



TAHOE DONNER™ – TRUCKEE UPDATE, FEBRUARY 2008

Prepared by Pete Griffin
 The North Woods Group in the Keller Williams Building
 (800) 593-3535 (530) 414-1213
pete@tdhomes.com

Tahoe Donner® Single Family Home Market Snapshot
2006 vs. 2007

All data from Tahoe Sierra Board of Realtors MLS - Data is deemed reliable but not guaranteed.

Single family homes	Quantity 2006 - 2007	Average price 2006 - 2007	Median price 2006 - 2007	Ave. Days on market 2006 - 2007
Closed	178 - 177	\$812,827 - \$740,585	\$712,500 - \$675,000	81 - 101

Single family homes	Quantity	Average asking price	Median asking price	Price range	Ave. Days on market
Active 2/17/2008	126	\$1,022,116	\$944,000	\$409,900 - \$5,500,000	126

Market news

Is this the year you will buy the vacation home of your dreams?

With all of the misfortune currently being experienced by the nation's home market you might be reluctant to even think about buying a home in Tahoe Donner. But I think there are a number of positive factors that should be considered before you make that final decision. They are:

1. Sales of Tahoe Donner single family homes have remained consistent for the past two years with 178 sold in 2006 and 177 in 2007. [See data](#)*
2. The trend line of the average sales price has increased gradually over the past 13 months.*
3. Current interest rates remain historically low.
4. The new stimulus package signed by President Bush significantly raises the ceiling on conforming rate loans from Truckee's present limit of \$417,000 to a proposed limit of \$558,750 (Nevada County ceiling). This will be in effect from 1 July through 31 December, 2008.
5. I believe Tahoe Donner still represents the best buy among the resort home communities of North Tahoe. This is based upon home selection and cost, accessibility to I-80, Truckee and major ski resorts, the variety and quality of family friendly amenities.

* Data provided by Tahoe Sierra MLS. Data believed to be accurate but must be verified.

Don't get caught 2 years from now saying "I wish we had bought that cabin in 08 before the prices went up again!" Call Pete at 530.414.1213 or 800.593.3535 to set up a meeting and personalized home tour.

[Updated market data for Tahoe Donner and Truckee real estate is posted.](#)

Featured home

13236 Davos Drive, Tahoe Donner.



Built with integrity by local contractor for his family, beautiful design & finish allied with a proven, desirable floor plan.

Area news and events

The Truckee Flyfishers Club is looking for new members.

“If you want to improve your casting, learn to tie flies or just want go fishing with someone, the club is a great avenue for accomplishing these desires. There are also projects, such as Truckee River Days, to help out our local fisheries. The club has regular meetings on the fourth Thursday of the month at OB’s Pub and Restaurant on Commercial Row in Truckee. Typically, it involves a short general meeting, a speaker and a great raffle. Prior to most meetings, a fly-tying session begins at 6:30 p.m., with the general meeting beginning at 7:30 p.m. The cost to join the club is \$35 for the first year for a new member, with renewals costing \$25 per year. A family can join for \$40 the first year, with renewals of \$30 per year thereafter.

The club publishes a monthly newsletter for members and has a [web site](#). If interested in checking out the club, take a look at the web site or drop by one of the monthly club meetings at OB’s on the fourth Thursday of the month. (Bruce Ajari, Sierra Sun 2/17/2008)

New development planned for Donner Pass Rd.

The developers of a proposed project at the base of Northwoods Boulevard in Truckee say their plans may kick-start the revitalization of aging properties along Donner Pass Road. Called Royal Ridge, the mixed-use project is slated for an 8-acre parcel on the northeast corner of Northwoods Boulevard and Donner Pass Road (the original location of the Boice Countryside Realtors office). Plans call for about 23,000 square feet of commercial space, 48 town homes and 12 affordable condominiums, all of which could be completed by 2010.....(Greyson Howard the Nevada Appeal 2/18/2008)

Tahoe dog-sled tours offer unique perspective on Sierra scenery.

Four teams of sled dogs - more than 40 Alaskan huskies - stand impatiently in their harnesses. Even after returning from an hour-long tour around a meadow at the Squaw Valley ski resort, they're eager to get going again.....(Mark S. Bacon, Special to The Chronicle Sunday, January 20, 2008)

*The North Woods Group wants to hear from you!
Preparing to buy that “Dream Vacation Home?”*

*Let us help you!
Call Pete at (800)593-3535
pete@tdhomes.com*

