

September 2009 Real Estate
 Market Snapshot of Tahoe Donner
 Single Family Homes.
 Data compiled by Realtor Pete Griffin
 of The North Woods Group
 Phone (530) 414-1213 or email pete@tdhomes.com.
 http://www.tdhomes.com

Active listings..147
 Average asking price...\$799,645.
 Median asking price...\$699,000.
 In escrow...43
 Average asking price...\$635,156.
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 Sold...26
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1/1/2009 - 9/30/2009
 Sold...146
 Ave sold price...\$595,113.
 Median sold price...\$542,000.

MLS #	Status	Sub Status	Address	Listing Date	Price Date	Original Price	Asking Price	Price Change	Sold Price	Asking-Sold \$	Year Built	Sq. Ft.	# of Bedrooms	# of Baths	Garage	DOM*
2902530	IN ESCROW	REO	16073 Northwoods Boulevard	9/11/2009	9/11/2009	\$257,000	\$257,000	\$0			1973	1336	2	2	None	6
2901892	SOLD	Standard	17007 Northwoods Boulevard	7/4/2009	9/30/2009	\$329,000	\$299,000	\$30,000	\$290,000	\$9,000	1974	970	2	1	None	59
2902634	ACTIVE	Standard	11388 Chamonix Road	10/2/2009	10/2/2009	\$299,900	\$299,900	\$0			1973	1420	2	2	Two	1
2902398	ACTIVE	Standard	11992 Bernese Lane	8/28/2009	8/28/2009	\$305,000	\$305,000	\$0			1991	940	2	1	None	36
2902371	IN ESCROW	REO	11749 Snowpeak Way	8/25/2009	8/26/2009	\$312,900	\$312,900	\$0			1992	1187	3	2	One	12
2902574	IN ESCROW	Standard	16479 Northwoods Boulevard	9/8/2009	9/21/2009	\$319,000	\$319,000	\$0			1975	1024	2	2	Two	18
2901565	IN ESCROW	Short Sale	12460 Schussing Way	6/10/2009	9/2/2009	\$390,000	\$325,000	\$65,000			1981	960	2	1	One	115
2900976	ACTIVE	Standard	15877 Northwoods Boulevard	4/8/2009	9/17/2009	\$349,000	\$339,000	\$10,000			1973	1362	2	2	None	178
2901044	IN ESCROW	Standard	14079 Skiview Lp	4/30/2009	7/31/2009	\$399,950	\$339,000	\$60,950			1979	1808	2	2	None	131
2902364	IN ESCROW	REO	13411 Solvang Way	8/25/2009	9/25/2009	\$354,900	\$339,000	\$15,900			1979	1232	2	2	Two	38
2900887	IN ESCROW	Standard	15152 Northwoods Boulevard	4/13/2009	9/6/2009	\$359,000	\$339,000	\$20,000			1980	1398	4	2	Carport	165
2902645	ACTIVE	Standard	13119 Solvang Way	10/2/2009	10/3/2009	\$355,000	\$355,000	\$0			1979	936	2	1	One	1
2902505	IN ESCROW	Standard	14081 Glacier View Road	9/9/2009	9/9/2009	\$359,000	\$359,000	\$0			1973	1392	3	2	Two	1
2902333	SOLD	Standard	14183 Northwoods Boulevard	8/22/2009	9/30/2009	\$359,900	\$359,900	\$0	\$335,000	\$24,900	1975	1736	3	2	Two	19
2901734	IN ESCROW	Standard	13474 Weisshorn Way	6/25/2009	6/25/2009	\$375,000	\$375,000	\$0			0	1320	3	2	None	86
2901919	ACTIVE	Standard	13989 Gyrfalcon Street	7/7/2009	8/3/2009	\$399,000	\$379,000	\$20,000			1979	1370	4	2	None	88
2900605	ACTIVE	Standard	11227 Bolzano Road	3/17/2009	3/17/2009	\$385,000	\$385,000	\$0			1975	962	2	1	None	200
2803464	IN ESCROW	Standard	13691 Davos Drive	11/24/2008	7/6/2009	\$479,000	\$395,000	\$84,000			1979	1368	3	2	Two	298
2901624	SOLD	Standard	16281 Northwoods Boulevard	6/14/2009	9/2/2009	\$412,000	\$395,000	\$17,000	\$384,500	\$10,500	1983	1838	4	2	Two	43
2901960	ACTIVE	Short Sale	12358 Snowpeak Way	6/16/2009	9/25/2009	\$499,000	\$399,000	\$100,000			1996	1357	3	2	Two	109
2901226	ACTIVE	Standard	16210 Northwoods Boulevard	5/16/2009	5/18/2009	\$399,000	\$399,000	\$0			1985	1287	2	3	Two	140
2900979	SOLD	Standard	13554 Hansel Avenue	4/24/2009	9/23/2009	\$399,000	\$399,000	\$0	\$337,500	\$61,500	1983	1123	2	1	None	105
2901853	ACTIVE	Standard	17221 Northwoods Boulevard	7/2/2009	9/2/2009	\$410,000	\$399,995	\$10,005			1978	1426	3	2	One	93
2902355	ACTIVE	Standard	10974 Bolzano Road	8/25/2009	9/23/2009	\$420,000	\$400,000	\$20,000			1981	1550	3	2.5	Two	39
2902423	ACTIVE	Standard	13631 Northwoods Boulevard	9/1/2009	9/25/2009	\$439,000	\$419,000	\$20,000			1979	1900	3	2	Two	32
2901263	ACTIVE	Standard	15359 Northwoods Boulevard	5/20/2009	9/1/2009	\$465,000	\$419,000	\$46,000			1984	1352	3	2	None	136
2900237	ACTIVE	Standard	15360 Wolfgang Road	1/29/2009	8/31/2009	\$508,000	\$419,000	\$89,000			1979	1708	3	2	Two	247
2902527	ACTIVE	Standard	14021 Skiview Lp	9/11/2009	9/29/2009	\$435,000	\$420,000	\$15,000			1979	1500	3	2	Two	22
2901439	ACTIVE	Standard	12233 Muhlebach Way	5/30/2009	9/28/2009	\$465,000	\$420,000	\$45,000			1984	1300	3	2	One	126
2902331	ACTIVE	Standard	12744 Solvang Way	8/21/2009	8/21/2009	\$429,000	\$429,000	\$0			1979	1920	3	2	Two	43
2901947	ACTIVE	Standard	16020 Northwoods Boulevard	7/10/2009	9/30/2009	\$469,900	\$429,000	\$40,900			1981	1546	3	2	Two	85
2901715	ACTIVE	Standard	13493 Skiview Lp	6/23/2009	8/3/2009	\$459,000	\$439,000	\$20,000			1975	1516	3	3	Two	102
2901435	SOLD	Standard	13465 Northwoods Boulevard	5/29/2009	9/4/2009	\$439,000	\$439,000	\$0	\$429,000	\$10,000	0	1564	3	2	Two	56
2902466	IN ESCROW	Standard	15595 Northwoods Boulevard	8/25/2009	9/4/2009	\$445,500	\$445,500	\$0			1996	1650	3	2	Two	13
2902489	ACTIVE	REO	16549 Northwoods Boulevard	9/4/2009	10/2/2009	\$470,250	\$446,900	\$23,350			2003	2000	3	4.5	None	29
2900925	ACTIVE	Standard	15534 Northwoods Boulevard	4/18/2009	9/21/2009	\$474,900	\$449,900	\$25,000			1979	1480	3	2	Two	168
2901976	SOLD	Standard	12740 Falcon Point Place	7/14/2009	9/18/2009	\$449,900	\$449,900	\$0	\$430,000	\$19,900	1982	1439	3	2	Two	41
2902335	IN ESCROW	Standard	12182 Oslo Drive	8/21/2009	8/21/2009	\$450,000	\$450,000	\$0			1982	1700	3	3	Two	20
2901843	ACTIVE	Standard	15807 Northwoods Boulevard	7/2/2009	9/29/2009	\$550,000	\$455,900	\$94,100			1973	2300	4	3	Two	93
2901851	IN ESCROW	Standard	14626 Davos Drive	7/2/2009	7/2/2009	\$465,000	\$465,000	\$0			1973	1256	3	2	Two	60
2902165	ACTIVE	Standard	15171 Wolfgang Road	7/31/2009	8/1/2009	\$469,000	\$469,000	\$0			1992	1496	3	2	Two	64
2901158	ACTIVE	Standard	12569 Hillside Drive	5/12/2009	5/12/2009	\$469,000	\$469,000	\$0			1979	2134	4	3	None	144
2902264	SOLD	Standard	11805 Brookstone Drive	8/14/2009	9/25/2009	\$469,000	\$469,000	\$0	\$449,000	\$20,000	1981	1600	3	2	Two	13
2902206	SOLD	Standard	13159 Skiview Lp	8/5/2009	9/4/2009	\$469,000	\$469,000	\$0	\$470,000	\$1,000	1986	1880	3	2.5	Two	4
2902288	SOLD	Standard	13644 Hansel Avenue	8/17/2009	9/30/2009	\$479,900	\$479,900	\$0	\$450,000	\$29,900	1994	1584	3	2	One	17
2902262	IN ESCROW	REO	11085 Innsbruck Avenue	8/14/2009	8/14/2009	\$482,130	\$482,130	\$0			0	0	3	2.5	Two	3
2902231	SOLD	REO	11428 Chalet Road	8/11/2009	9/11/2009	\$484,900	\$484,900	\$0	\$495,100	\$10,200	1996	1791	3	2.5	Two	10
2902116	SOLD	REO	11834 Mougale Lane	7/27/2009	9/2/2009	\$493,100	\$493,100	\$0	\$470,000	\$23,100	1991	1911	3	2	Two	8

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2901552	ACTIVE	Standard	13026 Stockholm Way	6/9/2009	9/14/2009	\$534,900	\$494,900	\$40,000			1991	1907	4	3	Two	116
2902141	ACTIVE	Standard	14353 Copenhagen Drive	7/30/2009	9/9/2009	\$500,000	\$495,000	\$5,000			1980	2284	4	4	Two	65
2902438	ACTIVE	Standard	11374 Zermatt Drive	9/1/2009	9/2/2009	\$499,000	\$499,000	\$0			0	0	4	2	None	32
2902125	ACTIVE	Standard	14041 Tyrol Road	7/28/2009	8/15/2009	\$499,900	\$499,000	\$900			1985	1450	3	2	Two	67
2901740	ACTIVE	Standard	14123 Glacier View Road	6/24/2009	9/16/2009	\$599,000	\$499,000	\$100,000			1980	2868	4	3	Two	101
2901724	ACTIVE	Standard	14130 Tyrol Road	6/24/2009	8/17/2009	\$519,000	\$499,000	\$20,000			1983	1998	3	2	Two	101
2900956	ACTIVE	Standard	14275 Tyrol Road	4/22/2009		\$0	\$499,000	\$499,000			1979	1286	2	2	One	164
2902575	IN ESCROW	Standard	14905 Wolfgang Road	9/21/2009	9/21/2009	\$499,000	\$499,000	\$0			1984	1957	3	3	Three	3
2901216	ACTIVE	Standard	12401 Hillside Drive	5/17/2009	8/27/2009	\$519,000	\$499,500	\$19,500			1980	2483	4	3.5	One	139
2901406	IN ESCROW	Standard	11848 Mougale Lane	5/26/2009	7/10/2009	\$549,900	\$499,900	\$50,000			1986	1523	4	3.5	Two	91
2902537	ACTIVE	Standard	12290 Bennett Flat Road	9/14/2009	9/14/2009	\$500,000	\$500,000	\$0			1981	1438	3	2	Two	19
2902078	ACTIVE	Short Sale	12109 Bennett Flat Road	7/17/2009	9/24/2009	\$575,000	\$515,000	\$60,000			1981	2110	4	2	Two	78
2902417	ACTIVE	Standard	13121 Northwoods Boulevard	8/29/2009	8/31/2009	\$519,000	\$519,000	\$0			2003	1939	3	3	Two	35
2901798	ACTIVE	Standard	12119 Lausanne Way	6/30/2009	9/25/2009	\$539,000	\$519,000	\$20,000			1986	1799	3	2	One	95
2902639	ACTIVE	Standard	15026 Davos Drive	10/2/2009	10/2/2009	\$519,900	\$519,900	\$0			1998	1552	3	2	Two	1
2902336	ACTIVE	Standard	14680 Copenhagen Drive	8/21/2009	9/16/2009	\$539,900	\$519,900	\$20,000			1997	1568	3	2	One	43
2902619	ACTIVE	Standard	12243 Bernese Lane	9/30/2009	9/30/2009	\$524,900	\$524,900	\$0			2006	1548	3	2	Two	3
2901338	SOLD	Standard	12482 Hillside Drive	5/22/2009	9/3/2009	\$599,000	\$525,000	\$74,000	\$500,000	\$25,000	1984	2050	3	2	Two	68
2902086	ACTIVE	Standard	13291 Falcon Point Place	7/24/2009	7/24/2009	\$529,000	\$529,000	\$0			1994	1678	3	2	Two	71
2901737	ACTIVE	Standard	11822 Skislope Way	6/25/2009	6/25/2009	\$529,000	\$529,000	\$0			1979	1612	3	3	One	100
2901893	ACTIVE	Standard	17165 Northwoods Boulevard	7/3/2009	7/4/2009	\$529,900	\$529,900	\$0			2002	1591	3	2	Two	92
2900099	IN ESCROW	Standard	11719 Kitzbuhel Road	1/11/2009	7/24/2009	\$639,000	\$535,000	\$104,000			1981	2264	4	3	One	230
2902522	ACTIVE	Short Sale	10975 Skislope Way	9/11/2009	9/30/2009	\$599,000	\$539,000	\$60,000			2004	2752	3	2.5	Two	22
2900867	IN ESCROW	Standard	14919 Wolfgang Road	4/11/2009	7/18/2009	\$589,000	\$539,000	\$50,000			2001	1549	3	2.5	Two	155
2902267	ACTIVE	Standard	12413 Falcon Point Place	8/15/2009	9/14/2009	\$559,000	\$539,500	\$19,500			1992	1885	3	2.5	Two	49
2902099	ACTIVE	Standard	14319 Davos Drive	7/26/2009	8/28/2009	\$589,500	\$545,000	\$44,500			1988	1760	3	2.5	Two	69
2901815	ACTIVE	Standard	11575 Sitzmark Way	7/1/2009	7/1/2009	\$549,000	\$549,000	\$0			1987	1552	3	2.5	Two	94
2901070	ACTIVE	Standard	11692 Mougale Lane	5/2/2009	7/8/2009	\$599,000	\$549,000	\$50,000			1991	1814	3	2.5	Two	154
2900927	ACTIVE	Standard	13282 Muhlebach Way	4/19/2009	4/20/2009	\$549,000	\$549,000	\$0			1986	1469	3	2	Two	167
2902303	ACTIVE	Standard	13309 Solvang Way	8/18/2009	9/4/2009	\$559,500	\$549,500	\$10,000			1980	2072	4	2.5	Two	46
2901988	ACTIVE	Standard	11848 Chalet Road	7/15/2009	9/24/2009	\$595,000	\$549,900	\$45,100			1991	2132	3	2.5	Two	80
2901336	ACTIVE	Standard	13924 Herringbone Way	5/22/2009	7/10/2009	\$650,000	\$549,900	\$100,100			1991	1922	4	2.5	Two	134
2902067	IN ESCROW	REO	13945 Davos Drive	7/23/2009	7/28/2009	\$571,300	\$554,100	\$17,200			1981	2928	4	4	Two	65
2902400	IN ESCROW	Standard	14020 Copenhagen Drive	8/28/2009	8/29/2009	\$555,000	\$555,000	\$0			1991	1900	3	2.5	Two	13
2902443	ACTIVE	Standard	11951 Chamonix Road	9/3/2009	9/3/2009	\$559,950	\$559,950	\$0			1983	1775	3	2	Two	30
2901414	SOLD	Standard	14047 Herringbone Way	5/11/2009	9/11/2009	\$595,000	\$569,000	\$26,000	\$550,000	\$19,000	1990	1876	3	2	Two	88
2901880	ACTIVE	Standard	12003 Saint Bernard Drive	7/3/2009	8/27/2009	\$599,000	\$579,000	\$20,000			1986	0	4	2	Two	92
2902460	ACTIVE	Standard	12304 Bennett Flat Road	9/4/2009	9/4/2009	\$585,000	\$585,000	\$0			1989	1776	3	2	Two	29
2900361	IN ESCROW	Standard	14106 Northwoods Boulevard	2/7/2009	9/14/2009	\$600,000	\$585,000	\$15,000			2005	1936	3	2.5	Two	235
2902191	ACTIVE	Standard	12315 Schussing Way	8/5/2009	8/5/2009	\$587,000	\$587,000	\$0			1995	2054	3	3	Three	59
2902433	ACTIVE	Standard	13428 Davos Drive	8/31/2009	9/1/2009	\$589,500	\$589,500	\$0			1991	1776	4	2.5	Two	33
2902467	ACTIVE	Standard	15256 Swiss Lane	9/4/2009	9/4/2009	\$599,000	\$599,000	\$0			1987	1860	3	2.5	Two	29
2902161	ACTIVE	Standard	11924 Kitzbuhel Road	8/1/2009	8/1/2009	\$599,000	\$599,000	\$0			0	2000	3	3	Two	63
2901981	IN ESCROW	Standard	12531 Stockholm Way	7/14/2009	7/14/2009	\$599,000	\$599,000	\$0			1994	2003	3	2.5	Two	52
2901999	ACTIVE	Standard	11531 Baden Road	7/16/2009	8/7/2009	\$625,000	\$599,900	\$25,100			1986	2282	4	3	Three	79
2901991	SOLD	Standard	15736 Northwoods Boulevard	7/15/2009	9/21/2009	\$599,900	\$599,900	\$0	\$568,500	\$31,400	1973	3230	5	3.5	Two	27
2901701	ACTIVE	Standard	12824 Falcon Point Place	6/22/2009	8/31/2009	\$630,000	\$609,000	\$21,000			1996	1920	3	2	Two	103
2900654	ACTIVE	Standard	13261 Hansel Avenue	3/19/2009	9/3/2009	\$659,000	\$609,000	\$50,000			2000	1733	3	3	Two	198

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2900448	SOLD	Standard	12464 Lausanne Way	2/23/2009	9/18/2009	\$689,900	\$619,900	\$70,000	\$607,000	\$12,900	1994	2163	4	2	Two	180
2902058	SOLD	Standard	13925 Herringbone Way	7/22/2009	9/2/2009	\$649,000	\$625,000	\$24,000	\$615,000	\$10,000	1992	2400	3	3	Two	13
2902240	ACTIVE	Standard	11369 Bennett Flat Road	7/26/2009	9/20/2009	\$659,000	\$629,000	\$30,000			1996	2026	3	2.5	Three	69
2900210	ACTIVE	Standard	13069 Muhlebach Way	1/24/2009	9/11/2009	\$719,000	\$629,000	\$90,000			1988	2292	4	3	Three	252
2901564	IN ESCROW	Standard	12478 Muhlebach Way	6/10/2009	8/15/2009	\$659,000	\$629,000	\$30,000			1985	2028	4	3.5	Two	83
2901886	ACTIVE	Standard	11669 Lausanne Way	7/3/2009	8/13/2009	\$669,900	\$630,000	\$39,900			1994	2254	4	3	Two	92
2901609	SOLD	Standard	14964 Wolfgang Road	5/9/2009	8/28/2009	\$699,000	\$635,000	\$64,000	\$635,000	\$0	1989	2424	4	3	Two	122
2901983	ACTIVE	Standard	12651 Skiview Lp	7/14/2009	9/9/2009	\$679,000	\$639,000	\$40,000			1990	2200	3	2.5	Three	81
2901704	ACTIVE	Standard	11956 Snowpeak Way	6/22/2009	7/21/2009	\$665,000	\$640,000	\$25,000			2003	2244	3	2.5	Two	103
2902638	ACTIVE	Standard	12101 Schussing Way	10/2/2009	10/2/2009	\$649,000	\$649,000	\$0			1993	2580	4	3	Two	1
2900839	ACTIVE	Standard	14506 Tyrol Road	3/31/2009	5/28/2009	\$669,000	\$649,000	\$20,000			1986	2482	3	2.5	Two	186
2901106	IN ESCROW	Standard	11522 Skislope Way	5/6/2009	9/1/2009	\$699,000	\$649,000	\$50,000			2001	2362	4	3.5	Two	119
2900167	IN ESCROW	Short Sale	11924 Skislope Way	1/19/2009	7/1/2009	\$799,000	\$650,000	\$149,000			1994	3013	4	3.5	Two	257
2902563	IN ESCROW	Standard	13735 Edelweiss Place	9/18/2009	9/18/2009	\$650,000	\$650,000	\$0			1994	2536	4	2.5	Two	3
2901605	IN ESCROW	Standard	11315 Skislope Way	6/12/2009	8/7/2009	\$695,000	\$675,000	\$20,000			2000	2329	4	2.5	Two	66
2902583	ACTIVE	Standard	13145 Stockholm Way	9/23/2009	9/23/2009	\$679,500	\$679,500	\$0			2001	2170	3	2.5	Two	10
2902518	ACTIVE	Standard	11941 Northwoods Boulevard	9/9/2009	9/28/2009	\$760,000	\$690,000	\$70,000			1973	4735	7+	5	Three	24
2902531	ACTIVE	Standard	12678 Skislope Way	9/11/2009	9/11/2009	\$695,000	\$695,000	\$0			1995	2079	3	2.5	Two	22
2902257	ACTIVE	Standard	14668 Skislope Way	8/13/2009	8/13/2009	\$695,000	\$695,000	\$0			1975	1385	3	2	Two	51
2902461	ACTIVE	Standard	13559 Weisshorn Way	9/4/2009	9/4/2009	\$699,000	\$699,000	\$0			2009	1914	3	2	Two	29
2901660	ACTIVE	Standard	14595 Alder Creek Road	6/16/2009	9/3/2009	\$729,000	\$699,000	\$30,000			2009	2185	3	2.5	Two	109
2900125	ACTIVE	Standard	13158 Skislope Way	1/14/2009	7/2/2009	\$750,000	\$699,000	\$51,000			1998	2391	3	2.5	Two	262
2900514	IN ESCROW	Standard	15326 Northwoods Boulevard	3/5/2009	7/24/2009	\$849,000	\$699,000	\$150,000			2009	2240	3	2.5	Two	189
2902626	ACTIVE	Standard	11773 Rhineland Avenue	10/1/2009	10/1/2009	\$699,500	\$699,500	\$0			2000	2488	3	2.5	Two	2
2803114	ACTIVE	Standard	10889 Skislope Way	10/7/2008	7/23/2009	\$829,900	\$699,900	\$130,000			2002	2527	4	3.5	Two	361
2902302	ACTIVE	Standard	11695 Lausanne Way	8/17/2009	8/18/2009	\$700,000	\$700,000	\$0			1991	2400	3	3	Two	47
2901218	IN ESCROW	Standard	15279 Swiss Lane	5/18/2009	9/2/2009	\$725,000	\$700,000	\$25,000			1994	2280	4	2	Two	119
2900097	SOLD	Short Sale	11561 Bennett Flat Road	1/11/2009	9/18/2009	\$849,000	\$700,000	\$149,000	\$675,000	\$25,000	2000	2864	3	3.5	Two	215
2901702	ACTIVE	Standard	13329 Davos Drive	6/21/2009	6/22/2009	\$725,000	\$725,000	\$0			1999	2369	4	3	Two	104
2901736	SOLD	Standard	11492 Rhineland Avenue	6/25/2009	9/8/2009	\$739,000	\$725,000	\$14,000	\$700,000	\$25,000	2004	2437	4	3	Two	27
2902561	ACTIVE	Standard	13767 Hillside Drive	9/18/2009	9/18/2009	\$729,000	\$729,000	\$0			1999	2552	4	3.5	Two	15
2902462	ACTIVE	Standard	11940 Rhineland Avenue	9/3/2009	9/19/2009	\$769,000	\$729,000	\$40,000			2005	2769	4	3.5	Two	30
2902193	SOLD	Standard	11592 Chalet Road	8/5/2009	9/19/2009	\$729,000	\$729,000	\$0	\$709,000	\$20,000	1993	2232	4	3	Two	9
2901733	ACTIVE	Standard	12882 Falcon Point Place	6/22/2009	8/21/2009	\$770,000	\$744,000	\$26,000			1999	2477	3	3	Two	103
2902453	ACTIVE	Standard	12832 Stockholm Way	9/1/2009	9/4/2009	\$748,018	\$748,018	\$0			2005	2359	4	4	Two	32
2900236	ACTIVE	Standard	11614 Rhineland Avenue	1/29/2009	1/29/2009	\$749,000	\$749,000	\$0			0	1900	3	2	Two	247
2901869	IN ESCROW	Standard	11354 Skislope Way	7/3/2009	7/3/2009	\$749,000	\$749,000	\$0			2005	2529	4	3	Two	63
2900242	IN ESCROW	Standard	14749 Tyrol Road	1/30/2009	7/2/2009	\$825,000	\$749,000	\$76,000			1998	2813	4	3.5	Two	229
2900522	SOLD	Standard	16457 Skislope Way	3/6/2009	9/11/2009	\$839,000	\$749,000	\$90,000	\$700,000	\$49,000	2009	2415	3	2.5	Two	160
2901591	ACTIVE	Standard	10911 Skislope Way	6/12/2009	7/16/2009	\$775,000	\$750,000	\$25,000			2000	2686	4	3	Two	113
2704096	IN ESCROW	Short Sale	12939 Muhlebach Way	12/20/2007	6/25/2009	\$1,329,000	\$750,000	\$579,000			2003	4040	4	3.5	Three	653
2803384	SOLD	Standard	12061 Skislope Way	11/17/2008	9/17/2009	\$879,000	\$750,000	\$129,000	\$700,000	\$50,000	2000	2354	3	2.5	Two	259
2902048	IN ESCROW	Standard	12450 Snowpeak Way	7/21/2009	7/21/2009	\$765,000	\$765,000	\$0			1999	2626	3	3.5	Two	73
2800464	ACTIVE	Short Sale	11270 Mougale Lane	3/3/2008	5/4/2009	\$1,100,000	\$775,000	\$325,000			1994	3436	4	3.5	Two	579
2902590	ACTIVE	Standard	14827 Alder Creek Road	9/25/2009	9/24/2009	\$779,000	\$779,000	\$0			2005	2840	4	3.5	Two	8
2900940	ACTIVE	Standard	14118 Tyrol Road	4/21/2009	9/3/2009	\$808,000	\$785,000	\$23,000			2000	2436	4	3	Two	165
2902291	ACTIVE	Short Sale	11680 Kitzbuhel Road	8/17/2009	9/1/2009	\$825,000	\$799,000	\$26,000			2000	3200	4	3.5	Two	47
2901726	ACTIVE	Standard	11673 Rhineland Avenue	6/24/2009	6/24/2009	\$799,900	\$799,900	\$0			2002	2841	4	3.5	Two	101

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September 2009 Real Estate
Market Snapshot of Tahoe Donner
Single Family Homes.
Data compiled by Realtor Pete Griffin
of The North Woods Group
Phone (530) 414-1213 or email pete@tdhomes.com.
http://www.tdhomes.com

Active listings..147
Average asking price...\$799,645.
Median asking price...\$699,000.
In escrow...43
Average asking price...\$635,156.
Median asking price...\$599,000.
Sold...26
Average sold price...\$609,869.
Median sold price...\$559,250.

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1/1/2009 - 9/30/2009
Sold...146
Ave sold price...\$595,113.
Median sold price...\$542,000.

MLS #	Status	Sub Status	Address	Listing Date	Price Date	Original Price	Asking Price	Price Change	Sold Price	Asking-Sold \$	Year Built	Sq. Ft.	# of Bedrooms	# of Baths	Garage	DOM*
2900136	ACTIVE	Standard	14021 Swiss Lane	1/16/2009	9/30/2009	\$865,000	\$809,000	\$56,000			2000	2824	3	3	Two	260
2900205	IN ESCROW	Standard	13212 Muhlebach Way	1/22/2009	9/5/2009	\$989,900	\$829,900	\$160,000			2005	2942	4	3.5	Two	243
2902611	ACTIVE	Standard	14110 Glacier View Road	9/19/2009	9/28/2009	\$835,000	\$835,000	\$0			1995	3379	4	3.5	Two	14
2902290	IN ESCROW	Standard	12108 Lausanne Way	8/14/2009	9/3/2009	\$875,000	\$835,000	\$40,000			2003	2996	5	3.5	Two	33
2901944	ACTIVE	Short Sale	12225 Northwoods Boulevard	7/9/2009	8/19/2009	\$849,000	\$839,000	\$10,000			2007	3514	4	4.5	Two	86
2803268	IN ESCROW	Standard	12426 Lausanne Way	11/4/2008	5/22/2009	\$1,050,000	\$839,000	\$211,000			2006	3220	4	3.5	Two	295
2902255	ACTIVE	Standard	14814 Skislope Way	8/13/2009	9/30/2009	\$899,000	\$849,000	\$50,000			0	3069	4	4	Two	51
2803450	ACTIVE	Short Sale	14035 Ramshorn Street	11/22/2008	8/19/2009	\$995,000	\$849,000	\$146,000			2007	3236	4	4	Two	315
2901942	ACTIVE	Standard	13711 Cristallina Way	7/8/2009	7/9/2009	\$849,500	\$849,500	\$0			1997	2590	3	2.5	Two	87
2902013	ACTIVE	Standard	14655 Wolfgang Road	7/18/2009	9/5/2009	\$885,000	\$849,900	\$35,100			2005	3150	4	3.5	Three	77
2900769	ACTIVE	Standard	14611 Alder Creek Road	4/2/2009	4/2/2009	\$850,000	\$850,000	\$0			2005	2628	3	2.5	Two	184
2902519	ACTIVE	Standard	13362 Northwoods Boulevard	9/11/2009	9/11/2009	\$859,000	\$859,000	\$0			2002	2503	4	2.5	Two	22
2902004	ACTIVE	Standard	11715 Oslo Drive	7/17/2009	9/28/2009	\$899,000	\$859,000	\$40,000			2004	3010	5	4	Two	78
2902565	IN ESCROW	REO	13155 Hillside Drive	9/18/2009	9/19/2009	\$861,300	\$861,300	\$0			2007	3722	3	3.5	Two	10
2902454	ACTIVE	Standard	16475 Skislope Way	9/4/2009	9/4/2009	\$865,000	\$865,000	\$0			2007	2750	4	3.5	Two	29
2900080	IN ESCROW	Short Sale	14696 Slalom Way	1/9/2009	8/28/2009	\$999,000	\$865,000	\$134,000			2007	3420	4	3.5	Two	257
2901830	ACTIVE	Standard	12125 Snowpeak Way	6/30/2009	7/1/2009	\$869,000	\$869,000	\$0			1991	2808	4	2.5	Two	95
2801566	ACTIVE	Standard	14172 Pathway Avenue	5/29/2008	1/8/2009	\$989,500	\$869,500	\$120,000			2005	2742	4	3.5	Two	492
2901618	IN ESCROW	Standard	13609 Hillside Drive	6/13/2009	8/12/2009	\$999,000	\$875,000	\$124,000			2005	0	4	3.5	Two	87
2901550	ACTIVE	Standard	12356 Springbrook Place	6/9/2009	6/9/2009	\$885,000	\$885,000	\$0			2003	3210	4	4	Two	116
2902517	ACTIVE	Standard	12756 Muhlebach Way	9/10/2009	9/10/2009	\$899,000	\$899,000	\$0			1982	2580	3	2	Two	23
2901463	ACTIVE	Standard	11488 Bennett Flat Road	6/1/2009	7/6/2009	\$935,000	\$899,000	\$36,000			1990	2408	3	2.5	Two	124
2900110	ACTIVE	Standard	15220 Wolfgang Road	1/13/2009	7/3/2009	\$1,049,000	\$899,000	\$150,000			2001	3488	4	3.5	Two	263
2900150	SOLD	Standard	14221 Skislope Way	1/15/2009	9/18/2009	\$939,900	\$899,000	\$40,900	\$839,000	\$60,000	2007	3056	4	3.5	Two	217
2900722	SOLD	Standard	11611 Skislope Way	3/28/2009	9/2/2009	\$999,000	\$899,000	\$100,000	\$889,000	\$10,000	2004	3218	5	3.5	Three	128
2901630	ACTIVE	Standard	14478 Matterhorn Place	6/15/2009	9/14/2009	\$979,000	\$939,000	\$40,000			1997	3150	4	3	Two	110
2902572	ACTIVE	Standard	12052 Oslo Drive	9/21/2009	9/21/2009	\$949,000	\$949,000	\$0			1993	4487	3	3.5	Two	12
2902241	ACTIVE	Standard	11298 Chalet Road	8/11/2009	8/12/2009	\$949,000	\$949,000	\$0			1992	2873	4	3.5	Two	53
2901664	ACTIVE	Standard	13852 Alder Creek Road	6/14/2009	6/17/2009	\$949,000	\$949,000	\$0			2007	2984	4	3.5	Two	111
2900243	ACTIVE	Standard	13406 Skislope Way	1/30/2009	8/24/2009	\$1,099,000	\$949,900	\$149,100			2003	3860	4	3.5	Three	246
2900998	ACTIVE	Standard	14019 Skislope Way	4/27/2009	8/31/2009	\$1,050,000	\$969,000	\$81,000			2006	3726	5	3.5	Three	159
2901034	ACTIVE	Standard	13866 Ramshorn Street	4/30/2009	4/30/2009	\$985,000	\$985,000	\$0			1999	3059	4	4.5	Two	156
2902628	ACTIVE	Standard	13141 Muhlebach Way	9/28/2009	10/1/2009	\$999,000	\$999,000	\$0			2004	3100	4	3	Two	5
2901041	ACTIVE	Standard	12450 Lausanne Way	4/30/2009	8/23/2009	\$1,099,000	\$999,000	\$100,000			2005	3300	4	3	Two	156
2901590	ACTIVE	Standard	12122 Skislope Way	6/12/2009	8/6/2009	\$1,075,000	\$999,900	\$75,100			1996	2598	4	3.5	Three	113
2902618	ACTIVE	Standard	12276 Stockholm Way	9/30/2009	9/30/2009	\$1,000,000	\$1,000,000	\$0			2002	3832	4	3.5	Two	3
2902226	ACTIVE	Standard	11259 Skislope Way	8/10/2009	8/10/2009	\$1,029,000	\$1,029,000	\$0			2005	3217	4	3.5	Two	54
2902167	ACTIVE	Standard	11742 Skislope Way	7/26/2009	9/20/2009	\$1,100,000	\$1,050,000	\$50,000			1994	3285	3	2.5	Three	69
2901241	ACTIVE	Standard	12530 Pinnacle Loop	5/18/2009	7/1/2009	\$1,190,000	\$1,089,000	\$101,000			2007	3124	4	3.5	Two	138
2902525	ACTIVE	Short Sale	14359 Skislope Way	9/11/2009	9/11/2009	\$1,095,000	\$1,095,000	\$0			2004	3290	5	3.5	Two	22
2902273	ACTIVE	Standard	13684 Hillside Drive	8/15/2009	8/15/2009	\$1,000,000	\$1,100,000	\$100,000			2007	3022	4	3.5	Two	49
2802024	ACTIVE	Standard	12212 Skislope Way	7/1/2008	9/21/2009	\$1,399,000	\$1,100,000	\$299,000			1994	4642	4	3.5	Three	459
2901256	IN ESCROW	Standard	13011 Stockholm Way	5/20/2009	5/20/2009	\$1,125,000	\$1,125,000	\$0			2004	3360	4	3.5	Two	128
2901700	IN ESCROW	Standard	13156 Hillside Drive	6/20/2009	6/22/2009	\$1,169,000	\$1,169,000	\$0			2007	4049	5	3.5	Two	101
2902603	ACTIVE	Standard	11347 Skislope Way	9/25/2009	9/25/2009	\$1,195,000	\$1,195,000	\$0			2002	3510	3	2.5	Two	8
2901578	ACTIVE	Standard	13555 Cristallina Way	6/10/2009	6/10/2009	\$1,195,000	\$1,195,000	\$0			2009	3077	4	3.5	Two	115
2803060	ACTIVE	Standard	11346 Chalet Road	10/6/2008	9/25/2009	\$1,449,000	\$1,249,000	\$200,000			2000	3287	3	3.5	Two	362
2901039	ACTIVE	Standard	12043 Brookstone Drive	4/30/2009	7/2/2009	\$1,299,000	\$1,250,000	\$49,000			2008	4073	6	3.5	Three	156

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10/05/09

All data from the Tahoe Sierra Board of Realtors Multiple Listing Service.
Data believed to be accurate but must be verified



September 2009 Real Estate
 Market Snapshot of Tahoe Donner
 Single Family Homes.
 Data compiled by Realtor Pete Griffin
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Active listings..147
 Average asking price...\$799,645.
 Median asking price...\$699,000.
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 Sold...146
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MLS #	Status	Sub Status	Address	Listing Date	Price Date	Original Price	Asking Price	Price Change	Sold Price	Asking-Sold \$	Year Built	Sq. Ft.	# of Bedrooms	# of Baths	Garage	DOM*
2900909	ACTIVE	Standard	12712 Muhlebach Way	4/17/2009	7/28/2009	\$1,375,000	\$1,250,000	\$125,000			2002	3224	4	3.5	Three	169
2900375	ACTIVE	Standard	11557 Zermatt Drive	2/13/2009	9/3/2009	\$1,600,000	\$1,250,000	\$350,000			2008	3736	4	3.5	Three	232
2800665	IN ESCROW	Short Sale	12058 Skislope Way	3/22/2008	7/3/2009	\$1,799,000	\$1,280,000	\$519,000			2007	4400	5	4.5	Two	461
2902551	ACTIVE	REO	13171 Hillside Drive	9/17/2009	9/30/2009	\$1,349,000	\$1,299,000	\$50,000			2009	5518	4	5.5	Two	16
2900275	ACTIVE	Standard	12332 Skislope Way	2/1/2009	9/24/2009	\$1,950,000	\$1,299,000	\$651,000			1987	3606	3	3	Two	244
2801283	ACTIVE	Standard	12576 Stockholm Way	5/1/2008	5/14/2008	\$1,299,000	\$1,299,000	\$0			2005	3757	4	4	Two	520
2901839	ACTIVE	Standard	12878 Skiview Lp	7/2/2009	7/2/2009	\$1,385,000	\$1,385,000	\$0			2009	3600	4	4.5	Two	93
2803131	ACTIVE	Standard	11835 Saint Bernard Drive	10/14/2008	11/25/2008	\$1,425,000	\$1,385,000	\$40,000			2004	3993	5	3.5	Three	354
2800710	ACTIVE	Standard	12252 Skislope Way	3/28/2008	9/16/2009	\$1,900,000	\$1,395,000	\$505,000			1994	3164	5	4	Three	554
2901466	IN ESCROW	Short Sale	14137 Glacier View Road	6/2/2009	6/2/2009	\$1,399,000	\$1,399,000	\$0			0	3957	5	4	Two	123
2902343	ACTIVE	Standard	12824 Muhlebach Way	8/24/2009	8/23/2009	\$1,449,900	\$1,449,900	\$0			2006	4542	4	4	Two	40
2902624	ACTIVE	Standard	10881 Mougale Lane	9/29/2009	9/30/2009	\$1,475,000	\$1,475,000	\$0			2007	3612	4	4.5	Two	4
2901040	ACTIVE	Standard	13972 Skislope Way	4/30/2009	8/23/2009	\$1,799,000	\$1,499,000	\$300,000			2008	4700	5	3.5	Three	156
2901643	ACTIVE	Standard	13240 Skiview Lp	6/13/2009	8/28/2009	\$1,790,000	\$1,550,000	\$240,000			2009	3300	4	4.5	Two	112
2901782	SOLD	Standard	14710 Wolfgang Road	6/29/2009	9/22/2009	\$1,895,000	\$1,595,000	\$300,000	\$1,279,000	\$316,000	2007	3271	4	3.5	Three	55
2802639	ACTIVE	Standard	12115 Oslo Drive	8/19/2008	8/19/2009	\$1,890,000	\$1,599,000	\$291,000			2008	3108	4	3	Three	410
2802846	SOLD	Standard	11566 Chalet Road	9/11/2008	9/22/2009	\$1,735,000	\$1,599,900	\$135,100	\$1,350,000	\$249,900	2007	3875	4	3.5	Two	150
2801696	ACTIVE	Standard	14020 Skislope Way	6/9/2008	9/18/2008	\$2,190,000	\$1,835,000	\$355,000			2006	3919	4	5	Three	481
2901805	ACTIVE	Standard	12348 Skislope Way	7/1/2009	6/30/2009	\$1,850,000	\$1,850,000	\$0			2008	3334	3	3.5	Two	94
2901346	ACTIVE	Standard	11568 Bennett Flat Road	5/23/2009	5/23/2009	\$1,900,000	\$1,900,000	\$0			1996	3800	4	4.5	Two	133
2703826	ACTIVE	Standard	11394 Chalet Road	11/20/2007	8/12/2009	\$2,750,000	\$1,950,000	\$800,000			2005	5190	5	3.5	Two	683
2802423	ACTIVE	Standard	12809 Pinnacle Loop	7/30/2008	8/10/2009	\$2,195,000	\$2,000,000	\$195,000			2004	4976	5	4.5	Two	430
2902051	ACTIVE	Standard	11354 Bennett Flat Road	7/22/2009	7/22/2009	\$2,500,000	\$2,500,000	\$0			2001	4200	4	5	Two	73
Average							\$748,918									118.3162791
																*Days on Market

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