



TAHOE DONNER – TRUCKEE UPDATE, APRIL 27, 2006

Prepared by Pete Griffin
The North Woods Group at Keller Williams Boice Realty
(800) 593-3535 (530) 550-5179
pete@tahoedonnerhomes.com

Tahoe Donner 21-Day Market Snapshot for Wednesday April 26, 2006

In order to show the most accurate representation of today's market I have only included those homes that are active or in escrow. The data shown now includes price reductions.

There are 94 single family homes that are active or in escrow through Wednesday, April 26th.

85 homes are currently available compared to 82 last Thursday (4/20).
The average asking price was \$949,110. compared to last Thursday's \$953,386.
Days on market are unchanged at an average of 86.

9 homes are in escrow with an average asking price of \$1,034,511 as compared to 21 last Thursday with an average asking price of \$988,862.
10 closed escrow since last Thursday.

For details see the accompanying Market Snapshot. All data now available in Excel by request.

Comments:

Single family home inventory is gradually increasing.
28 homes currently available have been reduced in asking price with reductions ranging from \$14,100. to a hefty \$450,000.
One home had a price increase of \$9,000.

As we near the summer months I expect to see a continuing increase in our inventory across all types of property and, judging from viewer activity on www.tahoedonerhomes.com, an increase in buyer activity.

Data available for all areas and types of property by request.

Truckee – Tahoe Donner 2005 vs. YTD 4/26/2006 Market Summary

Tahoe Donner

	<u>2005</u>	<u>YTD 2006</u>
Number sold:	251	33
Ave. sales price:	\$815,337	\$809,316.
Ave days on market	64	87

Truckee*

	<u>2005</u>	<u>YTD 2006</u>
Number sold:	327	42
Ave. sales price:	\$862,899.	\$900,690.
Ave days on market:	85	145

*Includes Truckee proper, Squaw Valley, Alpine meadows, Lahontan, Northstar, Donner Lake, Donner Summit.

A Note To Buyers

We believe it is important for our clients to understand the various factors that need to be considered when selecting a mountain home. Items of importance include the home's site orientation, and the characteristics of the roofline, driveway, and street location. Other important considerations include the micro-climate surrounding the home, and construction issues such as the year built, outstanding permits, the type of roof, and construction standards in effect at the time of building. We want you to purchase a home that will give you many years of enjoyment – and we will help you do that.

The North Woods Group



Decades of experience allied with diligence, commitment, expert knowledge, and service that extends beyond the sale.

Current News About Tahoe Donner & Truckee

Mother's Day is Approaching.

Show Mom how much you care with dinner at The Lodge. Make your reservations early as Chef Lew is creating a unique tasting menu for this special event. For reservations call (530) 587-9455

Summer Day Camp and Swim Lesson Registrations.

Registration for Tahoe Donner's summer recreation programs will begin on Friday, May 12 at 7 a.m. at Trout Creek Recreation Center. Registration will continue throughout the summer from 9 a.m. – 5 p.m. With a busy summer expected, early registration is recommended. For information call Member Services (530) 587-9400

Looking to furnish your cabin - or for that rare artifact for Antiques Roadshow?

Memorial Day weekend is the time for garage sales in Truckee & Tahoe Donner with residents and civic organizations turning the town into one gigantic garage sale.

News clips from around the area

Ski resorts are closing....Can summer be far behind?

<http://www.lasvegassun.com/sunbin/stories/nevada/2006/apr/23/042310722.html>

Trout season will open on Saturday.... Time to dust off the fly rods!

<http://www.theunion.com/article/20060425/SPORTS/104250147>

Squaw Valley celebrates Earth Day with special events on April 29th!

<http://www.stellarmag.com/news/2006/04/26/0007>

Ames Deli Mart in the heart of Tahoe Donner to close!

<http://www.sierrasun.com/article/20060421/COMMUNITY/60420006>

Market Snapshot of Tahoe Donner Single Family Home Inventory for April 26, 2006.
Sorted by Asking Price.



Contact Pete Griffin at (800)-593-3535 or pete@tdhomes.com for additional information these homes or to receive a Market Snapshot of other areas.

Status	Address	Original Price	Asking Price	Price Reduction	Square Feet	# of Bedrooms	# of Baths	Garage	Year Built	Setting	Days On Market
ACTIVE	14695 Wolfgang Road	545,000	459,000	86,000	1480	1	2	None	1985	GRBLT	241
ACTIVE	16479 Northwoods Blvd	525,000	499,000	26,000	1024	2	2	Two	1974	STRET	201
ACTIVE	11827 Chamonix Road	529,000	529,000	0	1008	2	2	None	1985	STRET	2
ACTIVE	14662 Alder Creek Road	569,000	549,000	20,000	0	3	2	Two	1974	STRET	50
ACTIVE	12479 Greenleaf Way	549,500	549,500	0	1403	3	2	Two	1983	GRBLT	37
ACTIVE	14217 Gyrfalcon Street	559,000	559,000	0	1104	2	2	Two	1981	STRET	9
ACTIVE	13125 Falcon Point Place	562,800	562,800	0	1264	2	2	Two	1974	GRBLT	26
ACTIVE	13254 Andermatt Lane	598,500	598,500	0	1663	3	2	Two	1982	GRBLT	5
ACTIVE	13710 Northwoods Blvd	599,000	599,000	0	1248	3	2	Carport	1973	GOLF	168
ACTIVE	14338 Glacier View Road	615,000	615,000	0	1420	3	2	Two	1978	STRET	51
ACTIVE	12087 Bernese Lane	650,000	625,000	25,000	1440	3	2	Two	1980	STRET	70
ACTIVE	13596 Hillside Drive	629,900	629,900	0	0	3	2	Two	1980	STRET	5
ACTIVE	13072 Pinnacle Lp	639,900	639,900	0	1515	3	2	Two	1991	GRBLT	8
IN ESCROW	12352 Saint Bernard Driv	644,900	644,900	0	1593	3	2	One	1991	GRBLT	1
ACTIVE	14576 Christie Lane	665,000	645,000	20,000	1632	3	2	Two	1985	STRET	56
ACTIVE	11995 Saint Bernard	709,000	647,000	62,000	1708	3	2	Two	1984	GRBLT	208
ACTIVE	12870 Bernese Lane	699,000	649,000	50,000	1500	3	2	Two	1974	GRBLT	158
ACTIVE	11804 Chateau Way	649,000	649,000	0	1509	3	2	Two	1986	STRET	20
ACTIVE	11740 Saint Bernard Driv	649,500	649,500	0	1593	3	2	One	1987	STRET	57
ACTIVE	12088 Snowpeak Way	649,900	649,900	0	1872	3	2	Two	1984	STRET	48
ACTIVE	14386 Hansel Avenue	732,000	650,000	82,000	2168	3	2	Three	1983	GRBLT	167
ACTIVE	11134 Skislope Way	650,000	650,000	0	1988	3	2.5	Two	1980	GRBLT	2
ACTIVE	11705 Baden Road	659,000	659,000	0	1572	3	2	Two	1995	GRBLT	2
IN ESCROW	11079 Zermatt Drive	669,000	659,000	10,000	1648	3	2	Two	1993	STRET	143
ACTIVE	14121 Herringbone Way	674,500	674,500	0	1560	3	2	Two	1993	STRET	58
ACTIVE	12939 Stockholm Way	699,000	675,000	24,000	1950	4	3	None	1991	STRET	76
ACTIVE	12940 Solvang Way	675,000	675,000	0	1846	4	3	Two	1984	STRET	28
ACTIVE	14639 Northwoods Blvd	699,900	679,900	20,000	1910	3	2	Two	2001	STRET	113
ACTIVE	14159 Hansel Avenue	739,000	739,000	0	1641	3	2	Two	2003	STRET	17
ACTIVE	12057 Brookstone Drive	749,000	749,000	0	1845	3	2	Two	1991	STRET	84
ACTIVE	14440 Matterhorn Place	789,000	769,000	20,000	1951	4	3	Two	1981	GOLF	104
ACTIVE	15029 Wolfgang Road	829,000	769,000	60,000	1884	3	2.5	Two	1998	GRBLT	269
ACTIVE	13267 Davos Drive	779,000	779,000	0	2200	3	2.5	Two	0	GRBLT	8
ACTIVE	11977 Oslo Drive	830,000	799,000	31,000	2362	4	3	Two	1990	STRET	170
ACTIVE	12116 Schussing Way	835,000	799,000	36,000	1892	3	2.5	Two	1992	GRBLT	207
ACTIVE	14236 Copenhagen Drive	829,000	799,000	30,000	1932	3	2	One	1991	STRET	70
ACTIVE	14049 Skiview Lp	849,000	834,900	14,100	2579	3	3	Two	1990	STRET	67

Market Snapshot of Tahoe Donner Single Family Home Inventory for April 26, 2006.
Sorted by Asking Price.



Contact Pete Griffin at (800)-593-3535 or pete@tdhomes.com for additional information these homes or to receive a Market Snapshot of other areas.

ACTIVE	11528 Zermatt Drive	839,000	839,000	0	2408	4	3	None	1981	STRET	78
ACTIVE	14207 Copenhagen Drive	839,000	839,000	0	2214	3	2.5	Two	1999	GRBLT	43
ACTIVE	14467 Copenhagen Drive	899,000	849,000	50,000	2141	3	2	One	1979	GRBLT	143
IN ESCROW	12802 Stockholm Way	875,000	849,900	25,100	2555	4	4	Two	2001	GRBLT	67
ACTIVE	11956 Snowpeak Way	859,000	859,000	0	2196	3	2.5	Two	2003	STRET	47
ACTIVE	12334 Viking Way	895,000	865,000	30,000	2534	4	2.5	Three	1991	STRET	67
ACTIVE	13053 Davos Drive	899,000	869,000	30,000	2404	3	3	Two	2000	STRET	79
ACTIVE	12572 Muhlebach Way	1,100,000	875,000	225,000	0	4	3	Two	1985	GRBLT	126
ACTIVE	12016 Lausanne Way	939,000	875,000	64,000	2496	4	3	Two	1991	STRET	86
ACTIVE	16443 Skislope Way	875,000	875,000	0	1788	3	2	Two	2005	RV-CK	19
IN ESCROW	12079 Northwoods Blvd	879,000	879,000	0	2176	3	3	Two	2001	STRET	50
ACTIVE	14657 Tyrol Road	939,000	879,900	59,100	2531	3	3	Two	1993	STRET	139
ACTIVE	12890 Davos Drive	895,900	895,900	0	1996	3	2.5	Two	2006	STRET	35
ACTIVE	14808 Alder Creek Road	945,000	898,000	47,000	2600	3	3	Two	1995	STRET	118
ACTIVE	11989 Kitzbuhel Way	899,000	899,000	0	2506	3	2.5	Two	1992	GRBLT	16
ACTIVE	13020 Davos Drive	899,000	899,000	0	2644	5	4.5	Two	1979	GRBLT	56
ACTIVE	11811 Chamonix Road	899,900	899,900	0	2233	3	2.5	Two	1992	STRET	119
ACTIVE	13010 Oberwald Way	914,500	914,500	0	2152	4	2.5	Two	1992	STRET	40
ACTIVE	13526 Hillside Drive	930,000	930,000	0	2400	3	2.5	Two	2002	STRET	48
ACTIVE	14180 Gyrfalcon Street	939,000	939,000	0	2695	4	4	Two	1992	STRET	15
ACTIVE	13230 Roundhill Drive	949,500	949,500	0	2264	3	3	Two	1995	GRBLT	72
ACTIVE	11241 Bennett Flat Road	950,000	950,000	0	2565	4	3	Two	1997	STRET	58
IN ESCROW	12891 Peregrine Drive	1,049,000	979,900	69,100	2664	3	2.5	Two	2000	STRET	200
ACTIVE	16489 Skislope Way	989,000	998,000	-9,000	2369	3	2.5	Two	2006	RV-CK	17
IN ESCROW	11655 Skislope Way	999,900	999,900	0	2671	3	3.5	Two	2006	STRET	31
ACTIVE	14378 Northwoods Blvd	1,089,000	1,039,000	50,000	2724	4	3	Two	2005	STRET	85
ACTIVE	11560 Skislope Way	1,049,900	1,049,900	0	2469	4	3	Two	2006	GRBLT	21
ACTIVE	15822 Alder Creek Road	1,050,000	1,050,000	0	2684	4	2.5	Two	0	STRET	16
ACTIVE	13639 Hillside Drive	1,060,888	1,060,888	0	2700	4	3	Two	2002	RV-CK	35
ACTIVE	14166 Copenhagen Drive	1,075,000	1,075,000	0	2550	4	2.5	Two	2005	STRET	121
ACTIVE	13140 Staghorn Road	1,096,000	1,096,000	0	2896	4	3	Three	1997	STRET	26
ACTIVE	12824 Stockholm Way	1,185,000	1,145,000	40,000	2790	3	3.5	Two	2005	GRBLT	98
ACTIVE	12590 Parsenn Road	1,600,000	1,150,000	450,000	3077	4	4	Two	2003	STRET	111
ACTIVE	12138 Snowpeak Way	1,160,000	1,160,000	0	2916	4	4.5	Two	2002	GRBLT	110
ACTIVE	13754 Skiview Lp	1,175,000	1,175,000	0	3388	4	4	Two	1981	GOLF	153
ACTIVE	12755 Falcon Point Place	1,200,000	1,200,000	0	3109	4	4.5	Two	1984	STRET	20
ACTIVE	13694 Northwoods Blvd	1,200,000	1,200,000	0	2617	3	2.5	Two	2005	GOLF	236
ACTIVE	15300 Wolfgang Road	1,250,000	1,250,000	0	2736	4	3.5	Two	2005	STRET	236

Market Snapshot of Tahoe Donner Single Family Home Inventory for April 26, 2006.
Sorted by Asking Price.



Contact Pete Griffin at (800)-593-3535 or pete@tdhomes.com for additional information these homes or to receive a Market Snapshot of other areas.

ACTIVE	12213 Bennett Flat Road	1,269,000	1,269,000	0	3000	3	2.5	Two	2003	GRBLT	1
ACTIVE	13978 Davos Drive	1,325,000	1,275,000	50,000	3176	3	2.5	Two	2005	STRET	142
ACTIVE	15156 Wolfgang Road	1,295,000	1,295,000	0	3156	4	2.5	Four +	2002	STRET	56
ACTIVE	13637 Skiview Lp	1,299,000	1,299,000	0	3430	4	3.5	Two	2005	STRET	236
ACTIVE	12981 Oberwald Way	1,450,000	1,299,000	151,000	3289	4	3.5	Two	2005	GRBLT	335
ACTIVE	12995 Oberwald Way	1,329,000	1,329,000	0	3300	4	3	Two	2005	STRET	53
ACTIVE	13595 Skislope Way	1,344,000	1,344,000	0	2923	5	3.5	Two	2006	GRBLT	33
IN ESCROW	12576 Stockholm Way	1,349,000	1,349,000	0	3774	4	4	Two	2005	STRET	19
ACTIVE	11422 Mogle Lane	1,449,000	1,379,000	70,000	2923	3	4	Two	2005	STRET	78
ACTIVE	11885 Saint Bernard	1,395,000	1,395,000	0	3341	4	3.5	Two	2005	STRET	232
ACTIVE	11747 Chamonix Road	1,400,000	1,400,000	0	3307	4	4.5	Two	2006	GRBLT	159
ACTIVE	14154 Swiss Lane	1,425,000	1,425,000	0	3172	4	3.5	Two	2004	GOLF	14
IN ESCROW	11335 Skislope Way	1,450,000	1,450,000	0	3244	4	3.5	Two	2003	GRBLT	90
IN ESCROW	12332 Ski Slope Way	1,650,000	1,499,000	151,000	3474	4	3	Two	1987	GRBLT	166
ACTIVE	14386 Wolfgang Road	1,650,000	1,650,000	0	3600	4	2.5	Two	2000	GRBLT	160
ACTIVE	16704 Northwoods Blvd	1,695,000	1,695,000	0	3988	4	3.5	Two	0	STRET	84
ACTIVE	11346 Chalet Road	1,750,000	1,750,000	0	3287	3	3.5	Two	2000	GOLF	43
ACTIVE	12939 Muhlebach Way	1,750,000	1,750,000	0	3835	4	3.5	Three	2003	GRBLT	33
ACTIVE	12739 Parsenn Road	1,899,000	1,899,000	0	4085	4	3.5	Two	2006	GRBLT	98
AVERAGE		972,179	949,111								85.90425532