pending

### Condos Closed Escrow October

Complex	Unit	Asking Price	Sales Price
Pinebrook	34	\$95,000	\$92,500
Tahoe Sierra Pines	10	\$149,000	\$135,000
Woodstock	51	\$187,000	\$165,000
Raquet Club	71	\$189,000	\$200,000
Creekside West	11	\$259,000	\$325,000

Village Green	13	\$275,000	\$275,000
Burgandy Hill	308	\$275,000	\$275,000
Coeur De Lac	4	\$359,000	\$325,000

**Homes and PUDs Closed Escrow October**

Address	Asking Price	Sales Price
803 Jennifer	\$375,000	\$330,000
730 Betty	\$399,000	\$360,000
929 Dorcey Dr.	\$510,000	\$461,000
184 Beverly	\$599,000	\$400,000
309 Laura Ct.	\$669,000	\$626,000
706 Golfers Pass	\$699,000	\$650,000
678 14th Green	\$879,000	\$845,000
839 Jennifer	\$1,295,000	\$1,100,000
549 Ponderosa	\$3,499,000	\$3,250,000

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

Sincerely,



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 #1 Top Producing Agent  
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