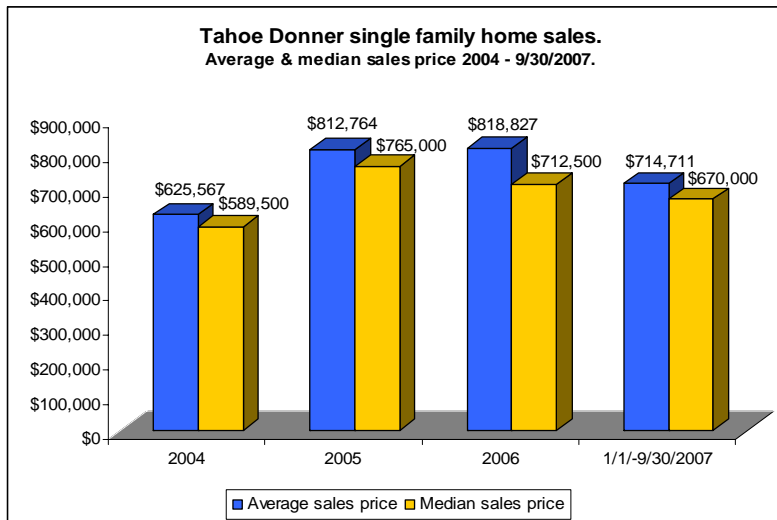




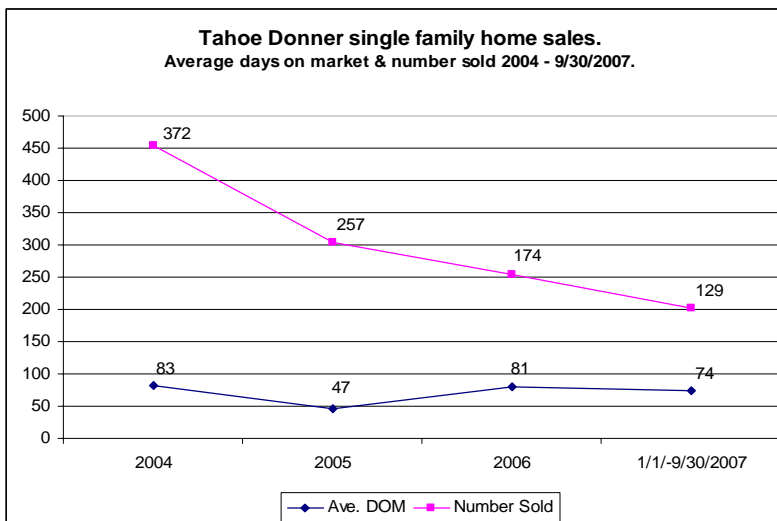
TAHOE DONNER® – TRUCKEE UPDATE – 3RD QUARTER 2007

Prepared by Pete Griffin
 The North Woods Group at Keller Williams Boice Realty
 (800) 593-3535 (530) 550-5179
pete@tdhomes.com

Tahoe Donner™ single family home sales activity for January thru Sept. 2007 compared to yearly activity for 2004 – 2006.



Average and median sales price



Average days on market and number sold.

Some observations: Looking at the spread sheet that follows this news letter we see that as of the end of September there are 158 homes available, 21 in escrow and year-to-date sales total of 127. Of the 158 active listings there are 90 that have been reduced in asking price, with reductions ranging from \$4,000 - \$330,000. Of the 21 homes in escrow there were 11 reduced in asking price with reductions ranging from \$4,000 - \$199,100. And of the 127 sold 66 were reduced in asking price before being sold with reductions ranging from \$6,000 - \$355,000. And 110 were sold for less than the reduced asking price, with those reductions ranging from \$500 - \$90,000.

September and October are historically our premium months for sales and as of the time I write this it appears that this year will hold true to that trend. The increase in sales coupled with many sellers withdrawing their homes from the market for the winter will result in a significant reduction in available inventory throughout the winter months and into early spring.

In summation: All markets are “local” - don’t be caught next year saying “I wish we had bought in 2007 when the market was low.” We still have a good selection of homes at most price points, sellers are aware they need to negotiate, prices are adjusting to match the market, and interest rates remain low – there is still time to buy that “Tahoe dream home” and enjoy it for the Holiday Season.

Similar analysis may be done for other types of property and for any area of Truckee or North Lake Tahoe. Simply email your request to Pete@tdhomes.com.

Notes to Home Owners!

If you haven’t done so yet, now is the time to close those crawl space vents. It will save your heating bills, make your floors warmer, and help prevent moisture accumulation and frozen pipes. Give me a call if you won’t be up for awhile and I’ll take care of closing them for you.

And don’t forget to change your furnace filters! Many times owners forget to change the filters, or they think that because a vacation home is not used on a consistent basis the filters don’t need changed as often – but they do! I’ve seen filters so clogged with dust that they were sucked into the plenum, not an efficient way to heat your home!

Also, it is a good idea to leave thermostats set at 55-60°F and shut off your main water valve during extended absences. That temperature setting will keep your home reasonably warm for your arrival and will help keep pipes and fixtures from freezing. Give me a call if you need help with this, or would like additional information.

Tahoe Donner maintains a voice mail only line for messages to property owners during periods of emergency only. Call (530)582-9601.

Notes to Future Owners!

Are you aware of the critical factors to consider when purchasing a mountain home?

Learning what to look for regarding the snow loads within Tahoe Donner, the characteristics of driveway and roof designs, and a homes physical properties and orientation on the lot, will help you choose a vacation home that is friendly to our mountain climate.

These are just a few of the many important considerations The REALTORS® of The North Woods Group explain while they are showing you property.

Don’t purchase a vacation home without knowing these critical factors!

Call The North Woods Group today at (800)593-3535!

News and Events

New additions & changes to web site WWW.TDHomes.com (AKA – WWW.TahoeDonnerHomes.com)

Another way you can see the newest listings for Tahoe Donner. A link to “**Buyers Brochures**” provides information about available single family homes and condos listed the previous 7 days. This link will be placed near the top of the home page every Thursday morning.

Property searches are now easier than ever with new icons for price categories.

See all types of local weather and ski information.

Have an idea that would make the site more useful? I'd like to hear it! Send your ideas to Pete@tdhomes.com

North Tahoe ski resorts upgrade facilities:

Similar to the renaissance taking place at North Lake Tahoe properties and facilities, area ski resorts are also pulling out all the stops with resort upgrades, new programs and special events – all designed to attract visitors to the largest concentration of ski resorts in the country.....([more](#))

Martis Valley land in public hands:

Purchase of the Waddle Ranch will preserve 1,400 acres of Martis Valley public use. The Truckee Donner Land trust and the Trust for Public Land are seeking the final \$500,000 needed for the \$2,500,000 purchase.....([more](#))

A story from Truckee's past:

The stage road from Truckee to Tahoe City was the most popular route to visit the magnificent Lake of the Sky from 1868 until 1900. The trip was bumpy and dusty at times, but stage drivers such as Elijah “Pop” Church and his many tales of the Sierra made the trip as interesting as visiting Lake Tahoe itself.....([more](#))

The North Woods Group wants to hear from you!

“Providing service that extends beyond the sale.”

Call (800)593-3535

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 Ave. DOM 74

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 Ave. sales price \$818,827
 Median sales price \$712,500
 Ave. DOM 81

Status	Address	Listing Date	Contract Date	Closing Date	Original Price	Asking Price	Price Change	Sold Price	Sold vs. Asking	\$/Sq Ft	Yr Blt	Sq Ft	# of Bedrms	# of Baths	Garage	Setting	DOM*
SOLD	14206 Northwoods Boulevard	2/13/2007	2/18/2007	3/15/2007	\$374,900	\$374,900	\$0	\$374,900	\$0	\$350.37	1973	1070	2	1	None	Street	5
SOLD	11951 Bernese Lane	8/15/2006	2/16/2007	3/19/2007	\$439,000	\$389,000	\$50,000	\$389,500	\$500		0	0	2	1	None	Street	185
SOLD	14819 Northwoods Boulevard	1/29/2007	8/23/2007	9/21/2007	\$399,000	\$389,000	\$10,000	\$330,000	\$59,000	\$412.50	1973	800	2	1	Two	Street	206
SOLD	14695 Wolfgang Road	2/1/2007	3/15/2007	4/20/2007	\$399,000	\$399,000	\$0	\$395,000	\$4,000	\$266.89	1985	1480	1	2	None	Greenbelt	42
SOLD	10767 Skislope Way	5/26/2006	1/12/2007	2/6/2007	\$449,900	\$399,900	\$50,000	\$399,000	\$900	\$429.96	1992	928	2	2	None	Street	231
SOLD	13184 Davos Drive	11/13/2006	2/2/2007	3/19/2007	\$429,000	\$399,900	\$29,100	\$375,000	\$24,900	\$372.02	1979	1008	3	1.5	None	Greenbelt	81
SOLD	11179 Northwoods Boulevard	3/29/2007	6/1/2007	7/3/2007	\$409,900	\$399,900	\$10,000	\$388,900	\$11,000	\$320.87	1973	1212	2	1	None	Greenbelt	64
SOLD	11254 Zermatt Road	4/27/2007	5/11/2007	6/15/2007	\$405,000	\$405,000	\$0	\$400,000	\$5,000	\$367.65	1973	1088	2	2	None	Street	14
ACTIVE	13973 Gyrfalcon Street	5/25/2007			\$445,000	\$419,000	\$26,000			\$300.14	1974	1396	3	2	Two	Street	133
SOLD	13821 Northwoods Boulevard	10/10/2006	12/17/2006	1/17/2007	\$459,000	\$424,900	\$34,100	\$406,000	\$18,900	\$268.52	1985	1512	3	1.5	None	Greenbelt	68
ACTIVE	12870 Hillside Drive	7/31/2007			\$459,000	\$429,000	\$30,000			\$321.11	1974	1336	2	1	Two	Street	66
SOLD	13443 Davos Drive	7/3/2007	8/15/2007	9/12/2007	\$429,000	\$429,000	\$0	\$419,000	\$10,000	\$379.87	1974	1103	2	1	None	Street	43
ACTIVE	15085 Alder Creek Road	7/18/2007			\$459,000	\$435,000	\$24,000			\$325.60	1974	1336	2	2	Two	River/Creek	79
ACTIVE	16210 Northwoods Boulevard	9/13/2007			\$439,000	\$439,000	\$0			\$341.10	1985	1287	2	3	Two	Greenbelt	22
IN ESCROW	11549 Rhineland Avenue	9/6/2007	9/29/2007	10/30/2007	\$439,000	\$439,000	\$0			\$240.68	1974	1824	3	2	Two	Street	23
SOLD	14398 Northwoods Boulevard	2/16/2007	6/23/2007	7/13/2007	\$472,000	\$439,000	\$33,000	\$413,000	\$26,000	\$358.51	1981	1152	2	2	Two	Street	127
ACTIVE	17179 Northwoods Boulevard	8/8/2007			\$449,000	\$449,000	\$0			\$393.86	1982	1140	2	2	None	Street	58
SOLD	12166 Snowpeak Way	6/7/2006	2/21/2007	4/19/2007	\$509,000	\$449,000	\$60,000	\$422,000	\$27,000	\$432.38	1978	976	2	1	One	Street	259
ACTIVE	15470 Northwoods Boulevard	6/29/2007			\$495,000	\$450,000	\$45,000			\$260.42	1976	1728	3	2	Two	Street	98
SOLD	13147 Solvang Way	5/27/2006	12/20/2006	2/23/2007	\$539,900	\$456,000	\$83,900	\$420,000	\$36,000	\$311.11	1979	1350	3	2	One	Street	207
ACTIVE	13474 Weisshorn Way	6/9/2007			\$490,000	\$459,000	\$31,000			\$347.73	0	1320	3	2	None	Street	118
SOLD	11502 Chamonix Road	8/9/2006	1/3/2007	1/23/2007	\$475,000	\$465,000	\$10,000	\$430,000	\$35,000	\$464.36	1981	926	2	2	None	Greenbelt	147
SOLD	15794 Northwoods Boulevard	1/19/2007	3/9/2007	4/9/2007	\$489,000	\$465,000	\$24,000	\$450,000	\$15,000	\$478.72	1992	940	2	1	Two	Street	49
ACTIVE	11675 Zermatt Drive	7/26/2007			\$475,000	\$475,000	\$0			\$352.37	1974	1348	3	2	Two	Street	71
ACTIVE	15619 Northwoods Boulevard	5/15/2007			\$499,000	\$479,000	\$20,000			\$318.06	1974	1506	3	2	None	Street	143
SOLD	15237 Northwoods Boulevard	5/14/2007	5/30/2007	6/27/2007	\$479,000	\$479,000	\$0	\$467,500	\$11,500	\$555.89	1987	841	2	1	One	Street	16
ACTIVE	13364 Heidi Way	9/8/2007			\$499,900	\$479,900	\$20,000			\$224.25	1982	2140	4	3	None	Greenbelt	27
SOLD	12782 Skislope Way	5/25/2007	6/1/2007	7/10/2007	\$480,000	\$480,000	\$0	\$463,375	\$16,625	\$343.50	1981	1349	3	2	One	Greenbelt	7
ACTIVE	13285 Davos Drive	5/12/2007			\$509,500	\$484,500	\$25,000			\$517.63	1973	936	2	1.5	Two	Street	146
ACTIVE	15151 Northwoods Boulevard	3/24/2007			\$545,000	\$485,000	\$60,000			\$349.93	1984	1386	3	2	None	Street	195
ACTIVE	12773 Bernese Lane	6/21/2007			\$515,000	\$485,000	\$30,000			\$329.48	1973	1472	3	2	None	Greenbelt	106
ACTIVE	15560 Northwoods Boulevard	7/3/2007			\$489,000	\$489,000	\$0			\$353.07	1980	1385	3	2	None	Street	94
ACTIVE	15359 Northwoods Boulevard	5/21/2007			\$524,000	\$499,000	\$25,000			\$369.08	1984	1352	3	2	None	Greenbelt	137
ACTIVE	14325 Northwood Boulevard	6/21/2007			\$499,000	\$499,000	\$0			\$382.67	1981	1304	2	2	Two	Greenbelt	106
ACTIVE	11924 Kitzbuhel Road	9/1/2007			\$499,000	\$499,000	\$0			\$350.42	1983	1424	3	3	Two	Greenbelt	34
SOLD	14051 Ramshorn Street	2/7/2007	3/3/2007	4/2/2007	\$499,000	\$499,000	\$0	\$475,000	\$24,000	\$373.43	1979	1272	3	2	Two	Street	24
SOLD	12187 Viking Way	3/11/2007	8/28/2007	9/27/2007	\$545,000	\$499,000	\$46,000	\$480,000	\$19,000	\$400.00	1980	1200	3	2	Two	Greenbelt	170
SOLD	14366 Copenhagen Drive	1/12/2007	1/15/2007	2/6/2007	\$499,500	\$499,500	\$0	\$499,500	\$0	\$416.25	1995	1200	3	2	None	Greenbelt	3

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SOLD	14790	Slalom Way	2/14/2007	4/9/2007	5/15/2007	\$499,900	\$499,900	\$0	\$480,000	\$19,900	\$392.48	1973	1223	3	2	One	Greenbelt	54
SOLD	11541	Chamonix Road	10/20/2006	3/6/2007	4/27/2007	\$545,000	\$500,000	\$45,000	\$500,000	\$0	\$309.02	1981	1618	3	2.5	One	Street	137
SOLD	12908	Skislope Way	5/10/2007	7/18/2007	8/30/2007	\$599,000	\$509,000	\$90,000	\$490,000	\$19,000	\$259.81	1981	1886	3	2	Two	Street	69
SOLD	15850	Northwoods Boulevard	1/2/2007	4/8/2007	5/3/2007	\$519,000	\$510,000	\$9,000	\$508,000	\$2,000	\$354.25	1986	1434	3	2	None	Street	96
ACTIVE	14216	Davos Drive	8/27/2007			\$519,000	\$519,000	\$0			\$383.88	1983	1352	2	2	None	Greenbelt	39
SOLD	11022	Lausanne Way	4/25/2007	5/29/2007	6/28/2007	\$524,500	\$524,500	\$0	\$515,000	\$9,500	\$355.42	1979	1449	2	2	Two	Street	34
ACTIVE	11068	Innsbruck Avenue	4/27/2007			\$569,000	\$524,900	\$44,100			\$396.45	1979	1324	2	2	Two	Street	161
ACTIVE	12478	Snowpeak Way	5/2/2007			\$549,000	\$525,000	\$24,000			\$332.49	1979	1579	3	2	Two	Greenbelt	156
SOLD	12244	Greenleaf Way	12/13/2006	1/10/2007	2/8/2007	\$529,000	\$529,000	\$0	\$520,000	\$9,000	\$342.78	1985	1517	3	2	Two	Greenbelt	28
IN ESCROW	11528	Baden Road	7/20/2007	9/20/2007	10/19/2007	\$559,000	\$539,000	\$20,000			\$342.01	1979	1576	3	2	Two	Street	62
SOLD	11715	Rhineland Avenue	3/1/2007	4/5/2007	6/6/2007	\$540,000	\$540,000	\$0	\$530,000	\$10,000	\$363.01	1981	1460	3	2	None	Street	35
SOLD	13151	Davos Drive	5/11/2007	8/28/2007	9/28/2007	\$569,000	\$544,000	\$25,000	\$520,000	\$24,000	\$362.62	1979	1434	3	2	Two	Street	109
ACTIVE	13465	Northwoods Boulevard	4/6/2007			\$579,000	\$549,000	\$30,000			\$351.02	1987	1564	3	2	Two	Greenbelt	182
ACTIVE	13230	Oberwald Way	8/25/2007			\$579,000	\$549,000	\$30,000			\$239.95	1981	2288	3	3	Two	Greenbelt	41
SOLD	16644	skislope	8/31/2005	1/16/2007	2/8/2007	\$695,000	\$549,000	\$146,000	\$530,000	\$19,000	\$293.79	2006	1804	3	2	One	Street	503
SOLD	14074	Skiview Lp	4/2/2007	4/9/2007	4/30/2007	\$549,000	\$549,000	\$0	\$549,000	\$0	\$488.00	1975	1125	2	2	Two	Golf	7
ACTIVE	11362	Zermatt Drive	9/26/2007			\$549,900	\$549,900	\$0				1980	0	2	2	Two	Street	9
ACTIVE	16020	Northwoods Boulevard	4/1/2007			\$579,000	\$559,000	\$20,000			\$361.58	1981	1546	3	2	Two	Street	187
ACTIVE	11848	Snowpeak Way	5/26/2006			\$709,000	\$565,000	\$144,000			\$279.84	1982	2019	4	2	Two	Street	497
ACTIVE	14030	Northwoods Boulevard	4/28/2007			\$619,000	\$565,000	\$54,000			\$420.39	2000	1344	3	2	Two	Street	160
ACTIVE	11116	Sitzmark Way	6/21/2007			\$630,000	\$567,000	\$63,000			\$322.89	1987	1756	3	2	Two	Street	106
SOLD	14640	Davos Drive	9/7/2006	12/19/2006	1/16/2007	\$569,000	\$569,000	\$0	\$550,000	\$19,000	\$399.71	1974	1376	2	2	Two	Golf	103
ACTIVE	14432	Davos Drive	9/5/2007			\$569,900	\$569,900	\$0			\$492.14	1988	1158	3	2	One	Greenbelt	30
SOLD	11564	Lausanne Way	1/25/2007	2/24/2007	3/30/2007	\$570,000	\$570,000	\$0	\$560,000	\$10,000	\$416.67	1994	1344	3	2	One	Street	30
ACTIVE	14924	Northwoods Boulevard	5/2/2007			\$649,000	\$575,000	\$74,000				1986	0	3	2	None	Street	156
SOLD	14431	Glacier View Road	12/5/2006	3/25/2007	4/23/2007	\$575,000	\$575,000	\$0	\$575,000	\$0	\$297.31	1974	1934	3	2.5	Two	Street	110
IN ESCROW	11701	Oslo Drive	4/11/2007	9/14/2007	10/16/2007	\$599,000	\$579,000	\$20,000			\$416.25	1993	1391	2	2	Two	Street	156
SOLD	14123	Gyr Falcon Street	3/14/2007	5/25/2007	6/28/2007	\$625,000	\$579,000	\$46,000	\$575,000	\$4,000	\$344.52	1980	1669	3	2	Two	Greenbelt	72
ACTIVE	14120	Davos Drive	8/4/2007			\$695,000	\$579,500	\$115,500			\$327.03	1983	1772	3	2.5	Two	Greenbelt	62
ACTIVE	14774	Alder Creek Road	3/8/2007			\$639,000	\$579,900	\$59,100			\$383.53	1998	1512	3	2	One	Street	211
ACTIVE	13343	Hansel Avenue	8/11/2007			\$599,000	\$589,000	\$10,000			\$430.56	1979	1368	2	2	Two	Greenbelt	55
SOLD	11804	Chateau Way	10/11/2006	1/25/2007	2/13/2007	\$599,000	\$589,000	\$10,000	\$550,000	\$39,000	\$364.48	1986	1509	3	2	Two	Street	106
ACTIVE	14106	Swiss Lane	4/16/2007			\$610,000	\$595,000	\$15,000			\$313.16	1980	1900	3	3.5	Two	Golf	172
IN ESCROW	13616	Heidi Way	7/23/2007	10/1/2007	11/5/2007	\$599,000	\$595,000	\$4,000			\$308.61	1987	1928	3	2	One	Street	70
SOLD	13101	Stockholm Way	7/15/2006	4/6/2007	5/8/2007	\$675,000	\$595,000	\$80,000	\$583,000	\$12,000	\$381.05	1985	1530	3	2	Two	Street	265
ACTIVE	12574	Bernese Lane	6/8/2007			\$620,000	\$597,000	\$23,000			\$407.79	1981	1464	3	2	Two	Greenbelt	119
ACTIVE	13621	Swiss Lane	6/4/2007			\$624,900	\$599,000	\$25,900			\$309.08	1981	1938	3	2	Two	Greenbelt	123
ACTIVE	12410	Lausanne Way	7/8/2007			\$599,000	\$599,000	\$0			\$448.35	1977	1336	3	2	Two	Street	89
ACTIVE	12100	Snowpeak Way	8/6/2007			\$599,000	\$599,000	\$0			\$285.24	1970	2100	3	2	Three	Street	60

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ACTIVE	13784	Pathway Avenue	8/28/2007			\$699,000	\$599,000	\$100,000			\$292.20	1991	2050	4	3	Two	Greenbelt	38
IN ESCROW	14986	Alder Creek Road	6/15/2007	9/8/2007	10/10/2007	\$649,000	\$599,000	\$50,000			\$411.40	1998	1456	3	2	Two	Greenbelt	85
IN ESCROW	13244	Roundhill Drive	8/6/2007	8/22/2007	10/8/2007	\$599,000	\$599,000	\$0			\$332.78	1984	1800	3	2	Two	Greenbelt	16
SOLD	14121	Herringbone Way	9/14/2006	2/22/2007	3/21/2007	\$629,000	\$599,000	\$30,000	\$575,665	\$23,335	\$369.02	1993	1560	3	2	Two	Street	161
SOLD	12409	Bernese Lane	9/19/2006	3/22/2007	4/26/2007	\$709,000	\$599,000	\$110,000	\$590,000	\$9,000	\$314.50	1992	1876	3	3	Two	Greenbelt	184
SOLD	10994	Skislope Way	4/5/2007	4/20/2007	5/18/2007	\$599,000	\$599,000	\$0	\$590,000	\$9,000	\$377.24	1992	1564	3	2	Two	Street	15
SOLD	15313	Wolfgang Road	5/19/2007	6/18/2007	7/20/2007	\$599,000	\$599,000	\$0	\$585,000	\$14,000	\$414.60	1990	1411	2	2	Two	Street	30
ACTIVE	14123	Copenhagen Drive	4/16/2007			\$619,500	\$599,900	\$19,600			\$384.55	1982	1560	3	2	None	Greenbelt	172
IN ESCROW	13721	Davos Drive	5/22/2007	8/17/2007	10/1/2007	\$799,000	\$599,900	\$199,100			\$202.33	1986	2965	4	4	Three	Street	87
ACTIVE	11808	Glussing Way	9/27/2006			\$749,999	\$599,999	\$150,000			\$375.00	1987	1600	3	2	One	Greenbelt	373
ACTIVE	14420	Glacier View Road	5/24/2007			\$625,000	\$599,999	\$25,001			\$320.86	1982	1870	4	2	Two	Street	134
ACTIVE	11600	Nordic Lane	6/25/2007			\$619,000	\$609,000	\$10,000			\$446.48	1983	1364	3	2	Two	Greenbelt	102
SOLD	12345	Greenleaf Way	5/3/2007	7/18/2007	9/7/2007	\$639,000	\$609,000	\$30,000	\$580,000	\$29,000	\$329.55	1982	1760	4	3	Two	Greenbelt	76
ACTIVE	11897	Brookstone Drive	8/6/2007			\$609,900	\$609,900	\$0			\$334.01	1982	1826	3	2	Two	Greenbelt	60
SOLD	14467	Copenhagen Drive	9/15/2006	1/26/2007	3/2/2007	\$695,000	\$609,900	\$85,100	\$580,000	\$29,900	\$268.52	1979	2160	3	2.5	Two	Greenbelt	133
SOLD	11383	Lausanne Way	2/1/2007	2/11/2007	3/9/2007	\$610,000	\$610,000	\$0	\$610,000	\$0	\$421.27	1992	1448	3	2	Two	Street	10
ACTIVE	11528	Zermatt Drive	4/6/2007			\$665,000	\$615,000	\$50,000			\$255.40	1981	2408	3	3	None	Street	182
ACTIVE	14066	Ramshorn Street	6/20/2007			\$689,000	\$615,000	\$74,000			\$375.46	1983	1638	3	2	None	Golf	107
ACTIVE	13870	Hansel Avenue	7/17/2007			\$649,000	\$615,000	\$34,000			\$277.03	1984	2220	3	2	Two	Greenbelt	80
ACTIVE	13921	Hansel Avenue	7/31/2007			\$639,000	\$619,000	\$20,000			\$329.26	1993	1880	3	2.5	Two	Greenbelt	66
SOLD	13350	Hillside Drive	6/20/2007	6/30/2007	7/27/2007	\$619,900	\$619,900	\$0	\$615,000	\$4,900	\$334.24	1979	1840	3	2.5	Two	Street	10
IN ESCROW	11251	Bolzano Road	5/21/2007	9/9/2007	10/24/2007	\$625,000	\$625,000	\$0			\$403.23	1979	1550	3	2	One	Street	111
SOLD	13751	Davos Drive	1/13/2007	2/19/2007	4/6/2007	\$649,000	\$625,000	\$24,000	\$625,000	\$0	\$378.79	0	1650	3	2	Two	Street	37
SOLD	11670	Lausanne Way	1/22/2007	1/26/2007	2/23/2007	\$625,000	\$625,000	\$0	\$580,000	\$45,000	\$434.13	1997	1336	3	2	Two	Street	4
SOLD	14903	Alder Creek Road	3/3/2007	3/11/2007	6/11/2007	\$625,000	\$625,000	\$0	\$625,000	\$0	\$282.81	1980	2210	3	2	Two	River/Creek	8
ACTIVE	12120	Muhlebach Way	8/16/2007			\$629,000	\$629,000	\$0			\$426.15	1987	1476	3	2	One	Street	50
ACTIVE	11770	Chalet Road	9/14/2007			\$629,000	\$629,000	\$0			\$432.01	1987	1456	2	2	Two	Street	21
SOLD	14233	Hansel Avenue	10/16/2006	1/8/2007	2/7/2007	\$629,000	\$629,000	\$0	\$618,557	\$10,443	\$339.12	1995	1824	3	2.5	Two	Greenbelt	84
SOLD	11741	Oslo Drive	6/30/2006	1/5/2007	2/14/2007	\$649,999	\$639,000	\$10,999	\$572,000	\$67,000	\$284.01	1986	2014	4	3	Two	Greenbelt	189
ACTIVE	11541	Chamonix Road	9/1/2007			\$648,500	\$639,500	\$9,000			\$395.24	1981	1618	3	2.5	One	Street	34
SOLD	14389	Davos Drive	5/22/2007	6/4/2007	7/6/2007	\$649,000	\$649,000	\$0	\$629,000	\$20,000	\$341.11	1992	1844	3	2	None	Greenbelt	13
SOLD	11515	Sun Valley Road	7/20/2007	8/25/2007	9/25/2007	\$659,000	\$649,000	\$10,000	\$642,000	\$7,000	\$393.38	1985	1632	3	2	Two	Greenbelt	36
SOLD	14464	Tyrol Road	6/1/2006	12/22/2006	1/2/2007	\$744,950	\$649,500	\$95,450	\$610,000	\$39,500	\$359.67	1990	1696	3	2.5	Two	Street	204
IN ESCROW	12938	Hillside Drive	7/2/2007	9/3/2007	10/18/2007	\$670,000	\$649,900	\$20,100			\$355.91	1991	1826	3	2	Two	Street	63
SOLD	14128	Davos Drive	7/16/2006	3/1/2007	4/6/2007	\$739,000	\$649,950	\$89,050	\$625,000	\$24,950	\$347.61	1991	1798	3	2	One	Street	228
ACTIVE	11730	Chalet Road	7/26/2007			\$649,999	\$649,999	\$0			\$420.17	1997	1547	3	2	Two	Greenbelt	71
SOLD	11416	Sitzmark Way	12/30/2006	6/10/2007	7/19/2007	\$775,000	\$650,000	\$125,000	\$600,000	\$50,000	\$187.27	1981	3204	5	3	Two	Street	162
IN ESCROW	11868	Saint Bernard Drive	5/8/2007	9/6/2007	10/11/2007	\$721,900	\$654,550	\$67,350			\$352.48	1996	1857	3	2	Two	Greenbelt	121
SOLD	14148	Ramshorn Street	3/12/2007	6/24/2007	7/18/2007	\$739,000	\$659,000	\$80,000	\$632,500	\$26,500	\$382.18	1983	1655	3	2	Two	Golf	104

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 Ave. DOM 81

ACTIVE	11886	Lausanne Way	5/25/2007			\$689,000	\$665,000	\$24,000			\$392.56	1993	1694	3	2	Two	Street	133
SOLD	12601	Bernese Lane	9/6/2006	2/2/2007	2/22/2007	\$777,000	\$665,000	\$112,000	\$655,000	\$10,000	\$409.38	1980	1600	3	2	Two	Greenbelt	149
ACTIVE	14375	Davos Drive	7/14/2007			\$729,000	\$669,000	\$60,000			\$435.55	1978	1536	4	2	Two	Street	83
SOLD	13743	Hansel Avenue	9/8/2006	8/9/2007	9/7/2007	\$779,000	\$669,000	\$110,000	\$660,000	\$9,000	\$285.96	1991	2308	4	3	Two	Street	335
SOLD	13879	Copenhagen Drive	1/20/2007	5/26/2007	6/26/2007	\$699,000	\$669,000	\$30,000	\$665,000	\$4,000	\$344.92	1989	1928	3	2.5	Two	Street	126
SOLD	13999	Northwoods Boulevard	1/31/2007	2/19/2007	3/30/2007	\$669,000	\$669,000	\$0	\$665,000	\$4,000	\$340.50	1994	1953	4	4	Two	Greenbelt	19
IN ESCROW	13456	Skiview Lp	5/18/2007	9/6/2007	10/10/2007	\$739,900	\$669,900	\$70,000			\$367.87	1980	1821	3	2	Two	Golf	111
ACTIVE	15752	Northwoods Boulevard	8/2/2007			\$670,000	\$670,000	\$0			\$258.49	0	2592	3	3	Two	Street	64
ACTIVE	12824	Bernese Lane	6/4/2007			\$675,000	\$675,000	\$0			\$419.78	1996	1608	3	2.5	Two	Greenbelt	123
ACTIVE	11558	Zermatt Drive	6/21/2007			\$735,000	\$675,000	\$60,000			\$319.60	1994	2112	4	2.5	Two	Street	106
SOLD	11045	Northwoods Boulevard	5/17/2006	3/30/2007	5/9/2007	\$819,000	\$675,000	\$144,000	\$670,000	\$5,000	\$343.59	1999	1950	3	2.5	Two	Street	317
SOLD	11374	Mougle Lane	4/30/2007	5/22/2007	6/21/2007	\$679,000	\$679,000	\$0	\$669,000	\$10,000	\$354.34	1992	1888	3	2	Two	Street	22
SOLD	11338	Mougle Lane	5/10/2007	8/15/2007	9/28/2007	\$699,000	\$680,000	\$19,000	\$670,000	\$10,000	\$359.25	1995	1865	3	2.5	Two	Street	97
SOLD	12436	Lausanne Way	5/18/2007	7/9/2007	8/10/2007	\$738,000	\$688,000	\$50,000	\$664,950	\$23,050	\$341.00	1992	1950	3	2.5	Two	Street	52
ACTIVE	13986	Herringbone Way	7/30/2007			\$689,000	\$689,000	\$0			\$407.21	1992	1692	3	2.5	Two	Greenbelt	67
SOLD	12947	Oberwald Way	7/6/2007	8/23/2007	9/25/2007	\$710,000	\$689,000	\$21,000	\$660,000	\$29,000	\$381.28	1991	1731	3	2	Two	Greenbelt	48
SOLD	14195	Davos Drive	7/24/2006	1/7/2007	1/30/2007	\$795,000	\$698,500	\$96,500	\$675,000	\$23,500	\$287.11	1983	2351	4	2.5	Two	Street	167
ACTIVE	15029	Wolfgang Road	8/30/2007			\$699,000	\$699,000	\$0			\$371.02	1998	1884	3	2.5	Two	Greenbelt	36
SOLD	14778	Copenhagen Drive	1/12/2007	1/31/2007	3/16/2007	\$699,000	\$699,000	\$0	\$675,000	\$24,000	\$363.29	1986	1858	3	2.5	Two	Greenbelt	19
ACTIVE	14251	Tyrol Road	7/9/2007			\$738,500	\$699,500	\$39,000			\$382.66	1995	1828	3	2.5	Two	Street	88
ACTIVE	11734	Nordic Lane	6/18/2007			\$725,000	\$699,900	\$25,100			\$404.80	1987	1729	3	3	Two	Greenbelt	109
IN ESCROW	11956	Snowpeak Way	7/30/2007	9/12/2007	10/31/2007	\$708,900	\$708,900	\$0			\$326.83	2003	2169	3	2.5	Two	Street	44
IN ESCROW	12038	Muhlebach Way	6/7/2007	9/15/2007	10/10/2007	\$779,000	\$719,000	\$60,000			\$342.87	1989	2097	3	2	Two	Greenbelt	100
IN ESCROW	13342	Davos Drive	9/12/2007	10/2/2007	10/23/2007	\$719,000	\$719,000	\$0			\$338.51	1999	2124	3	2.5	Two	Street	20
SOLD	12116	Schussing Way	12/3/2006	1/22/2007	2/22/2007	\$835,000	\$719,000	\$116,000	\$700,000	\$19,000	\$369.98	1992	1892	3	2.5	Two	Greenbelt	50
SOLD	12031	Snowpeak Way	8/18/2006	2/28/2007	4/9/2007	\$745,000	\$720,000	\$25,000	\$707,500	\$12,500	\$386.40	1994	1831	3	2	Two	Greenbelt	194
SOLD	14014	Davos Drive	9/27/2006	1/14/2007	2/14/2007	\$725,000	\$725,000	\$0	\$690,000	\$35,000	\$345.00	1988	2000	3	2	Two	Street	109
SOLD	11614	Rhineland Avenue	4/26/2007	5/15/2007	6/14/2007	\$727,000	\$727,000	\$0	\$724,000	\$3,000	\$378.66	2000	1912	3	2	Four +	Street	19
SOLD	14167	Tyrol Road	7/11/2006	1/3/2007	1/30/2007	\$729,000	\$729,000	\$0	\$710,000		\$392.70	1993	1808	3	3	Three	Street	176
ACTIVE	13236	Hillside Drive	4/24/2007			\$849,000	\$735,000	\$114,000			\$257.89	1979	2850	4	2.5	Two	Street	164
ACTIVE	14691	Davos Drive	4/16/2007			\$839,000	\$739,000	\$100,000			\$335.00	1981	2206	4	2	Two	Street	172
ACTIVE	11909	Rhineland Avenue	7/25/2007			\$739,000	\$739,000	\$0			\$386.91	2000	1910	3	2.5	Two	Street	72
ACTIVE	12605	Skislope Way	9/24/2007			\$739,000	\$739,000	\$0			\$259.30	1991	2850	4	3	Four +	Greenbelt	11
SOLD	13095	Hillside Drive	1/26/2007	3/23/2007	5/11/2007	\$759,900	\$739,900	\$20,000	\$719,000	\$20,900	\$387.18	2000	1857	3	2.5	Two	Street	56
SOLD	11561	Chamonix Road	4/5/2007	5/23/2007	6/27/2007	\$743,000	\$743,000	\$0	\$724,000	\$19,000	\$289.60	1973	2500	4	2	Two	Street	48
ACTIVE	12768	Zurich Place	8/25/2007			\$745,000	\$745,000	\$0			\$330.96	2007	2251	3	3.5	Two	River/Creek	41
ACTIVE	16919	Skislope Way	7/26/2007			\$749,000	\$749,000	\$0			\$299.60	1990	2500	3	3	Two	River/Creek	71
SOLD	13020	Davos Drive	3/2/2006	8/22/2007	9/25/2007	\$899,000	\$749,000	\$150,000	\$677,000	\$72,000	\$256.05	1979	2644	5	4.5	Two	Greenbelt	538
SOLD	11811	Chamonix Road	10/9/2006	1/6/2007	2/6/2007	\$789,000	\$749,000	\$40,000	\$726,000	\$23,000	\$325.12	1992	2233	3	2.5	Two	Street	89

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SOLD	11023	Lausanne Way	12/4/2006	1/2/2007	1/24/2007	\$749,000	\$749,000	\$0	\$725,000	\$24,000	\$414.76	1993	1748	3	2	Two	Greenbelt	29
SOLD	12202	Snowpeak Way	6/28/2007	7/1/2007	8/9/2007	\$749,900	\$749,900	\$0	\$750,000	\$100	\$343.25	1975	2185	3	3	Two	Greenbelt	3
ACTIVE	13996	Skiview Lp	9/19/2007			\$750,000	\$750,000	\$0			\$397.25	1984	1888	3	2	Two	Golf	16
SOLD	14255	Herringbone Way	11/11/2006	2/12/2007	3/14/2007	\$849,000	\$750,000	\$99,000	\$735,000		\$271.42	2004	2708	4	3.5	Two	Street	93
ACTIVE	14290	Skislope Way	4/4/2007			\$785,000	\$755,000	\$30,000			\$361.94	2003	2086	3	2	Two	Greenbelt	184
SOLD	11138	Bolzano Road	1/12/2007	3/30/2007	5/2/2007	\$799,000	\$765,000	\$34,000	\$750,000	\$15,000	\$385.01	1996	1948	3	2.5	Two	Street	77
SOLD	13611	Pathway Avenue	7/2/2007	7/30/2007	9/28/2007	\$769,000	\$769,000	\$0	\$745,000	\$24,000	\$396.70	1990	1878	3	2	Two	Greenbelt	28
SOLD	12814	Hansel Avenue	2/12/2007	3/27/2007	4/18/2007	\$772,000	\$772,000	\$0	\$755,000	\$17,000	\$293.32	2004	2574	4	2.5	Two	Greenbelt	43
IN ESCROW	14045	Gyrfalcon Street	5/5/2007	8/10/2007	11/10/2007	\$795,000	\$775,000	\$20,000			\$343.83	1995	2254	4	3	Two	Greenbelt	97
IN ESCROW	12768	Zurich Place	8/24/2007	9/7/2007	9/27/2007	\$775,000	\$775,000	\$0			\$344.29	2007	2251	3	3.5	Two	River/Creek	14
ACTIVE	13100	Muhlebach Way	12/6/2006			\$899,000	\$779,000	\$120,000			\$253.66	1992	3071	4	4	Two	Street	303
SOLD	12485	Hillside Drive	8/1/2007	9/4/2007	9/25/2007	\$779,000	\$779,000	\$0	\$745,000	\$34,000	\$341.74	1989	2180	3	3	Two	Greenbelt	34
ACTIVE	14194	Wolfgang Road	9/1/2007			\$779,900	\$779,900	\$0			\$325.23	1994	2398	4	3	Two	Street	34
ACTIVE	13525	Northwoods Boulevard	6/28/2007			\$779,995	\$779,995	\$0			\$363.13	1999	2148	4	3	Two	Street	99
SOLD	12375	Falcon Point Place	1/18/2007	2/1/2007	3/2/2007	\$787,500	\$787,500	\$0	\$762,000	\$25,500	\$412.34	1993	1848	3	2.5	Two	Street	14
ACTIVE	12616	Bernese Lane	9/13/2007			\$789,000	\$789,000	\$0			\$350.67	1991	2250	3	3	Two	Street	22
ACTIVE	11771	Brookstone Drive	5/28/2007			\$795,000	\$795,000	\$0				1990	0	3	2	Two	Street	130
SOLD	14124	Ramshorn Street	6/12/2006	10/27/2006	5/4/2007	\$825,000	\$795,000	\$30,000	\$760,000	\$35,000	\$334.80	1974	2270	4	3	Two	Golf	137
SOLD	14481	Christie Lane	1/5/2007	2/4/2007	2/23/2007	\$795,950	\$795,950	\$0	\$787,500	\$8,450	\$394.54	2006	1996	3	2.5	Two	Greenbelt	30
ACTIVE	11085	Innsbruck Avenue	5/31/2007			\$849,000	\$799,000	\$50,000			\$337.42	2001	2368	3	2.5	Two	Street	127
IN ESCROW	14476	Skislope Way	3/3/2007	5/17/2007	10/15/2007	\$839,000	\$799,000	\$40,000			\$339.42	1996	2354	4	2.5	Two	Greenbelt	75
SOLD	12318	Bear Meadows Court	12/17/2006	12/31/2006	1/29/2007	\$799,000	\$799,000	\$0	\$770,000	\$29,000	\$290.79	1995	2648	3	3.5	Two	Street	14
SOLD	11548	Sun Valley Road	1/26/2007	2/22/2007	4/24/2007	\$799,000	\$799,000	\$0	\$778,000	\$21,000	\$374.04	1997	2080	3	2.5	Two	Street	27
SOLD	12890	Davos Drive	2/5/2007	3/11/2007	4/5/2007	\$799,450	\$799,450	\$0	\$790,000	\$9,450	\$395.79	2006	1996	3	2.5	Two	Street	34
ACTIVE	11315	Skislope Way	6/16/2007			\$859,000	\$799,500	\$59,500			\$343.28	2000	2329	4	2.5	Two	Greenbelt	111
ACTIVE	13911	Alder Creek Road	8/23/2007			\$829,000	\$799,500	\$29,500			\$325.79	2002	2454	3	2.5	Two	Street	43
ACTIVE	14065	Hansel Avenue	8/25/2007			\$799,900	\$799,900	\$0			\$357.10	2002	2240	3	2	Two	Greenbelt	41
SOLD	11732	Rhineland Avenue	4/6/2007	6/16/2007	6/29/2007	\$835,000	\$799,900	\$35,100	\$775,000	\$24,900	\$376.58	2005	2058	3	2.5	Two	Greenbelt	71
SOLD	14657	Tyrol Road	12/9/2005	12/20/2006	1/19/2007	\$939,000	\$809,000	\$130,000	\$800,000	\$9,000	\$316.08	1993	2531	3	3	Two	Street	376
ACTIVE	13526	Hillside Drive	5/18/2007			\$810,000	\$810,000	\$0			\$337.50	2003	2400	3	2.5	Two	Street	140
ACTIVE	13200	Davos Drive	11/16/2006			\$947,000	\$819,000	\$128,000			\$327.60	2007	2500	3	2.5	Two	Street	323
ACTIVE	11700	Munich Drive	8/10/2007			\$825,000	\$825,000	\$0			\$250.68	1985	3291	3	4	Two	Greenbelt	56
SOLD	15113	Northwoods Boulevard	11/15/2006	4/4/2007	5/4/2007	\$835,000	\$835,000	\$0	\$795,000	\$40,000	\$310.55	1994	2560	5	3.5	Two	Street	140
SOLD	13090	Falcon Point Place	6/13/2007	6/21/2007	7/31/2007	\$835,000	\$835,000	\$0	\$835,000	\$0	\$353.07	1990	2365	3	2.5	Two	Street	8
SOLD	11787	Brookstone Drive	4/5/2007	4/27/2007	5/30/2007	\$845,000	\$845,000	\$0	\$840,000	\$5,000	\$311.46	1993	2697	3	2.5	Two	Greenbelt	22
SOLD	16450	Northwoods Boulevard	8/28/2006	3/3/2007	4/12/2007	\$889,000	\$849,000	\$40,000	\$825,000	\$24,000	\$348.10	2005	2370	4	2.5	Two	Street	187
ACTIVE	15250	Swiss Lane	8/16/2007			\$879,950	\$859,000	\$20,950			\$419.02	1996	2050	3	2.5	Two	Golf	50
SOLD	13648	Heidi Way	1/24/2007	4/21/2007	5/18/2007	\$864,900	\$864,900	\$0	\$850,000	\$14,900	\$379.80	1997	2238	3	2.5	Two	Street	87
SOLD	11895	Zermatt Drive	7/2/2006	1/9/2007	2/2/2007	\$965,000	\$865,000	\$100,000	\$849,000	\$16,000	\$352.72	2004	2407	3	2.5	Two	Greenbelt	191

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SOLD	15076	Wolfgang Road	6/19/2006	12/20/2006	1/19/2007	\$959,900	\$869,900	\$90,000	\$855,000	\$14,900	\$362.75	1999	2357	4	3	Two	Greenbelt	184
ACTIVE	11425	Lausanne Way	3/19/2007			\$919,000	\$870,000	\$49,000			\$349.96	2004	2486	3	2.5	Two	Greenbelt	200
SOLD	16443	Skislope Way	4/8/2006	1/13/2007	2/14/2007	\$875,000	\$875,000	\$0	\$828,000	\$47,000	\$463.09	2005	1788	3	2	Two	River/Creek	280
IN ESCROW	13711	Cristallina Way	8/27/2007	9/7/2007	11/20/2007	\$879,500	\$879,500	\$0			\$339.58	1997	2590	3	2.5	Two	Greenbelt	11
ACTIVE	13749	Northwoods Boulevard	5/21/2007			\$889,000	\$885,000	\$4,000			\$424.66	1984	2084	3	2	Four +	Street	137
SOLD	11560	Skislope Way	10/29/2006	12/31/2006	1/31/2007	\$899,000	\$892,200	\$6,800	\$870,000	\$22,200	\$352.37	2006	2469	4	3	Two	Greenbelt	63
ACTIVE	11709	Lausanne Way	4/9/2007			\$955,000	\$895,000	\$60,000			\$321.60	2001	2783	4	3	Two	Street	179
ACTIVE	12304	Snowpeak Way	6/19/2007			\$909,000	\$895,000	\$14,000			\$377.48	1999	2371	4	3	Two	Street	108
SOLD	14371	Hansel Avenue	5/13/2006	5/2/2007	6/18/2007	\$1,095,000	\$895,000	\$200,000	\$875,000	\$20,000	\$289.26	1991	3025	3	3.5	Three	Street	354
SOLD	13770	Heidi Way	6/22/2006	11/13/2006	1/8/2007	\$1,057,000	\$895,000	\$162,000	\$885,000	\$10,000	\$344.89	2003	2566	4	2.5	Two	Street	144
ACTIVE	11592	Chalet Road	6/7/2007			\$940,000	\$899,000	\$41,000			\$402.78	1993	2232	4	3	Two	Golf	120
ACTIVE	13285	Roundhill Drive	8/16/2007			\$899,000	\$899,000	\$0			\$305.16	1988	2946	4	4	Two	Greenbelt	50
ACTIVE	12508	Falcon Point Place	8/30/2007			\$929,000	\$899,000	\$30,000			\$358.31	1993	2509	3	3	Three	Greenbelt	36
SOLD	12764	Skislope Way	4/4/2007	6/17/2007	7/18/2007	\$949,000	\$899,000	\$50,000	\$865,000	\$34,000	\$393.90	2004	2196	3	3	Two	Greenbelt	74
ACTIVE	13639	Hillside Drive	3/2/2007			\$899,500	\$899,500	\$0			\$335.38	2003	2682	4	3	Two	River/Creek	217
SOLD	12783	Skiview Lp	10/11/2006	5/27/2007	6/21/2007	\$995,000	\$899,500	\$95,500	\$870,000	\$29,500	\$335.00	2001	2597	3	2.5	Two	Street	228
ACTIVE	12343	Snowpeak Way	7/19/2007			\$899,900	\$899,900	\$0			\$416.81	2000	2159	3	2.5	Two	Golf	78
ACTIVE	11396	Lucerne Lane	6/21/2007			\$925,000	\$900,000	\$25,000			\$352.39	1997	2554	3	2.5	Two	River/Creek	106
ACTIVE	14411	Swiss Lane	6/8/2007			\$948,000	\$919,000	\$29,000			\$340.37	1993	2700	4	3.5	Two	Street	119
ACTIVE	13151	Muhlebach Way	8/31/2007			\$929,000	\$929,000	\$0			\$386.60	2004	2403	4	2.5	Two	Greenbelt	35
ACTIVE	15226	Alder Creek Road	8/24/2007			\$939,000	\$939,000	\$0			\$368.24	2005	2550	3	2.5	Two	Greenbelt	42
SOLD	13838	Northwoods Boulevard	2/16/2007	8/27/2007	9/7/2007	\$1,029,000	\$939,000	\$90,000	\$850,000	\$89,000	\$323.81	2007	2625	3	2.5	Two	Golf	192
SOLD	11760	Kitzbuhel Road	6/28/2007	7/31/2007	8/30/2007	\$939,000	\$939,000	\$0	\$900,500	\$38,500	\$371.34	2005	2425	3	3	Two	Street	33
ACTIVE	13381	Falcon Point Place	6/24/2007			\$949,000	\$949,000	\$0			\$399.41	1987	2376	3	2	Two	Street	103
SOLD	15344	Wolfgang Road	8/30/2006	12/1/2006	1/4/2007	\$959,000	\$959,000	\$0	\$959,000	\$0	\$388.26	2003	2470	3	2.5	Two	Street	93
SOLD	13316	Skiview Lp	12/23/2006	1/7/2007	2/22/2007	\$1,195,500	\$959,500	\$236,000	\$959,000	\$500	\$330.69	1987	2900	4	4	Two	Golf	15
SOLD	11480	Sun Valley Road	5/23/2006	3/21/2007	4/27/2007	\$1,195,000	\$969,000	\$226,000	\$935,000	\$34,000	\$320.21	1993	2920	4	3.5	Two	Street	302
SOLD	11410	Skislope Way	1/18/2007	2/22/2007	3/21/2007	\$975,000	\$975,000	\$0	\$935,000	\$40,000	\$362.54	2005	2579	4	3	Two	Greenbelt	35
ACTIVE	14762	Copenhagen Drive	5/22/2007			\$979,500	\$979,500	\$0			\$349.95	2001	2799	5	3.5	Two	Greenbelt	136
ACTIVE	10865	Mougle Lane	9/11/2007			\$989,000	\$989,000	\$0			\$351.21	1991	2816	3	3	Three	Street	24
IN ESCROW	11705	Kitzbuhel Road	6/21/2007	9/29/2007	10/30/2007	\$989,000	\$989,000	\$0			\$301.71	1998	3278	4	2.5	Two	Greenbelt	100
ACTIVE	12101	Snowpeak Way	5/4/2007			\$1,040,000	\$990,000	\$50,000			\$347.86	1989	2846	4	4	Two	Golf	154
ACTIVE	10945	Lausanne Way	4/15/2007			\$995,000	\$995,000	\$0			\$497.00	2005	2002	3	2.5	Two	Street	173
SOLD	16704	Northwoods Boulevard	8/17/2006	1/28/2007	3/7/2007	\$1,075,000	\$995,000	\$80,000	\$996,000	\$1,000	\$249.75	0	3988	4	3.5	Two	Street	164
SOLD	12678	Peregrine Drive	1/25/2007	4/15/2007	4/27/2007	\$1,100,000	\$995,000	\$105,000	\$950,000	\$45,000	\$386.65	2003	2457	4	3	Two	Street	80
SOLD	14076	Herringbone Way	9/21/2006	2/4/2007	2/22/2007	\$1,190,000	\$998,000	\$192,000	\$983,000	\$15,000	\$360.21	2006	2729	4	2.5	Two	Greenbelt	136
SOLD	13140	Staghorn Road	1/12/2007	2/22/2007	3/29/2007	\$998,000	\$998,000	\$0	\$980,000	\$18,000	\$338.40	1997	2896	4	3	Three	Street	41
ACTIVE	13694	Northwoods Boulevard	4/25/2007			\$1,149,000	\$999,500	\$149,500			\$381.93	2006	2617	3	2.5	Two	Golf	163
ACTIVE	14550	Wolfgang Road	4/28/2007			\$1,150,000	\$999,999	\$150,001			\$342.47	2001	2920	4	3.5	Two	Greenbelt	160

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 Median sales price \$670,000
 Ave. DOM 74

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 # Sold 174
 Ave. sales price \$818,827
 Median sales price \$712,500
 Ave. DOM 81

SOLD	12138	Snowpeak Way	2/8/2007	2/19/2007	3/21/2007	\$1,025,000	\$1,025,000	\$0	\$990,000	\$35,000	\$339.51	2002	2916	4	5	Two	Street	11
ACTIVE	13891	Alder Creek Road	2/8/2007			\$1,125,000	\$1,029,000	\$96,000			\$374.18	2007	2750	4	3.5	Two	Street	239
SOLD	11680	Kitzbuhel Road	11/10/2006	12/2/2006	2/21/2007	\$1,029,000	\$1,029,000	\$0	\$990,000	\$39,000	\$349.82	2000	2830	3	2.5	Two	Street	22
ACTIVE	13159	Skislope Way	4/9/2007			\$1,154,500	\$1,049,999	\$104,501			\$367.65	2003	2856	4	3.5	Two	Street	179
ACTIVE	15575	Skislope Way	9/14/2007			\$1,070,000	\$1,070,000	\$0			\$359.06	2000	2980	4	3.5	Two	Greenbelt	21
ACTIVE	14204	Skiview Lp	5/15/2007			\$1,150,000	\$1,075,000	\$75,000			\$398.15	1989	2700	4	3	Two	Golf	143
ACTIVE	12125	Snowpeak Way	5/29/2007			\$1,075,000	\$1,075,000	\$0			\$372.62	1991	2885	4	2.5	Two	Golf	129
SOLD	14780	Slalom Way	5/3/2006	2/12/2007	3/8/2007	\$1,295,000	\$1,075,000	\$220,000	\$1,080,000	\$5,000	\$375.26	2006	2878	4	3.5	Two	Greenbelt	285
ACTIVE	11721	Lausanne Way	12/15/2006			\$1,250,000	\$1,090,000	\$160,000			\$355.63	2007	3065	3	3.5	Two	Street	294
ACTIVE	12590	Parsenn Road	9/24/2007			\$1,090,000	\$1,090,000	\$0			\$354.24	2003	3077	4	4	Two	Street	11
ACTIVE	12485	Saint Mortiz Lane	2/1/2007			\$1,099,999	\$1,099,999	\$0			\$402.93	2007	2730	4	3	Two	Greenbelt	246
ACTIVE	12941	Pinnacle Loop	4/9/2007			\$1,195,000	\$1,125,000	\$70,000			\$326.37	1990	3447	5	4	Two	Greenbelt	179
SOLD	11494	Oslo Drive	12/14/2006	4/13/2007	7/2/2007	\$1,169,000	\$1,135,000	\$34,000	\$1,117,000	\$18,000	\$342.53	2005	3261	4	3.5	Two	Street	120
SOLD	16505	Skislope Way	2/1/2007	2/19/2007	7/3/2007	\$1,135,000	\$1,135,000	\$0	\$1,135,000	\$0	\$384.75	2005	2950	4	3	Two	Greenbelt	18
SOLD	11396	Bennett Flat Road	4/17/2007	4/26/2007	6/29/2007	\$1,189,000	\$1,189,000	\$0	\$1,170,000	\$19,000	\$424.53	1993	2756	4	3	Two	River/Creek	9
ACTIVE	14154	Swiss Lane	4/1/2007			\$1,300,000	\$1,195,000	\$105,000			\$376.97	2004	3170	4	3.5	Three	Golf	187
SOLD	14070	Alder Creek Road	2/9/2007	3/13/2007	4/20/2007	\$1,195,000	\$1,195,000	\$0	\$1,125,000	\$70,000	\$305.71	2004	3680	4	3.5	Two	Street	32
SOLD	11891	Bennett Flat Road	8/6/2007	8/20/2007	9/28/2007	\$1,195,000	\$1,195,000	\$0	\$1,130,000	\$65,000	\$335.71	2001	3366	5	3.5	Three	Street	14
ACTIVE	13837	Skislope Way	9/5/2007			\$1,196,000	\$1,196,000	\$0			\$385.81	2003	3100	4	2.5	Two	Greenbelt	30
ACTIVE	14355	Swiss Lane	7/25/2007			\$1,299,000	\$1,199,000	\$100,000			\$386.90	2005	3099	4	3.5	Three	Street	72
ACTIVE	11733	Rhineland Avenue	9/4/2007			\$1,199,000	\$1,199,000	\$0			\$407.13	2007	2945	4	3	Two	Street	31
SOLD	15300	Wolfgang Road	4/25/2007	7/11/2007	8/2/2007	\$1,199,000	\$1,199,000	\$0	\$1,110,000	\$89,000	\$405.70	2006	2736	4	3.5	Two	Street	77
ACTIVE	13331	Hillside Drive	9/14/2007			\$1,200,000	\$1,200,000	\$0			\$420.76	2002	2852	3	2.5	Two	Greenbelt	21
SOLD	15156	Wolfgang Road	1/8/2007	1/14/2007	2/5/2007	\$1,225,000	\$1,225,000	\$0	\$1,135,000	\$90,000	\$359.63	2002	3156	4	2.5	Four +	Street	6
ACTIVE	13271	Skislope Way	3/13/2007			\$1,249,000	\$1,249,900	\$900			\$298.16	1991	4192	5	4.5	Three	Street	206
ACTIVE	11866	Skislope Way	4/6/2007			\$1,429,900	\$1,279,900	\$150,000			\$390.21	2007	3280	4	3.5	Two	Greenbelt	182
ACTIVE	12968	Solvang Way	5/25/2007			\$1,350,000	\$1,295,000	\$55,000			\$380.66	2007	3402	4	4.5	Two	Greenbelt	133
ACTIVE	12645	Pinnacle Loop	7/23/2007			\$1,295,000	\$1,295,000	\$0			\$344.69	2005	3757	4	5.5	Two	Street	74
SOLD	15645	Skislope Way	1/23/2007	4/16/2007	5/17/2007	\$1,295,000	\$1,295,000	\$0	\$1,245,000	\$50,000	\$448.33	2001	2777	4	2.5	Two	Greenbelt	83
ACTIVE	14359	Skislope Way	10/16/2006			\$1,629,000	\$1,299,000	\$330,000			\$394.83	2004	3290	5	3.5	Two	Street	354
ACTIVE	13701	Hansel Avenue	7/28/2007			\$1,399,000	\$1,299,000	\$100,000			\$345.30	2005	3762	4	4	Two	Greenbelt	69
ACTIVE	13196	Roundhill Drive	9/19/2007			\$1,299,000	\$1,299,000	\$0			\$371.36	2005	3498	4	3.5	Two	Greenbelt	16
ACTIVE	13673	Swiss Lane	11/24/2006			\$1,395,000	\$1,299,500	\$95,500			\$378.97	2004	3429	4	3	Three	Golf	315
ACTIVE	12450	Saint Bernard Drive	5/25/2007			\$1,395,000	\$1,329,000	\$66,000			\$415.31	2007	3200	4	4	Two	Greenbelt	133
ACTIVE	15189	Skislope Way	9/12/2007			\$1,329,000	\$1,329,000	\$0			\$511.15	2005	2600	3	3	Two	Greenbelt	23
ACTIVE	11839	Schussing Way	11/22/2006			\$1,349,000	\$1,349,000	\$0			\$406.08	2007	3322	4	3.5	Two	Street	317
ACTIVE	13350	Muhlebach Way	3/27/2007			\$1,439,000	\$1,349,000	\$90,000			\$397.70	2007	3392	4	3.5	Two	Street	192
ACTIVE	12821	Pinnacle Loop	5/14/2007			\$1,499,000	\$1,350,000	\$149,000			\$356.86	2005	3783	4	3.5	Two	Greenbelt	144
ACTIVE	13347	Solvang Way	7/9/2007			\$1,350,000	\$1,350,000	\$0			\$508.28	2005	2656	4	3.5	Three	Street	88

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ACTIVE	12400 Falcon Point Place	8/31/2007			\$1,395,000	\$1,395,000	\$0			\$393.29	2007	3547	4	3.5	Two	Greenbelt	35
SOLD	14665 Tyrol Road	1/12/2007	3/11/2007	4/5/2007	\$1,395,000	\$1,395,000	\$0	\$1,350,000	\$45,000	\$429.39	2006	3144	4	3.5	Two	Greenbelt	58
ACTIVE	11599 Munich Drive	5/8/2007			\$1,525,000	\$1,399,000	\$126,000			\$417.24	2007	3353	4	3.5	Two	Greenbelt	150
ACTIVE	11885 Saint Bernard Drive	5/16/2007			\$1,595,000	\$1,399,000	\$196,000			\$418.74	2006	3341	4	3.5	Two	Street	142
ACTIVE	11750 Rhineland Avenue	9/2/2007			\$1,499,000	\$1,399,000	\$100,000			\$495.40	2006	2824	3	3	Two	Street	33
ACTIVE	14655 Wolfgang Road	8/13/2007			\$1,425,000	\$1,425,000	\$0			\$452.38	2005	3150	4	3.5	Three	Greenbelt	53
IN ESCROW	16383 Skislope Way	8/14/2007	8/15/2007	11/16/2007	\$1,425,000	\$1,425,000	\$0			\$424.49	2005	3357	4	3	Three	River/Creek	1
ACTIVE	14696 Slalom Way	4/28/2007			\$1,575,000	\$1,495,000	\$80,000			\$437.13	2007	3420	4	3.5	Two	River/Creek	160
ACTIVE	12973 Pinnacle Loop	7/17/2007			\$1,495,000	\$1,495,000	\$0			\$444.54	2001	3363	4	3.5	Two	Greenbelt	80
ACTIVE	14612 Swiss Lane	3/26/2007			\$1,599,000	\$1,499,000	\$100,000			\$436.01	2000	3438	4	4	Three	Golf	193
SOLD	15036 Swiss Lane	4/14/2007	7/18/2007	8/21/2007	\$1,499,000	\$1,499,000	\$0	\$1,440,000	\$59,000	\$419.46	2002	3433	4	3.5	Two	Golf	95
ACTIVE	12893 Muhlebach Way	9/6/2007			\$1,499,400	\$1,499,400	\$0			\$382.40	2004	3921	3	3	Two	Greenbelt	29
ACTIVE	12939 Muhlebach Way	8/11/2007			\$1,499,000	\$1,499,900	\$900			\$371.26	2003	4040	4	3.5	Three	Greenbelt	55
ACTIVE	12991 Skiview Lp	6/29/2007			\$1,525,000	\$1,525,000	\$0			\$421.27	2007	3620	4	4	Three	Street	98
ACTIVE	14137 Glacier View Road	4/15/2007			\$1,550,000	\$1,550,000	\$0			\$391.71	0	3957	5	4	Two	Street	173
ACTIVE	12739 Parsenn Road	7/2/2007			\$1,629,900	\$1,550,000	\$79,900			\$379.44	2006	4085	4	3.5	Two	Greenbelt	95
ACTIVE	14115 Skislope Way	11/15/2006			\$1,695,000	\$1,595,000	\$100,000			\$429.57	2002	3713	4	3.5	Two	Street	324
ACTIVE	12146 Skislope Way	5/23/2007			\$1,695,000	\$1,595,000	\$100,000			\$514.52	2005	3100	4	4	Two	Greenbelt	135
ACTIVE	12411 Skislope Way	5/23/2007			\$1,595,000	\$1,595,000	\$0			\$446.78	2007	3570	4	3.5	Two	Greenbelt	135
ACTIVE	12357 Telemark Place	9/17/2007			\$1,625,000	\$1,595,000	\$30,000			\$498.44	2006	3200	3	3.5	Three	Greenbelt	18
ACTIVE	13156 Hillside Drive	9/15/2006			\$1,750,000	\$1,599,000	\$151,000			\$392.59	2007	4073	5	3.5	Two	Street	385
ACTIVE	12212 Skislope Way	7/3/2007			\$1,685,000	\$1,685,000	\$0			\$362.99	1994	4642	4	3.5	Three	Greenbelt	94
ACTIVE	14022 Skiview Lp	6/27/2006			\$1,950,000	\$1,695,000	\$255,000			\$446.05	2007	3800	4	3.5	Three	Golf	465
ACTIVE	12712 Muhlebach Way	9/3/2007			\$1,699,000	\$1,699,000	\$0			\$526.99	2002	3224	4	3.5	Three	Greenbelt	32
ACTIVE	13011 Stockholm Way	9/11/2007			\$1,700,000	\$1,700,000	\$0			\$411.03	2004	4136	4	3.5	Two	Street	24
SOLD	13158 Skiview Lp	5/1/2006	2/22/2007	3/29/2007	\$2,150,000	\$1,795,000	\$355,000	\$1,750,000	\$45,000	\$501.43	2004	3490	3	4.5	Two	Golf	297
ACTIVE	12058 Skislope Way	11/22/2006			\$1,999,500	\$1,899,500	\$100,000			\$431.70	2007	4400	5	4.5	Two	Street	317
ACTIVE	11575 Zermatt Drive	7/25/2007			\$1,995,000	\$1,995,000	\$0			\$510.88	0	3905	5	4	Two	Greenbelt	72
ACTIVE	12874 Muhlebach Way	6/29/2006			\$2,100,000	\$2,100,000	\$0			\$470.43	2007	4464	5	5.5	Three	Greenbelt	463
ACTIVE	14403 Skislope Way	5/14/2007			\$2,250,000	\$2,100,000	\$150,000			\$441.92	2005	4752	5	4.5	Two	Greenbelt	144
IN ESCROW	13288 Skiview Lp	7/4/2007	8/1/2007	10/30/2007	\$2,495,000	\$2,495,000	\$0			\$564.99	2005	4416	5	3.5	Three	Golf	28
ACTIVE	11971 Skislope Way	7/24/2007			\$2,450,000	\$2,500,000	\$50,000			\$546.45	2007	4575	5	4.5	Two	Street	73
ACTIVE	13155 & 13171 Hillside Drive	1/23/2007			\$5,500,000	\$5,500,000	\$0			\$591.40	2006	9300	7+	7+	Four +	Street	255
AVERAGES					\$903,455	\$864,183		\$715,022		\$385.43							111.4
																	*Days On Market

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