
Tahoe Donner®- Truckee Update

4th Quarter, 2005

**Prepared and distributed by Pete Griffin of The North Woods Group at
Boice Countryside, Realtors for your knowledge and enjoyment.**

17 November, 2005

Asking when is the best time to buy? Home sales within Tahoe Donner have reflected the unusually low inventory seen over the past 12 months with 231 single family homes sold YTD compared with 326 sold YTD for 2004.

The median price of homes sold YTD 2004 vs. YTD 2005 increased considerably, in part due to nearly four times as many homes selling for \$1,000,000. Or more in 2005 as compared to 2004 (38 sold 2005 vs. 10 for 2004). Comparing all sales of single family homes we see the median sales price for 2004 YTD is \$588,500. Vs. the 2005 YTD median of \$765,000.

The good news is that our inventory of available homes is stronger than this time last year with 81 currently available compared to only 40 a year ago (101 were available this date in 2003). Of the 40 homes available last year only 2 were priced below \$700,000, today we have 26 priced below that amount.

So what does this mean? Well – if you want to purchase a second home in Tahoe Donner and are shopping in the lower price range now may be a good time to begin your search. Home prices are down about 3% and appear to have stabilized, and while interest rates have risen they are still at historic lows. If this year holds true we will see a steadily declining inventory through the winter months. This is due to potential sellers desiring to use their home one more ski season, or having it placed as a ski lease one more time. And active sellers generally are willing to negotiate price because they would like to see their property in escrow before winter begins in earnest.

How do Tahoe Donner prices compare? I have always believed that Tahoe Donner home prices understate the desirability and features of Tahoe Donner when compared to the other resort home communities of North Tahoe.

Tahoe Donner homes offer good value when compared to the current prices of homes in Squaw Valley, Lahontan, Old Greenwood, Northstar and Alpine Meadows. Those communities have total of 67 homes on the market with a median price of \$2,195,000. with a price range of \$675,000. - \$4,550,000. And only 8 of the 67 are priced below \$1,000,000.



The North Woods Group would like to hear from you!

Pete Griffin, David Hipkins, Bruce Watkins, David Wright and Jessica DeClercq would like to hear from you. We specialize in Tahoe Donner real estate services and we live, work and play here! We also represent all other resort home communities of North Lake Tahoe and will give outstanding service wherever your desires lead you. Give us a call several days in advance so we can discuss your vacation home needs. When you arrive we will have a home tour scheduled for you that will include those homes that best meet your selection criteria.

Your first point of contact will be Pete. He takes care of the internet marketing and serves as the initial contact for The North Woods Group. He can be reached at (800)593-3535 or via email to pete@tahoedonnerhomes.com. David, Bruce, David and Pete are all experienced Realtors and are looking forward to meeting you. Jessica is the newest member of The North Woods Group. She came to us from Boice Countryside, Realtors where she served as the Marketing Coordinator. Jessica joined the North Woods Group in September and brings to the Group her marketing experience, her organizational skills, her enthusiasm to learn and her new Realtors license.

Or are you thinking of selling? Then call or email for a market analyses and marketing plan.

Time for a web remodel? It's that time of year again when I focus on improving the tahoedonnerhomes.com web site and I need your help! I do continue to work & improve the site throughout the year but this is the "annual upgrade" that I do every November-December and I would appreciate your suggestions. If you have comments, criticisms, ideas or techniques that you think would make the site more informative, user friendly and valuable to you and other users, I would appreciate hearing them. Send them to pete@tahoedonnerhomes.com or call me at (800) 593-3535.

And check out the current www.tahoedonnerhomes.com. New features adopted this past year include daily summary sheets of the Tahoe Donner MLS and daily summaries of active listings for all North Tahoe resort home communities.



News about Tahoe Donner – Anyone hungry? After a long wait by homeowners and the public the new Lodge at Tahoe Donner has opened and is rapidly building a good reputation as a fine dining establishment and a great place to meet friends.

In addition to the restaurant the Lodge offers libations of choice in the "Yellow Jacket Lounge" lounge, a banquet room and the Tahoe Donner golf pro shop. For reservations call (530) 587-9455 or visit the Lodge web site at <http://www.thelodge-tahoe.com/tahoe/SITE/top/listing.cfm/activity/11731/59.28976.86796190/direct?c=1>.

Meet the chef. Executive Chef Lewis Orlady is a graduate of the Culinary Institute of America in New York. Chef Orlady worked in the cities of New York, San Francisco, and Sacramento before coming to the Tahoe area. His recent experiences included being a partner and Executive Chef at Sunsets on the Lake, opening two fine dining restaurants for The Tahoe Mountain Club and serving as Executive Chef at the River Grill. Chef Orlady presents Seasonal American Bistro cuisine.
