



## TAHOE DONNER® – TRUCKEE UPDATE, MAY 4, 2006

Prepared by Pete Griffin

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### Tahoe Donner® Market Snapshot for May 4th

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. Comparisons are between April 26th and May 3<sup>rd</sup>, 2006. Data for 2006 is believed to be accurate at the time data base is downloaded; data will change as data base is updated by users.

There are 83 single family homes that are active May 3<sup>rd</sup> compared to 77 for April 26<sup>th</sup>.

This week's average asking price is \$956,182. compared to \$947,412. for last week,  
Days on market for this week averaged 87 compared to 86 for last week.

There are 17 homes are in escrow on May 3<sup>rd</sup> compared to 15 on April 26<sup>th</sup>.

Homes in escrow have an average asking price of \$1,066,217 compared to \$1,103,113 for last week.

For details see the accompanying Market Snapshot. Now available in Excel by request.

#### Comments:

Single family home inventory has decreased.

29 homes currently available have been reduced in asking price with reductions ranging from \$10,000. to a hefty \$450,000.

Three homes have had price increases of \$9,000., \$10,000 & \$36,000.

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](http://www.tahoedonerhomes.com), an increase in buyer activity.

Data available for all areas and types of property by request. E-mail [pete@tdhomes.com](mailto:pete@tdhomes.com)

### Tahoe Donner® - Truckee 2005 vs. YTD 5/3/2006 Market Summary

#### Tahoe Donner

	<u>2005</u>	<u>YTD 2006</u>
Number sold:	258	51
Ave. sales price:	\$812,851.	\$796,974.
Ave days on market:	65	84

#### Truckee\*

	<u>2005</u>	<u>YTD 2006</u>
Number sold:	342	64
Ave. sales price:	\$843,814.	\$985,287.
Ave. days on market:	94	131

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

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## 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.

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## Current News About Tahoe Donner® & Truckee

### **Meet the man who started Tahoe Donner®!**

Entrepreneur and author Jack Kirby who originally purchased the land and created the plans for what was to become Tahoe Donner® will be autographing his new book at The Bookshelf at Hooligan's Rock on Friday May 12 from 5PM and the Tahoe Donner Clubhouse on Saturday May 13<sup>th</sup> from 3-5PM.

### **Property owners...Are you interested in running for TD Board of Directors?**

Then click on <http://www.tahoedonner.com/85/media/information/memberinfo/WhyShouldYouServe.pdf> and see what it is all about!

### **2006 Construction schedule for Tahoe Donner® streets.**

View map at <http://www.tahoedonner.com/85/media/homepage/2006ConstructionMap.pdf>

### **Summer Day Camp and Swim Lesson Registration.**

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

## News clips from around the area

### **Is fishing your passion?**

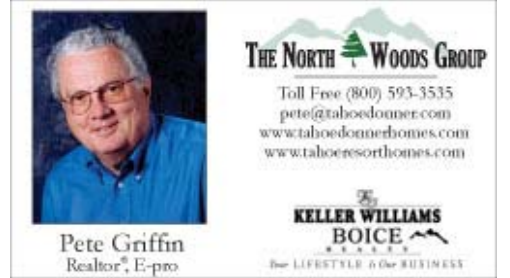
Then check out this Northern California update from the Sacramento Bee. <http://www.sacbee.com/content/lifestyle/story/14251108p-15067580c.html>

### **Summer at Lake Tahoe brings the "Bard" to life.**

Check out the Lake Tahoe Annual Shakespeare Summer Festival at [http://home.businesswire.com/portal/site/google/index.jsp?ndmViewId=news\\_view&newsId=20060502005173&newsLang=en](http://home.businesswire.com/portal/site/google/index.jsp?ndmViewId=news_view&newsId=20060502005173&newsLang=en)

Market Snapshot of All Tahoe Donner Single Family Homes Currently Active and in Escrow through May 3, 2006.  
Sorted by Asking Price.

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Address	Status	Listing Date	Contract Date	Closing Date	Original Price	Asking Price	Price Change	Year Built	Square Feet	# of Bedrooms	# of Baths	Garage	Setting	Days On Market
14695 Wolfgang Road	ACTIVE	8/29/2005			\$545,000	\$459,000	-\$86,000	1985	1480	1	2	None	Greenbelt	248
16479 Northwoods Blvd	ACTIVE	10/8/2005			\$525,000	\$499,000	-\$26,000	1974	1024	2	2	Two	Street	208
11827 Chamonix Road	IN ESCROW	4/25/2006	5/1/2006	5/26/2006	\$529,000	\$529,000	\$0	1985	1008	2	2	None	Street	6
14662 Alder Creek Road	ACTIVE	3/8/2006			\$569,000	\$549,000	-\$20,000	1974	0	3	2	Two	Street	57
12479 Greenleaf Way	ACTIVE	3/21/2006			\$549,500	\$549,500	\$0	1983	1403	3	2	Two	Greenbelt	44
14217 Gyrfalcon Street	ACTIVE	4/18/2006			\$559,000	\$559,000	\$0	1981	1104	2	2	Two	Street	16
13125 Falcon Point Place	ACTIVE	4/1/2006			\$562,800	\$562,800	\$0	1974	1264	2	2	Two	Greenbelt	33
13254 Andermatt Lane	ACTIVE	4/22/2006			\$598,500	\$598,500	\$0	1982	1663	3	2	Two	Greenbelt	12
13710 Northwoods Blvd	ACTIVE	11/10/2005			\$599,000	\$599,000	\$0	1973	1248	3	2	Carport	Golf	175
14338 Glacier View Road	ACTIVE	3/7/2006			\$615,000	\$615,000	\$0	1978	1420	3	2	Two	Street	58
13039 Skislope Way	ACTIVE	5/1/2006			\$619,000	\$619,000	\$0	1994	1596	4	2	None	Street	3
13596 Hillside Drive	ACTIVE	4/22/2006			\$629,900	\$629,900	\$0	1980	0	3	2	Two	Street	12
13072 Pinnacle Lp	ACTIVE	4/19/2006			\$639,900	\$639,900	\$0	1991	1515	3	2	Two	Greenbelt	15
12352 Saint Bernard Drive	IN ESCROW	4/18/2006	4/19/2006	5/15/2006	\$644,900	\$644,900	\$0	1991	1593	3	2	One	Greenbelt	1
14576 Christie Lane	ACTIVE	3/2/2006			\$665,000	\$645,000	-\$20,000	1985	1632	3	2	Two	Street	63
11995 Saint Bernard	ACTIVE	10/1/2005			\$709,000	\$647,000	-\$62,000	1984	1708	3	2	Two	Greenbelt	215
12870 Bernese Lane	ACTIVE	11/20/2005			\$699,000	\$649,000	-\$50,000	1974	1500	3	2	Two	Greenbelt	165
11804 Chateau Way	ACTIVE	4/7/2006			\$649,000	\$649,000	\$0	1986	1509	3	2	Two	Street	27
11740 Saint Bernard Drive	ACTIVE	3/1/2006			\$649,500	\$649,500	\$0	1987	1593	3	2	One	Street	64
12189 Greenleaf Way	ACTIVE	4/28/2006			\$649,500	\$649,500	\$0	1981	2159	5	2	None	Greenbelt	6
12088 Snowpeak Way	ACTIVE	3/10/2006			\$649,900	\$649,900	\$0	1984	1872	3	2	Two	Street	55
11134 Skislope Way	ACTIVE	4/25/2006			\$650,000	\$650,000	\$0	1980	1988	3	2.5	Two	Greenbelt	9
14386 Hansel Avenue	ACTIVE	11/11/2005			\$732,000	\$650,000	-\$82,000	1983	2168	3	2	Three	Greenbelt	174
11705 Baden Road	ACTIVE	4/25/2006			\$659,000	\$659,000	\$0	1995	1572	3	2	Two	Greenbelt	9
11079 Zermatt Drive	IN ESCROW	11/14/2005	4/6/2006	5/18/2006	\$669,000	\$659,000	-\$10,000	1993	1648	3	2	Two	Street	143
14121 Herringbone Way	ACTIVE	2/28/2006			\$674,500	\$674,500	\$0	1993	1560	3	2	Two	Street	65
12940 Solvang Way	ACTIVE	3/30/2006			\$675,000	\$675,000	\$0	1984	1800	4	3	Two	Street	35
14639 Northwoods Blvd	ACTIVE	1/4/2006			\$699,900	\$679,900	-\$20,000	2001	1910	3	2	Two	Street	120
14159 Hansel Avenue	ACTIVE	4/10/2006			\$739,000	\$739,000	\$0	2003	1641	3	2	Two	Street	24
12057 Brookstone Drive	ACTIVE	2/2/2006			\$749,000	\$749,000	\$0	1991	1845	3	2	Two	Street	91
12844 Solvang Way	IN ESCROW	2/6/2006	2/24/2006	5/5/2006	\$739,000	\$749,000	\$10,000	1989	2553	4	3	Two	Greenbelt	18
15029 Wolfgang Road	ACTIVE	8/1/2005			\$829,000	\$769,000	-\$60,000	1998	1884	3	2.5	Two	Greenbelt	276
14440 Matterhorn Place	ACTIVE	1/13/2006			\$789,000	\$769,000	-\$20,000	1981	1951	4	3	Two	Golf	111
13267 Davos Drive	ACTIVE	4/19/2006			\$779,000	\$779,000	\$0	0	2200	3	2.5	Two	Greenbelt	15
14236 Copenhagen Drive	ACTIVE	2/16/2006			\$829,000	\$784,000	-\$45,000	1991	1932	3	2	One	Street	77
11977 Oslo Drive	ACTIVE	11/8/2005			\$830,000	\$799,000	-\$31,000	1990	2362	4	3	Two	Street	177
11650 Mougles Lane	IN ESCROW	1/5/2006	3/9/2006	5/5/2006	\$829,000	\$829,000	\$0	1993	2533	4	2.5	Two	Greenbelt	63
14049 Skiview Lp	ACTIVE	2/19/2006			\$849,000	\$834,900	-\$14,100	1990	2579	3	3	Two	Street	74
11528 Zermatt Drive	ACTIVE	2/8/2006			\$839,000	\$839,000	\$0	1981	2408	4	3	None	Street	85
14207 Copenhagen Drive	ACTIVE	3/15/2006			\$839,000	\$839,000	\$0	1999	2214	3	2.5	Two	Greenbelt	50
14693 Copenhagen Drive	IN ESCROW	11/11/2005	4/4/2006	5/10/2006	\$878,000	\$848,000	-\$30,000	2002	2197	4	2.5	Two	Greenbelt	144
13525 Northwoods Blvd	ACTIVE	4/27/2006			\$849,000	\$849,000	\$0	1999	2148	3	3	Two	Street	7
11677 Northwoods Boulevard	ACTIVE	4/28/2006			\$849,900	\$849,900	\$0	1978	2759	4	2	One	Street	6
12802 Stockholm Way	IN ESCROW	2/8/2006	4/16/2006	5/15/2006	\$875,000	\$849,900	-\$25,100	2001	2555	4	4	Two	Greenbelt	67

The Northwoods Group at Keller Williams Boice Realty, 11382 Northwoods Blvd. Truckee, CA.  
Data supplied by Tahoe Sierra MLS. Data believed to be accurate but must be verified.

Market Snapshot of All Tahoe Donner Single Family Homes Currently Active and in Escrow through May 3, 2006.  
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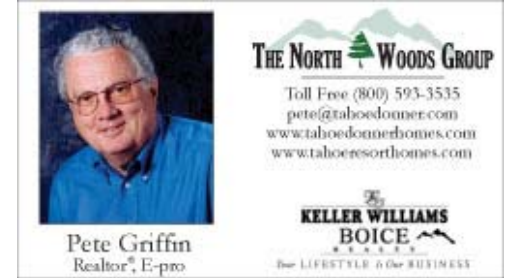
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**BOICE REALTY**  
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11956	Snowpeak Way	ACTIVE	3/11/2006				\$859,000	\$859,000	\$0	2003	2196	3	2.5	Two	Street	54
12334	Viking Way	ACTIVE	2/19/2006				\$895,000	\$865,000	-\$30,000	1991	2534	4	2.5	Three	Street	74
13053	Davos Drive	ACTIVE	2/7/2006				\$899,000	\$869,000	-\$30,000	2000	2404	3	3	Two	Street	86
12016	Lausanne Way	ACTIVE	1/31/2006				\$939,000	\$875,000	-\$64,000	1991	2496	4	3	Two	Street	93
16443	Skislope Way	ACTIVE	4/8/2006				\$875,000	\$875,000	\$0	2005	1788	3	2	Two	River/Creek	26
12572	Muhlebach Way	ACTIVE	12/22/2005				\$1,100,000	\$875,000	-\$225,000	1985	0	4	3	Two	Greenbelt	133
12079	Northwoods Blvd	IN ESCROW	2/15/2006	4/6/2006	5/22/2006		\$879,000	\$879,000	\$0	2001	2176	3	3	Two	Street	50
14657	Tyrol Road	ACTIVE	12/9/2005				\$939,000	\$879,900	-\$59,100	1993	2531	3	3	Two	Street	146
12890	Davos Drive	ACTIVE	3/23/2006				\$895,900	\$895,900	\$0	2006	1996	3	2.5	Two	Street	42
14808	Alder Creek Road	ACTIVE	12/30/2005				\$945,000	\$898,000	-\$47,000	1995	2600	3	3	Two	Street	125
11989	Kitzbuhel Road	ACTIVE	4/11/2006				\$899,000	\$899,000	\$0	1992	2506	3	2.5	Two	Greenbelt	23
13020	Davos Drive	ACTIVE	3/2/2006				\$899,000	\$899,000	\$0	1979	2644	5	4.5	Two	Greenbelt	63
11811	Chamonix Road	ACTIVE	12/29/2005				\$899,900	\$899,900	\$0	1992	2233	3	2.5	Two	Street	126
13010	Oberwald Way	ACTIVE	3/18/2006				\$914,500	\$914,500	\$0	1992	2152	4	2.5	Two	Street	47
14118	Tyrol Road	IN ESCROW	3/14/2006	4/21/2006	5/25/2006		\$929,000	\$929,000	\$0	2000	2436	4	3	Two	Street	38
13526	Hillside Drive	ACTIVE	3/10/2006				\$930,000	\$930,000	\$0	2002	2400	3	2.5	Two	Street	55
14180	Gyrfalcon Street	ACTIVE	4/12/2006				\$939,000	\$939,000	\$0	1992	2695	4	4	Two	Street	22
13230	Roundhill Drive	ACTIVE	2/14/2006				\$949,500	\$949,500	\$0	1995	2264	3	3	Two	Greenbelt	79
11241	Bennett Flat Road	ACTIVE	2/28/2006				\$950,000	\$950,000	\$0	1997	2565	4	3	Two	Street	65
16489	Skislope Way	ACTIVE	4/10/2006				\$989,000	\$998,000	\$9,000	2006	2369	3	2.5	Two	River/Creek	24
11655	Skislope Way	IN ESCROW	3/15/2006	4/15/2006	4/17/2006		\$999,900	\$999,900	\$0	2006	2671	3	3.5	Two	Street	31
14166	Copenhagen Drive	ACTIVE	12/27/2005				\$1,075,000	\$1,045,000	-\$30,000	2005	2550	4	2.5	Two	Street	128
11560	Skislope Way	ACTIVE	4/6/2006				\$1,049,900	\$1,049,900	\$0	2006	2469	4	3	Two	Greenbelt	28
15822	Alder Creek Road	IN ESCROW	4/11/2006	4/28/2006	5/26/2006		\$1,050,000	\$1,050,000	\$0	0	2684	4	2.5	Two	Street	17
13639	Hillside Drive	ACTIVE	3/23/2006				\$1,060,888	\$1,060,888	\$0	2002	2700	4	3	Two	River/Creek	42
13140	Staghorn Road	ACTIVE	4/1/2006				\$1,096,000	\$1,096,000	\$0	1997	2896	4	3	Three	Street	33
12824	Stockholm Way	ACTIVE	1/19/2006				\$1,185,000	\$1,145,000	-\$40,000	2005	2790	3	3.5	Two	Greenbelt	105
12590	Parsenn Road	ACTIVE	1/6/2006				\$1,600,000	\$1,150,000	-\$450,000	2003	3077	4	4	Two	Street	118
12138	Snowpeak Way	ACTIVE	1/7/2006				\$1,160,000	\$1,160,000	\$0	2002	2916	4	4.5	Two	Greenbelt	117
13754	Skiview Lp	ACTIVE	11/25/2005				\$1,175,000	\$1,175,000	\$0	1981	3388	4	4	Two	Golf	160
13694	Northwoods Blvd	ACTIVE	9/3/2005				\$1,200,000	\$1,200,000	\$0	2005	2617	3	2.5	Two	Golf	243
12755	Falcon Point Place	ACTIVE	4/7/2006				\$1,200,000	\$1,200,000	\$0	1984	3109	4	4.5	Two	Street	27
15300	Wolfgang Road	ACTIVE	9/3/2005				\$1,250,000	\$1,250,000	\$0	2005	2736	4	3.5	Two	Street	243
13511	Hillside Drive	IN ESCROW	10/31/2005	2/4/2006	6/15/2006		\$1,250,000	\$1,250,000	\$0	2005	2808	4	3.5	Two	Greenbelt	96
12213	Bennett Flat Road	ACTIVE	4/26/2006				\$1,269,000	\$1,269,000	\$0	2003	3000	3	3.5	Two	Greenbelt	8
13978	Davos Drive	ACTIVE	12/6/2005				\$1,325,000	\$1,275,000	-\$50,000	2005	3176	3	2.5	Two	Street	149
14780	Slalom Way	ACTIVE	5/3/2006				\$1,295,000	\$1,295,000	\$0	2006	2878	4	3.5	Two	Greenbelt	1
15156	Wolfgang Road	ACTIVE	3/2/2006				\$1,295,000	\$1,295,000	\$0	2002	3156	4	2.5	Four +	Street	63
12981	Oberwald Way	ACTIVE	5/27/2005				\$1,450,000	\$1,299,000	-\$151,000	2005	3289	4	3.5	Two	Greenbelt	342
13637	Skiview Lp	ACTIVE	9/3/2005				\$1,299,000	\$1,299,000	\$0	2005	3430	4	3.5	Two	Street	243
12995	Oberwald Way	ACTIVE	3/5/2006				\$1,329,000	\$1,329,000	\$0	2005	3300	4	3	Two	Street	60
12576	Stockholm Way	IN ESCROW	3/30/2006	4/18/2006	6/5/2006		\$1,349,000	\$1,349,000	\$0	2005	3774	4	4	Two	Street	19
11422	Mougle Lane	ACTIVE	2/8/2006				\$1,449,000	\$1,379,000	-\$70,000	2005	2923	3	4	Two	Street	85
16525	Skislope Way	IN ESCROW	2/17/2006	3/10/2006	6/7/2006		\$1,349,000	\$1,385,000	\$36,000	2006	3243	4	4	Three	River/Creek	21
11885	Saint Bernard	ACTIVE	9/7/2005				\$1,395,000	\$1,395,000	\$0	2005	3341	4	3.5	Two	Street	239

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11747 Chamonix Road	ACTIVE	11/19/2005			\$1,400,000	\$1,400,000	\$0	2006	3307	4	4.5	Two	Greenbelt	166
14154 Swiss Lane	ACTIVE	4/13/2006			\$1,425,000	\$1,425,000	\$0	2004	3172	4	3.5	Two	Golf	21
11335 Skislope Way	IN ESCROW	1/16/2006	4/16/2006	5/1/2006	\$1,450,000	\$1,450,000	\$0	2003	3244	4	3.5	Two	Greenbelt	90
11744 Chalet Road	IN ESCROW	12/17/2005	2/17/2006	5/14/2006	\$1,480,000	\$1,480,000	\$0	2006	3148	4	3.5	Three	Greenbelt	62
15092 Swiss Lane	IN ESCROW	7/29/2005	10/12/2005	5/1/2006	\$1,495,000	\$1,495,000	\$0	2005	3609	4	4	Three	Golf	75
12332 Ski Slope Way	IN ESCROW	11/3/2005	4/18/2006	6/17/2006	\$1,650,000	\$1,499,000	-\$151,000	1987	3474	4	3	Two	Greenbelt	166
14386 Wolfgang Road	ACTIVE	11/18/2005			\$1,650,000	\$1,650,000	\$0	2000	3600	4	2.5	Two	Greenbelt	167
16704 Northwoods Blvd	ACTIVE	2/2/2006			\$1,695,000	\$1,695,000	\$0	0	3988	4	3.5	Two	Street	91
12939 Muhlebach Way	ACTIVE	3/25/2006			\$1,750,000	\$1,750,000	\$0	2003	3835	4	3.5	Three	Greenbelt	40
11346 Chalet Road	ACTIVE	3/15/2006			\$1,750,000	\$1,750,000	\$0	2000	3287	3	3.5	Two	Golf	50
12739 Parsenn Road	ACTIVE	1/19/2006			\$1,899,000	\$1,899,000	\$0	2006	4085	4	3.5	Two	Greenbelt	105
13158 Skiview Lp	ACTIVE	5/1/2006			\$2,150,000	\$2,150,000	\$0	2004	3490	3	4.5	Two	Golf	3
<b>AVERAGES</b>					\$991,893	\$972,652								82.65346535