
Tahoe Donner Update

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Market report

Market conditions: The Tahoe Donner home market inventory has remained low throughout the winter with the number of active listings of single family homes varying from the high 20's to the low 30's since the end of October, 2004.

Sales figures reflect the low inventory with 111 completed sales at a median price of \$645,000 recorded from 10/01/2004 to 3/15/2005. Of these a total of 65 (58%) were priced at or below \$700,000. The same time period of 2003/04 saw 138 completed sales at a median price of \$500,000 with 112 (81%) priced at or below \$700,000. The median home price comparison of \$645,000 vs. \$500,000 represents an increase of 23% which, I believe, can be largely attributed to the lack of homes priced at or below \$700,000 during the same time periods. You can see current market data charts by logging on to [market data](#).

Inventory: We are still seeing a very low inventory of homes, condos and lots in Tahoe Donner. As of this writing there are 30 homes on the market with 6 priced below \$700,000 - and most of our active shoppers are looking below \$700,000.

There is good news on the horizon as our inventory has historically increased with the end of the winter season and the completion of ski leases. I see no reason why this should not be repeated this year. The bad news is there is a lot of pent up buying activity so buyers must be prepared to move quickly once the inventory starts to increase.

Preparing to buy: Here are some things you can do to position yourselves in this years' market:

Successful buyers are buyers who have done their homework prior to selecting a home!

- ◆ They work closely with their Realtor® to clearly identify the price range, style, setting and other important factors to be considered in the selection of their desired home.
- ◆ They have arranged financing that might be needed to the point of having a pre-approval letter from a mortgage broker and evidence of financial capability for the down payment; or they can present evidence of financial responsibility for a cash purchase.
- ◆ They seek early answers to any questions they might have about shared ownership, rental potential, tax issues, insurance availability, inspections or any other personal or legal issues particular to their unique situation.

Are you planning a visit? Give me a call so I may discuss your vacation home needs and prepare you to buy the home of your dreams. When you arrive I will have a tour scheduled for you that will include those homes that best meet your selection criteria. Call me at (800)593-3535 or email your request to [Pete Griffin](#).

Do you have questions or special interests? Do you have questions about buying a second home? Or is there some topic that you would like to see addressed in this e-news that you think might interest others? Send them to [Pete Griffin](#).

Or are you thinking of selling? Call me for a market analyses and marketing plan.

News About Tahoe Donner

Things we value: The recently completed survey sent out by the Tahoe Donner General Planning Committee shows that Tahoe Donner homeowners most value:

- Our natural beauty and open areas.
- The easy access to undeveloped recreation areas.
- The physical appearance of our neighborhoods.
- The family friendly activities and amenities.
- The potential for real estate appreciation.

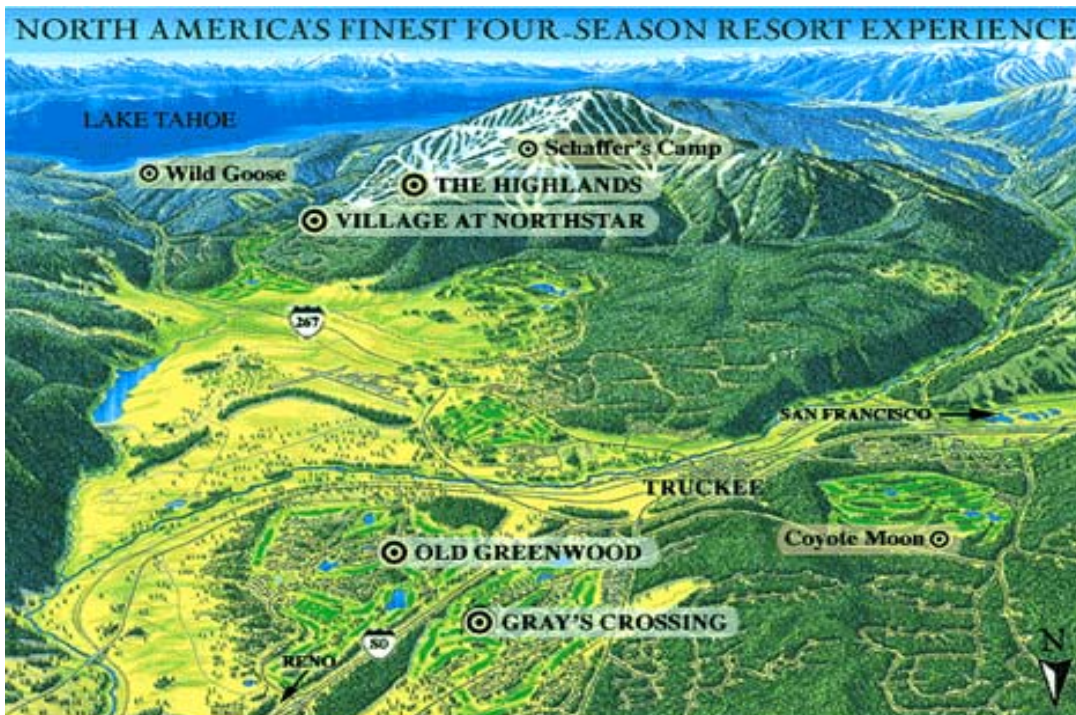
For more survey results log on to [Tahoe Donner](#) and click on GPC survey results.

Construction projects: The Trout Creek Fitness Center expansion has been completed and the center is fully operational.
Construction of the new Lodge at Tahoe Donner's Golf Course has experienced a few weather delays but work is continuing and at this time the Lodge is expected to be completed in time for the grand opening during the Annual Members Meeting in late June.

New Developments Around Truckee

I have counted 19 new developments in the Truckee area that are either in the design or planning stage, or have recently begun construction. Four of these are among the resort home communities I feature on my newly renovated (and still being populated) web site [Tahoe Resort Homes](#).

Check it out & let me know what you think - suggestions for improvement are always welcome.
Email [Pete Griffin](#).



Speaking of web sites

I am constantly updating my web sites www.tahoedonnerhomes.com and www.tahoeresorthomes.com with new and (hopefully) relevant information for the use of current and future owners of vacation homes within the resort home communities of Truckee-North Tahoe. Current updates include the addition of links under [Area Resources](#) for web sites of 50 local and regional businesses that provide products and services compatible with second home ownership in the North Tahoe area. You will also find descriptions of various resort home communities, current weather conditions, new featured homes, news, a calendar of events and other information.

I always welcome your suggestions on what I can do to improve the usefulness of these sites.

Time for a reminder

Remember - as a note on my computer desk top says "My business is selling real estate, not web sites". So if this is the year of your vacation home purchase then I would like to hear from you!

Call Pete at (800)593-3535 for your real estate needs!

And finally - I think the following article is appropriate considering our recent warm spell!

Sierra Sun March 26, 2004

Don't be surprised if April storms smash the Sierra



This Harper's Illustrated illustration depicts the storm of April, 1880 in a scene probably located west of Donner Summit.

Illustration provided by Mark McLaughlin

Weather Window, By Mark McLaughlin

Enjoy the sunshine, but keep your shovel handy. The calendar may say spring, but in the mountainous West, the weather can still pack a punch. In late-March 1880, Sierra residents thought winter was over, until a relentless barrage of April storms dumped a record 25 feet of snow on Donner Summit.

Winter-weary residents in the Sierra Nevada traditionally look forward to April as the beginning of spring when the snowpack melts and days grow warmer, but weather-wise locals know that late-season storms often sweep in from the Pacific Ocean. "March comes in like a lion and goes out like a lamb," claims the old weather adage, but early western settlers learned the hard way how misleading this flatland folklore can be in the mountains.

Throughout all four seasons, the atmosphere attempts to equalize arctic and equatorial temperature imbalances, but this battle is especially fierce in the spring. Infusions of subtropical moisture often clash with intrusions of maritime polar air, producing prodigious amounts of rain and snow. Indeed, these highly unstable atmospheric conditions can generate the most severe weather of the year - as witnessed more than a century ago in the phenomenal spring of 1880.