



TAHOE DONNER® – TRUCKEE UPDATE, MAY 13, 2006

Prepared by Pete Griffin

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Tahoe Donner® Market Snapshot of New Listings

We are seeing a significant increase in our property inventory which has prompted me to depart from past formats and give you up-to-date information on what the past two weeks has brought to Tahoe Donner in the way of new listings.

As you will see on the inventory data sheet, there have been 20 single family homes and 10 condominiums/townhomes listed in the past 14 days which brings our total inventory to 118 properties. This increase is typical for this time of year and I expect growth to continue as we near the summer "selling season".

The average asking price for the new listings is \$788,015 and, when compared to the January 1 – June 30, 2005 average selling price of \$759,336, indicates the market remains strong for second homes.

So if you have been holding off buying you may want to reconsider; especially if mortgage rates are important to you.

Similar data available for all areas and types of property by request. E-mail pete@tdhomes.com

A Note to Buyers

Whether you are a new shopper or an experienced buyer, if you are planning a weekend fact finding get-away or an extended vacation, I encourage you to call me at The North Woods Group. I will customize an area and home tour that fits your needs. I know, and even encourage, you to schedule as many visits as you need prior to selecting your second home – and I will work with you for as many visits as you need and whatever area of North Tahoe – Truckee you wish to see!

If this is your first visit or your 10th I would like to meet with you. Depending upon your needs I will focus on showing you around the area, the world class amenities, some good and bad examples of mountain home design, and I will show only homes that you have helped me select. So start to imagine your "dream vacation home" and contact Pete at 800-593-3535 to plan your visit.

Come up - let me introduce you to the area.

Current News About Tahoe Donner®


Driving Range Opens!

The Driving Range will open for the season Friday, May 12. Dust off your irons and come practice your swing. You can purchase range tokens at Trout Creek Recreation Center. The Driving Range is open from 8 a.m. until 7 p.m. during the month of May.

Registration for Day Camps Begin Friday, May 12

Tahoe Donner offers several Day Camps each summer for children of members and guests. Our program is centered on outdoor education and environmental consciousness. This year there will be five camps to choose from. High Mountain Kids Camp for ages 3 and 4, Explorers for ages 5 and 6, Pioneers for ages 7 and 8, Donner Lake Adventure Camp for ages 8 and 9, and Club Tahoe Donner for ages 10 - 13. For more information on Day Camps, please contact Trout Creek Recreation Center at (530) 587-9437, or refer to your Summer Fun Guide. Sign-up forms can be found in the Summer Fun Guide (2MB), distributed this week to all homeowners.

Market Snapshot of All New Tahoe Donner Single Family Homes Condos Currently Listed From 4/30 through 5/13/2006.
Sorted by Asking Price.



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Type	Status	Address	Original Price	Square Feet	# of Bedrooms	# of Baths	Garage	Year Built	Setting	Days On Market
Condominium/Townhouse	ACTIVE	12794 Northwoods Boulevard	\$399,000	888	2	1.5	One	1974	CNDPJ	8
Condominium/Townhouse	ACTIVE	13019 Northwoods Boulevard	\$442,000	932	2	2	One	2001	STRET	5
Condominium/Townhouse	ACTIVE	12686 Zurich Place	\$449,000	1200	2	2	One	2004	STRET	8
Condominium/Townhouse	ACTIVE	12461 Northwoods Boulevard	\$449,000	978	2	2	One	2001	STRET	8
Condominium/Townhouse	ACTIVE	13019 Northwoods Boulevard	\$449,900	932	2	2	One	2001	STRET	12
Single Family	ACTIVE	11179 Northwoods Boulevard	\$459,950	1212	2	1	None	1973	GRBLT	1
Condominium/Townhouse	ACTIVE	12740 Zurich Place	\$499,000	1043	2	2	One	2001	RV-CK	5
Single Family	ACTIVE	12334 Snowpeak Way	\$513,000	1600	2	2	None	1975	STRET	2
Condominium/Townhouse	ACTIVE	16680 Skislope Way	\$525,000	1237	2	2	Two	1995	CNDPJ	2
Condominium/Townhouse	ACTIVE	11263 Northwoods Boulevard	\$529,500	1312	2	2	One	2004	STRET	12
Condominium/Townhouse	ACTIVE	12864 Zurich Place	\$569,500	1440	3	2	Two	2004	STRET	12
Single Family	ACTIVE	14640 Davos Drive	\$589,000	1376	2	2	Two	1974	GOLF	2
Single Family	ACTIVE	13039 Skislope Way	\$619,000	1596	4	2	None	1994	STRET	12
Single Family	ACTIVE	14284 Pathway Avenue	\$630,000	1344	3	2	One	1994	STRET	6
Single Family	ACTIVE	14050 Copenhagen Drive	\$679,900	2000	3	2	Two	1995	STRET	4
Condominium/Townhouse	ACTIVE	16446 Skislope Way	\$688,000	1575	3	2	One	2004	STRET	5
Single Family	ACTIVE	11719 Kitzbuhel Road	\$699,000	2264	4	3	One	1981	STRET	2
Single Family	ACTIVE	14124 Copenhagen Drive	\$699,000	1500	3	2	Two	1998	STRET	7
Single Family	ACTIVE	12956 Davos Drive	\$749,900	0	3	3	Two	1974	STRET	5
Single Family	ACTIVE	12094 Oslo Drive	\$749,900	1534	3	2	Two	1996	STRET	7
Single Family	ACTIVE	15109 Swiss Lane	\$819,900	2000	3	2.5	Two	1986	GRBLT	5
Single Family	ACTIVE	12814 Hansel Avenue	\$915,000	2573	4	2.5	Two	2004	GRBLT	9
Single Family	ACTIVE	14794 Copenhagen Drive	\$1,057,000	2968	4	3.5	Two	2002	GRBLT	3
Single Family	ACTIVE	14371 Hansel Avenue	\$1,095,000	3025	3	3.5	Three	1991	STRET	0
Single Family	ACTIVE	11410 Skislope Way	\$1,100,000	2579	4	3	Two	2004	GRBLT	3
Single Family	ACTIVE	13866 Ramshorn Street	\$1,250,000	3059	4	4.5	Two	1999	GRBLT	1
Single Family	ACTIVE	13978 Davos Drive	\$1,275,000	3176	3	2.5	Two	2005	STRET	4
Single Family	ACTIVE	14070 Alder Creek Road	\$1,295,000	3676	4	3.5	Two	2004	STRET	1
Single Family	ACTIVE	14780 Slalom Way	\$1,295,000	2878	4	3.5	Two	2006	GRBLT	10
Single Family	ACTIVE	13158 Skiview Lp	\$2,150,000	3490	3	4.5	Two	2004	GOLF	12
		Average asking price	\$788,015							