

November 2009 Real Estate Market Snapshot  
of Tahoe Donner Single Family Homes  
Data compiled by Realtor Pete Griffin  
The North Woods Group  
Call (530) 414-1213  
email [pete@tdhomes.com](mailto:pete@tdhomes.com)

Active listings 89  
Average asking price \$772,984.  
Median asking price \$650,000.  
In escrow 46.  
Average asking price \$697,082.  
Median asking price \$649,500.  
Number closed 15  
Average sold price \$604,790.  
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Previous 12 months  
Average sold price \$625,282.  
Median sold price \$580,000.

MLS #	Status	Sub Status	Address	List Date	Price Date	Orig Price	Ask Price	Price Change	Sold Price	Asking-Sold	Yr Blt	Sq Ft	# of Bedrms	# of Baths	Garage	DOM*
2902674	ACTIVE	REO	10767 Skislope Way	10/7/2009	11/6/2009	\$274,900	\$249,900	\$25,000			0	928	2	2	None	55
2902994	ACTIVE	REO	14031 Davos Drive	11/27/2009	11/27/2009	\$290,070	\$290,070	\$0			1980	1872	3	2	None	4
2902398	ACTIVE	Standard	11992 Bernese Lane	8/28/2009	11/22/2009	\$305,000	\$295,000	\$10,000			1991	940	2	1	None	95
2902574	SOLD	Standard	16479 Northwoods Boulevard	9/8/2009	9/21/2009	\$319,000	\$319,000	\$0	\$319,000	\$0	1975	1024	2	2	Two	36
2901565	OFFER SUBMITTED	Short Sale	12460 Schussing Way	6/10/2009	9/2/2009	\$390,000	\$325,000	\$65,000			1981	960	2	1	One	174
2902758	ACTIVE	REO	13285 Solvang Way	10/21/2009	11/12/2009	\$339,900	\$329,900	\$10,000			1983	976	2	1	Two	41
2902998	ACTIVE	Standard	11046 Bolzano Road	11/30/2009	11/30/2009	\$330,000	\$330,000	\$0			1979	1512	4	2	None	1
2902841	ESCROW	REO	11068 Innsbruck Avenue	11/3/2009	11/3/2009	\$334,900	\$334,900	\$0			0	0	3	2.5	Two	15
2902364	SOLD	REO	13411 Solvang Way	8/25/2009	11/17/2009	\$354,900	\$339,000	\$15,900	\$330,000	\$9,000	1979	1232	2	2	Two	38
2900976	SOLD	Standard	15877 Northwoods Boulevard	4/8/2009	11/11/2009	\$349,000	\$339,000	\$10,000	\$300,000	\$39,000	1973	1362	2	2	None	180
2902691	OFFER SUBMITTED	Short Sale	14760 Northwoods Boulevard	10/12/2009	10/12/2009	\$339,950	\$339,950	\$0			1978	1410	3	2	Two	50
2900605	ACTIVE	Standard	11227 Bolzano Road	3/17/2009	3/17/2009	\$385,000	\$385,000	\$0			1975	962	2	1	None	259
2803464	SOLD	Standard	13691 Davos Drive	11/24/2008	10/30/2009	\$479,000	\$395,000	\$84,000	\$365,000	\$30,000	1979	1368	3	2	Two	298
2902785	ACTIVE	Standard	12753 Hillside Drive	10/26/2009	11/7/2009	\$435,900	\$399,000	\$36,900			1982	1792	3	2	Two	36
2902736	OFFER SUBMITTED	Short Sale	11514 Zermatt Drive	10/16/2009	10/18/2009	\$399,000	\$399,000	\$0			1983	2450	3	3	Two	46
2901960	OFFER SUBMITTED	Short Sale	12358 Snowpeak Way	6/16/2009	9/25/2009	\$499,000	\$399,000	\$100,000			1996	1357	3	2	Two	168
2901226	ESCROW	Standard	16210 Northwoods Boulevard	5/16/2009	5/18/2009	\$399,000	\$399,000	\$0			1985	1287	2	3	Two	195
2902355	ACTIVE	Standard	10974 Bolzano Road	8/25/2009	9/23/2009	\$420,000	\$400,000	\$20,000			1981	1550	3	2.5	Two	98
2902527	ESCROW	Standard	14021 Skiview Lp	9/11/2009	11/8/2009	\$435,000	\$400,000	\$35,000			1979	1500	3	2	Two	66
2901263	ACTIVE	Standard	15359 Northwoods Boulevard	5/20/2009	9/1/2009	\$465,000	\$419,000	\$46,000			1984	1352	3	2	None	195
2901439	SOLD	Standard	12233 Muhlebach Way	5/30/2009	11/23/2009	\$465,000	\$420,000	\$45,000	\$415,000	\$5,000	1984	1300	3	2	One	139
2901947	ACTIVE	Standard	16020 Northwoods Boulevard	7/10/2009	9/30/2009	\$469,900	\$429,000	\$40,900			1981	1546	3	2	Two	144
2901715	ACTIVE	Standard	13493 Skiview Lp	6/23/2009	8/3/2009	\$459,000	\$439,000	\$20,000			1975	1516	3	3	Two	161
2901843	ACTIVE	Standard	15807 Northwoods Boulevard	7/2/2009	11/2/2009	\$550,000	\$439,900	\$110,100			1973	2300	4	3	Two	152
2902489	ESCROW	REO	16549 Northwoods Boulevard	9/4/2009	10/2/2009	\$470,250	\$446,900	\$23,350			2003	2000	3	4.5	None	47
2900925	ACTIVE	Standard	15534 Northwoods Boulevard	4/18/2009	9/21/2009	\$474,900	\$449,900	\$25,000			1979	1480	3	2	Two	227
2902863	ACTIVE	Standard	11792 Chateau Way	11/7/2009	11/7/2009	\$450,000	\$450,000	\$0			1992	1389	3	2	None	24
2902262	ESCROW	REO	11085 Innsbruck Avenue	8/14/2009	10/23/2009	\$482,130	\$458,024	\$24,106			0	0	3	2.5	Two	80
2901724	ESCROW	Standard	14130 Tyrol Road	6/24/2009	10/10/2009	\$519,000	\$464,900	\$54,100			1983	1998	3	2	Two	136
2902438	ACTIVE	Standard	11374 Zermatt Drive	9/1/2009	10/5/2009	\$499,000	\$469,000	\$30,000			0	1440	4	2	None	91
2901158	ACTIVE	Standard	12569 Hillside Drive	5/12/2009	5/12/2009	\$469,000	\$469,000	\$0			1979	2134	4	3	None	203
2901552	ACTIVE	Standard	13026 Stockholm Way	6/9/2009	10/20/2009	\$534,900	\$475,000	\$59,900			1991	1907	4	3	Two	175
2902639	ESCROW	Standard	15026 Davos Drive	10/2/2009	11/13/2009	\$519,900	\$479,900	\$40,000			1998	1552	3	2	Two	52
2902078	ACTIVE	Short Sale	12109 Bennett Flat Road	7/17/2009	11/24/2009	\$575,000	\$480,000	\$95,000			1981	2110	4	2	Two	137
2902942	ACTIVE	Standard	16507 Northwoods Boulevard	11/11/2009	11/18/2009	\$499,000	\$499,000	\$0			2000	1800	3	2.5	Two	20
2902086	ACTIVE	Standard	13291 Falcon Point Place	7/24/2009	10/14/2009	\$529,000	\$499,000	\$30,000			1994	1678	3	2	Two	130
2901740	ACTIVE	Standard	14123 Glacier View Road	6/24/2009	9/16/2009	\$599,000	\$499,000	\$100,000			1980	2868	4	3	Two	160
2902125	OFFER SUBMITTED	Short Sale	14041 Tyrol Road	7/28/2009	8/15/2009	\$499,900	\$499,000	\$900			1985	1450	3	2	Two	126
2902917	ACTIVE	Standard	12401 Hillside Drive	11/15/2009	11/15/2009	\$499,500	\$499,500	\$0			1980	2483	4	3.5	One	16



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2902336	ACTIVE	Standard	14680 Copenhagen Drive	8/21/2009	10/6/2009	\$539,900	\$499,900	\$40,000			1997	1568	3	2	One	102
2902267	ESCROW	Standard	12413 Falcon Point Place	8/15/2009	10/24/2009	\$559,000	\$499,950	\$59,050			1992	1885	3	2.5	Two	94
2902537	ACTIVE	Standard	12290 Bennett Flat Road	9/14/2009	9/14/2009	\$500,000	\$500,000	\$0			1981	1438	3	2	Two	78
2901893	ESCROW	Standard	17165 Northwoods Boulevard	7/3/2009	11/8/2009	\$529,900	\$509,000	\$20,900			2002	1591	3	2	Two	136
2902762	ACTIVE	Standard	14062 Herringbone Way	10/22/2009	10/22/2009	\$510,000	\$510,000	\$0			1996	1500	3	2	Two	40
2902619	ESCROW	Standard	12243 Bernese Lane	9/30/2009	11/16/2009	\$524,900	\$512,000	\$12,900			2006	1548	3	2	Two	49
2902791	ACTIVE	Standard	13314 Roundhill Drive	10/26/2009	10/27/2009	\$515,000	\$515,000	\$0			1989	1800	4	3	Two	36
2902417	ACTIVE	Standard	13121 Northwoods Boulevard	8/29/2009	8/31/2009	\$519,000	\$519,000	\$0			2003	1939	3	3	Two	94
2901737	ACTIVE	Standard	11822 Skislope Way	6/25/2009	6/25/2009	\$529,000	\$529,000	\$0			1979	1612	3	3	One	159
2901815	SOLD	Standard	11575 Sitzmark Way	7/1/2009	11/21/2009	\$549,000	\$529,000	\$20,000	\$505,000	\$24,000	1987	1552	3	2.5	Two	108
2902693	ACTIVE	Standard	13309 Solvang Way	10/12/2009	10/12/2009	\$535,000	\$535,000	\$0			1980	2072	4	2.5	Two	50
2902522	OFFER SUBMITTED	Short Sale	10975 Skislope Way	9/11/2009	9/30/2009	\$599,000	\$539,000	\$60,000			2004	2752	3	2.5	Two	81
2902443	ACTIVE	Standard	11951 Chamonix Road	9/3/2009	10/9/2009	\$559,950	\$548,950	\$11,000			1983	1775	3	2	Two	89
2901880	ACTIVE	Standard	12003 Saint Bernard Drive	7/3/2009	10/6/2009	\$599,000	\$549,000	\$50,000			1986	0	4	2	Two	151
2901988	ACTIVE	Standard	11848 Chalet Road	7/15/2009	9/24/2009	\$595,000	\$549,900	\$45,100			1991	2132	3	2.5	Two	139
2901336	ACTIVE	Standard	13924 Herringbone Way	5/22/2009	7/10/2009	\$650,000	\$549,900	\$100,100			1991	1922	4	2.5	Two	193
2902067	SOLD	REO	13945 Davos Drive	7/23/2009	11/5/2009	\$571,300	\$554,100	\$17,200	\$504,000	\$50,100	1981	2928	4	4	Two	65
2902902	ACTIVE	Standard	14106 Tyrol Road	11/12/2009	11/12/2009	\$560,000	\$560,000	\$0			1993	1462	3	2	Two	19
2901886	ACTIVE	Standard	11669 Lausanne Way	7/3/2009	11/16/2009	\$669,900	\$575,100	\$94,800			1994	2254	4	3	Two	151
2900654	ESCROW	Standard	13261 Hansel Avenue	3/19/2009	10/17/2009	\$659,000	\$579,000	\$80,000			2000	2018	3	3	Two	249
2902460	ACTIVE	Standard	12304 Bennett Flat Road	9/4/2009	9/4/2009	\$585,000	\$585,000	\$0			1989	1776	3	2	Two	88
2900361	SOLD	Standard	14106 Northwoods Boulevard	2/7/2009	11/2/2009	\$600,000	\$585,000	\$15,000	\$535,000	\$50,000	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	118
2902433	SOLD	Standard	13428 Davos Drive	8/31/2009	11/7/2009	\$589,500	\$589,500	\$0	\$545,000	\$44,500	1991	1776	4	2.5	Two	35
2900210	ACTIVE	Standard	13069 Muhlebach Way	1/24/2009	10/11/2009	\$719,000	\$599,000	\$120,000			1988	2292	4	3	Three	311
2902860	ESCROW	Standard	14514 Wolfgang Road	10/26/2009	11/6/2009	\$599,000	\$599,000	\$0			1993	2036	4	3	Two	16
2901701	ACTIVE	Standard	12824 Falcon Point Place	6/22/2009	10/5/2009	\$630,000	\$599,900	\$30,100			1996	1920	3	2	Two	162
2902792	ESCROW	REO	12508 Falcon Point Place	10/27/2009	10/27/2009	\$599,900	\$599,900	\$0			1993	2458	3	3	Three	13
2901999	ESCROW	Standard	11531 Baden Road	7/16/2009	8/7/2009	\$625,000	\$599,900	\$25,100			1986	2282	4	3	Three	110
2901983	ACTIVE	Standard	12651 Skiview Lp	7/14/2009	11/24/2009	\$679,000	\$624,000	\$55,000			1990	2200	3	2.5	Three	140
2902857	ACTIVE	Standard	12135 Muhlebach Way	11/6/2009	11/6/2009	\$625,000	\$625,000	\$0			1987	2366	3	2.5	Two	25
2902240	ESCROW	Standard	11369 Bennett Flat Road	7/26/2009	9/20/2009	\$659,000	\$629,000	\$30,000			1996	2026	3	2.5	Three	118
2902626	ESCROW	Standard	11773 Rhineland Avenue	10/1/2009	10/27/2009	\$699,500	\$629,500	\$70,000			2000	2488	3	2.5	Two	34
2901704	ACTIVE	Standard	11956 Snowpeak Way	6/22/2009	7/21/2009	\$665,000	\$640,000	\$25,000			2003	2244	3	2.5	Two	162
2902956	ESCROW	Standard	13257 Roundhill Drive	11/18/2009	11/20/2009	\$649,000	\$649,000	\$0			0	2554	3	2.5	Two	6
2902583	ACTIVE	Standard	13145 Stockholm Way	9/23/2009	10/28/2009	\$679,500	\$650,000	\$29,500			2001	2170	3	2.5	Two	69
2900125	ACTIVE	Standard	13158 Skislope Way	1/14/2009	10/29/2009	\$750,000	\$650,000	\$100,000			1998	2391	3	2.5	Two	321
2900167	OFFER SUBMITTED	Short Sale	11924 Skislope Way	1/19/2009	7/1/2009	\$799,000	\$650,000	\$149,000			1994	3013	4	3.5	Two	316
2902518	ACTIVE	Standard	11941 Northwoods Boulevard	9/9/2009	9/28/2009	\$760,000	\$690,000	\$70,000			1973	4735	7+	5	Three	83



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2902531	ACTIVE	Standard	12678 Skislope Way	9/11/2009	9/11/2009	\$695,000	\$695,000	\$0			1995	2079	3	2.5	Two	81
2902257	ACTIVE	Standard	14668 Skislope Way	8/13/2009	8/13/2009	\$695,000	\$695,000	\$0			1975	1385	3	2	Two	110
2902687	ACTIVE	Standard	11900 Saint Bernard Drive	10/11/2009	10/11/2009	\$699,000	\$699,000	\$0			2009	2317	3	2.5	Two	51
2902561	ACTIVE	Standard	13767 Hillside Drive	9/18/2009	11/12/2009	\$729,000	\$699,000	\$30,000			1999	2552	4	3.5	Two	74
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	168
2902461	ESCROW	Standard	13559 Weisshorn Way	9/4/2009	9/4/2009	\$699,000	\$699,000	\$0			2009	1914	3	2	Two	26
2902765	ESCROW	Standard	10911 Skislope Way	10/20/2009	10/27/2009	\$729,000	\$699,000	\$30,000			2000	2686	4	3	Two	17
2902800	ESCROW	Standard	11975 Brookstone Drive	10/29/2009	10/29/2009	\$699,900	\$699,900	\$0			2000	2536	3	2.5	Two	12
2901702	ACTIVE	Standard	13329 Davos Drive	6/21/2009	6/22/2009	\$725,000	\$725,000	\$0			1999	2369	4	3	Two	163
2902742	ESCROW	Standard	11686 Baden Road	10/19/2009	10/19/2009	\$728,000	\$728,000	\$0			2009	2637	3	2	Two	3
2902453	ESCROW	Standard	12832 Stockholm Way	9/1/2009	10/23/2009	\$748,018	\$728,000	\$20,018			2005	2359	4	4	Two	85
2900236	ACTIVE	Standard	11614 Rhineland Avenue	1/29/2009	1/29/2009	\$749,000	\$749,000	\$0			0	1900	3	2	Two	306
2900539	ACTIVE	Standard	12031 Skislope Way	3/9/2009	3/19/2009	\$789,000	\$749,900	\$39,100			2000	2361	4	2.5	Two	267
2902013	OFFER SUBMITTED	Short Sale	14655 Wolfgang Road	7/18/2009	10/19/2009	\$885,000	\$750,000	\$135,000			2005	3150	4	3.5	Three	136
2704096	OFFER SUBMITTED	Short Sale	12939 Muhlebach Way	12/20/2007	6/25/2009	\$1,329,000	\$750,000	\$579,000			2003	4040	4	3.5	Three	712
2900940	ESCROW	Standard	14118 Tyrol Road	4/21/2009	10/14/2009	\$808,000	\$750,000	\$58,000			2000	2436	4	3	Two	179
2902565	ESCROW	REO	13155 Hillside Drive	9/18/2009	11/18/2009	\$861,300	\$761,423	\$99,877			2007	3722	3	3.5	Two	66
2902048	SOLD	Standard	12450 Snowpeak Way	7/21/2009	11/13/2009	\$765,000	\$765,000	\$0	\$730,000	\$35,000	1999	2626	3	3.5	Two	73
2902658	ACTIVE	Standard	15172 Wolfgang Road	10/4/2009	10/5/2009	\$769,000	\$769,000	\$0			1995	3274	4	3.5	Two	58
2800464	ACTIVE	Short Sale	11270 Mogle Lane	3/3/2008	5/4/2009	\$1,100,000	\$775,000	\$325,000			1994	3436	4	3.5	Two	638
2902723	ACTIVE	Standard	17001 Skislope Way	10/16/2009	10/16/2009	\$779,000	\$779,000	\$0			2002	2726	4	3.5	Two	46
2902590	SOLD	Standard	14827 Alder Creek Road	9/25/2009	11/25/2009	\$779,000	\$779,000	\$0	\$745,000	\$34,000	2005	2840	4	3.5	Two	28
2902611	SOLD	Standard	14110 Glacier View Road	9/19/2009	11/20/2009	\$835,000	\$790,000	\$45,000	\$750,000	\$40,000	1995	3379	4	3.5	Two	44
2902519	ACTIVE	Standard	13362 Northwoods Boulevard	9/11/2009	11/24/2009	\$859,000	\$797,000	\$62,000			2002	2503	4	2.5	Two	81
2902921	ACTIVE	Standard	11531 Bennett Flat Road	11/16/2009	11/16/2009	\$799,000	\$799,000	\$0			1990	3540	3	2.5	Two	15
2902291	ESCROW	Short Sale	11680 Kitzbuhel Road	8/17/2009	9/1/2009	\$825,000	\$799,000	\$26,000			2000	3200	4	3.5	Two	29
2902672	ESCROW	REO	14326 Skislope Way	10/7/2009	11/3/2009	\$841,500	\$799,425	\$42,075			2007	3784	4	4.5	Two	48
2901726	ESCROW	Standard	11673 Rhineland Avenue	6/24/2009	6/24/2009	\$799,900	\$799,900	\$0			2002	2841	4	3.5	Two	158
2900136	ACTIVE	Standard	14021 Swiss Lane	1/16/2009	9/30/2009	\$865,000	\$809,000	\$56,000			2000	2824	3	3	Two	319
2901944	ESCROW	Short Sale	12225 Northwoods Boulevard	7/9/2009	8/19/2009	\$849,000	\$839,000	\$10,000			2007	3514	4	4.5	Two	131
2902255	ACTIVE	Standard	14814 Skislope Way	8/13/2009	9/30/2009	\$899,000	\$849,000	\$50,000			0	3069	4	4	Two	110
2901942	ESCROW	Standard	13711 Crisallina Way	7/8/2009	10/16/2009	\$849,500	\$849,500	\$0			1997	2590	3	2.5	Two	145
2902004	ACTIVE	Standard	11715 Oslo Drive	7/17/2009	9/28/2009	\$899,000	\$859,000	\$40,000			2004	3010	5	4	Two	137
2902454	ACTIVE	Standard	16475 Skislope Way	9/4/2009	9/4/2009	\$865,000	\$865,000	\$0			2007	2750	4	3.5	Two	88
2900080	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
2900110	SOLD	Standard	15220 Wolfgang Road	1/13/2009	11/6/2009	\$1,049,000	\$899,000	\$150,000	\$864,000	\$35,000	2001	3488	4	3.5	Two	265
2900243	ESCROW	Standard	13406 Skislope Way	1/30/2009	10/19/2009	\$1,099,000	\$899,900	\$199,100			2003	3860	4	3.5	Three	296
2902572	ACTIVE	Standard	12052 Oslo Drive	9/21/2009	9/21/2009	\$949,000	\$949,000	\$0			1993	4487	3	3.5	Two	71
2902241	ACTIVE	Standard	11298 Chalet Road	8/11/2009	8/12/2009	\$949,000	\$949,000	\$0			1992	2873	4	3.5	Two	112



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Median asking price \$649,500.  
Number closed 15  
Average sold price \$604,790.  
Median sold price \$535,000.

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Previous 12 months  
Average sold price \$625,282.  
Median sold price \$580,000.

MLS #	Status	Sub Status	Address	List Date	Price Date	Orig Price	Ask Price	Price Change	Sold Price	Asking-Sold	Yr Blt	Sq Ft	# of Bedrms	# of Baths	Garage	DOM*
2901664	ACTIVE	Standard	13852 Alder Creek Road	6/14/2009	6/17/2009	\$949,000	\$949,000	\$0			2007	2984	4	3.5	Two	170
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	218
2902525	ACTIVE	Short Sale	14359 Skislope Way	9/11/2009	11/14/2009	\$1,095,000	\$985,000	\$110,000			2004	3290	5	3.5	Two	81
2902628	ACTIVE	Standard	13141 Muhlebach Way	9/28/2009	10/1/2009	\$999,000	\$999,000	\$0			2004	3100	4	3	Two	64
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	172
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	62
2902167	ESCROW	Standard	11742 Skislope Way	7/26/2009	9/20/2009	\$1,100,000	\$1,050,000	\$50,000			1994	3285	3	2.5	Three	96
2902782	ACTIVE	Standard	11610 Oslo Drive	10/22/2009	10/26/2009	\$1,095,000	\$1,095,000	\$0			2002	2900	4	3.5	Two	40
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	106
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	518
2902766	ACTIVE	Trustee Sale	14240 Skislope Way	10/22/2009	10/23/2009	\$1,100,000	\$1,100,000	\$0			2009	3500	4	3.5	Three	40
2901256	SOLD	Standard	13011 Stockholm Way	5/20/2009	11/19/2009	\$1,125,000	\$1,125,000	\$0	\$964,850	\$160,150	2004	3360	4	3.5	Two	128
2902603	ACTIVE	Standard	11347 Skislope Way	9/25/2009	10/4/2009	\$1,195,000	\$1,150,000	\$45,000			2002	3510	3	2.5	Two	67
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	421
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	291
2803131	ACTIVE	Standard	11835 Saint Bernard Drive	10/14/2008	10/9/2009	\$1,425,000	\$1,250,000	\$175,000			2004	3993	5	3.5	Three	413
2901039	ESCROW	Standard	12043 Brookstone Drive	4/30/2009	7/2/2009	\$1,299,000	\$1,250,000	\$49,000			2008	4073	6	3.5	Three	196
2900909	SOLD	Standard	12712 Muhlebach Way	4/17/2009	11/16/2009	\$1,375,000	\$1,250,000	\$125,000	\$1,200,000	\$50,000	2002	3224	4	3.5	Three	178
2902826	ESCROW	Standard	12252 Skislope Way	11/2/2009	11/2/2009	\$1,279,000	\$1,279,000	\$0			1994	3227	4	4	Three	16
2800665	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
2900275	ACTIVE	Short Sale	12332 Skislope Way	2/1/2009	9/24/2009	\$1,950,000	\$1,299,000	\$651,000			1987	3606	3	3	Two	303
2801283	ACTIVE	Standard	12576 Stockholm Way	5/1/2008	5/14/2008	\$1,299,000	\$1,299,000	\$0			2005	3757	4	4	Two	579
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	152
2901466	OFFER SUBMITTED	Short Sale	14137 Glacier View Road	6/2/2009	6/2/2009	\$1,399,000	\$1,399,000	\$0			0	3957	5	4	Two	182
2902343	ESCROW	Standard	12824 Muhlebach Way	8/24/2009	8/23/2009	\$1,449,900	\$1,449,900	\$0			2006	4542	4	4	Two	98
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	63
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	215
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	171
2801696	ACTIVE	Standard	14020 Skislope Way	6/9/2008	10/26/2009	\$2,190,000	\$1,575,000	\$615,000			2006	3919	4	5	Three	540
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	469
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	153
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	489
<b>AVERAGE</b>						<b>\$796,525</b>	<b>\$736,685</b>									<b>144</b>

\*Days on market



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