



TAHOE DONNER® – TRUCKEE UPDATE, JULY 24, 2006

Prepared by Pete Griffin

The North Woods Group at Keller Williams Boice Realty

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Tahoe Donner® Market Snapshot for July 23rd

In order to show the most accurate representation of today's market I have included those homes that are active, in escrow, or have closed since Jun 1, 2006. The data shown now includes price reductions. Comparisons are between April 26th and May 3rd, 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 176 single family homes that are active and 13 in escrow, 6 sales have closed since June 1st and 24 of the available homes are new construction.

Price reductions have occurred on 82 (or 46%) of the 176 available homes; of these, 37 that were originally priced below \$800,000. were reduced with an average reduction of \$33,447 and 45 that were originally priced at and above \$800,000 were reduced an average of \$65,441.

Tahoe Donner® Single Family Home Sales YTD 2005 vs. YTD 2006

	<u>YTD (7/23) 2005</u>	<u>YTD (7/23) 2006</u>
Number sold:	131	92
Ave. sales price:	\$820,879.	\$818,244.
Ave. days on market:	69	81

Tahoe Donner® Condominium & Townhome Sales YTD 2005 vs. YTD2006

	<u>YTD (7/23) 2005</u>	<u>YTD (7/23) 2006</u>
Number sold:	26	15
Ave. sales price:	\$402,884.	\$416,493.
Ave. days on market:	54	80

Tahoe Donner® Lot Sales YTD 2005 vs. YTD 2006

	<u>YTD (7/23) 2005</u>	<u>YTD (7/23) 2006</u>
Number sold:	48	22
Ave. sales price:	\$335,493.	\$337,931.
Ave. days on market:	53	96

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

Observations:

The number in escrow is abnormally low for this time of year and our inventory is high, as is the number of available new construction.

One might come to the conclusion that we have entered a buyers market and it is likely that sellers will be willing to be more flexible in their negotiations as the year progresses.

It is impossible to predict what the market will do – but if I was a seller I would hold off listing until the market settles down - and if I was a buyer I would be ready to move sometime in the next six months.

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



The North Woods Group has expanded to better meet the needs of our clients. We are proud to announce Realtor Donna Gogain and her assistant Sarah Bradford have recently joined The North Woods Group. Donna has been a long time member of the "Boice Team" and is a well respected Realtor among her peers and clients. Donna and Sarah bring valuable assets to our group.

Jessica, Bruce, David H., Sarah, Donna, Pete, David W.

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

Web Site Updates

Recent changes can be accessed through the home page at www.tahoedonnerhomes.com changes include:

The addition of 5 new featured homes listed by members of The North Woods Group.

Convenient search functions.

Weekly "Market Snapshot" of sales activity.

A "Real Estate Tool Box" page with a link to numerous calculators and articles of general interest.

Tools will be added as they become available.

A "Current Calendar of Events" around the North Tahoe area.

A "Vacation Rentals" link that will get your information to our affiliate property manager.

Note: Please let me know if there subjects, tools or other items that you would find useful and would like to see added to the site – or if there are items that should be removed..

Current News About Tahoe Donner®

Tahoe Donner Presents Historical Kayak Tours

Tuesday and Wednesday mornings, through August 30, the Tahoe Donner Beach Club Marina will be offering a guided tour of Donner Lake with information on its history and interesting facts about the surrounding area. Breakfast will be served on the deck after the one hour tour. Rentals cost \$15 for members and \$18 for guests, the tour will be included in the rental fee. Meet down at the Beach Club Marina at 8 a.m. for this fun event! For more information call (530) 587-9460.

Meet us at The Lodge

Join your friends at The Lodge for Wild Wednesdays and on Sundays for a special brunch menu. Also the Lounge Happy Hour is from 4 – 6 p.m., Sunday – Thursday. Call (530) 587-9455 for more information.

A Word About Safety!

Do you know what the speed limit is within Tahoe Donner? It seems many folks don't realize that the limit on Northwoods Boulevard is 35 miles per hour and all other streets (including Alder Creek) is posted at 25 MPH. Please drive responsibly. And if you happen to notice there many streets do not have signs posting the speed limit you might consider calling the Town of Truckee Police Dept at (530)550-2320 and the Tahoe Donner Assoc. Manager Darren Shaw at (530)587-9431. Let's try to prevent a tragedy before it happens.

2006 Construction schedule for Tahoe Donner® Streets.

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

The Back 9 is Open!

Work was completed on time and the back 9 of Tahoe Donner's golf course opened as scheduled. It was worth the wait! Our course can hold its' own with any in the area! I plan on doing a photo essay of the entire course and hope to have it on the web site in September. I'll keep you posted.

News clips from around the area

Ritz Carlton is Coming to Northstar!

More than 200 guests gathered at the Northstar-at-Tahoe resort Wednesday and celebrated the beginning of construction of a \$300-million Ritz-Carlton hotel project that developers say will be world famous.

See details at <http://www.tahodailytribune.com/article/20060720/NEWS/107200046>

Northstar is Bullish on North Tahoe - Truckee!

In the next step toward achieving Northstar-at-Tahoe Resort's transformation into one of the finest year-round destination resorts in North America, the resort announced the launch of the next phase of its extensive mountain improvement plan, which includes two new lifts, relocating the cross-country center, expanding its snowmaking system, adding new parking lots and additional terrain.

These improvements will noticeably improve access to the most popular areas of the mountain, enhance the convenience of getting to and around the resort and improve flow and circulation of skiers/riders both at the base area and on the mountain.

See details at <http://www.ropeways.net/index.htm?karo=755ropeways.net>

Truckee Named Best Skiing/Snowboarding Town!

Truckee was named the "best skiing/snowboarding town" in the United States in the August 2006 issue of Outside Magazine now on newsstands. Among its award-winning qualities listed were a rich historical feel, a vibrant community, and access to plenty of Tahoe-area resorts.

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

Check out the Lake Tahoe Annual Shakespeare Summer Festival at <http://www.laketahoeshakespeare.com/>

Suggestion and comments are always welcome!

The North Woods Group is always open to suggestions or comments on how we can better serve you, our clients – we don't bother you with formal surveys but we are open and eager to hear from you! . Please e-mail your comments to pete@tahoedonnerhomes.com or call Pete at (800)593-3535.

Thank you



Market Snapshot of All Tahoe Donner Single Family Homes Currently Active and in Escrow through June 23, 2006.
 Closed are those transactions that have closed escrow since Jun 1, 2006
 Sorted by Asking Price.

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

Status	Address	Original Price	Asking Price	Price Change	Sold Price	\$/Square Feet	Square Feet	Bedrooms	Baths	Garage	Year Built	Setting	DOM*
ACTIVE	10767 Skislope Way	\$449,900	\$449,900	\$0		\$484.81	928	2	2	None	1992	STRET	59
ACTIVE	14695 Wolfgang Road	\$545,000	\$459,000	\$86,000		\$310.14	1480	1	2	None	1985	GRBLT	329
ACTIVE	11179 Northwoods Boulevard	\$459,950	\$459,950	\$0		\$379.50	1212	2	1	None	1973	GRBLT	73
ACTIVE	13152 Davos Drive	\$469,000	\$469,000	\$0		\$465.28	1008	3	1.5	None	1978	STRET	60
ACTIVE	12166 Snowpeak Way	\$509,000	\$485,000	\$24,000		\$496.93	976	2	1	One	1978	STRET	47
ACTIVE	16479 Northwoods Boulevard	\$489,000	\$489,000	\$0		\$477.54	1024	2	2	Two	1975	STRET	50
ACTIVE	12334 Snowpeak Way	\$513,000	\$489,000	\$24,000		\$305.63	1600	2	2	None	1975	STRET	74
ACTIVE	13147 Solvang Way	\$539,900	\$499,000	\$40,900		\$369.63	1350	3	2	One	1979	STRET	58
ACTIVE	15470 Northwoods Boulevard	\$525,000	\$499,000	\$26,000		\$288.77	1728	3	2	Two	1976	STRET	69
ACTIVE	13278 Hansel Avenue	\$510,000	\$510,000	\$0		\$418.72	1218	2	2	Two	1981	STRET	15
ACTIVE	14790 Slalom Way	\$520,000	\$510,000	\$10,000		\$498.53	1023	2	2	One	1973	GRBLT	52
ACTIVE	11935 Oslo Drive	\$524,900	\$524,900	\$0		\$512.60	1024	2	2	None	1991	STRET	50
ACTIVE	13710 Northwoods Boulevard	\$599,000	\$529,900	\$69,100		\$424.60	1248	3	2	Carport	1973	GOLF	256
ACTIVE	14179 Davos Drive	\$549,000	\$533,995	\$15,005		\$347.65	1536	3	2	None	1985	STRET	60
ACTIVE	14325 Northwoods Boulevard	\$535,000	\$535,000	\$0		\$410.28	1304	2	2	Two	1981	STRET	20
ACTIVE	14662 Alder Creek Road	\$569,000	\$549,000	\$20,000			0	3	2	Two	1974	STRET	138
ACTIVE	12479 Greenleaf Way	\$549,500	\$549,500	\$0		\$391.66	1403	3	2	Two	1983	GRBLT	125
ACTIVE	13125 Falcon Point Place	\$562,800	\$549,800	\$13,000		\$434.97	1264	2	2	Two	1974	GRBLT	114
ACTIVE	12483 Schussing Way	\$559,000	\$559,000	\$0			0	3	2	One	1980	STRET	6
ACTIVE	13254 Andermatt Lane	\$598,500	\$568,000	\$30,500		\$341.55	1663	3	2	Two	1982	GRBLT	93
ACTIVE	13039 Skislope Way	\$619,000	\$569,000	\$50,000		\$356.52	1596	4	2	None	1994	STRET	84
ACTIVE	15056 Davos Drive	\$569,900	\$569,900	\$0		\$474.92	1200	3	2	None	1993	GRBLT	60
IN ESCROW	15425 Wolfgang Road	\$599,000	\$574,000	\$25,000		\$374.67	1532	3	2	None	1978	STRET	34
ACTIVE	13964 Tyrol Road	\$575,000	\$575,000	\$0		\$319.09	1802	3	2	Two	1982	STRET	13
ACTIVE	14640 Davos Drive	\$589,000	\$589,000	\$0		\$428.05	1376	2	2	Two	1974	GOLF	74
ACTIVE	11658 Chamonix Road	\$589,900	\$589,900	\$0		\$393.27	1500	3	2	Two	1982	GRBLT	68
ACTIVE	11541 Chamonix Road	\$595,000	\$595,000	\$0		\$367.74	1618	3	2.5	One	1981	STRET	54
ACTIVE	13364 Heidi Way	\$599,000	\$599,000	\$0		\$267.17	2242	4	3	None	1982	GRBLT	21
ACTIVE	16644 skislope	\$695,000	\$599,000	\$96,000		\$332.04	1804	3	2	One	2006	STRET	327
ACTIVE	14576 Christie Lane	\$665,000	\$599,900	\$65,100		\$367.59	1632	3	2	Two	1985	STRET	144
ACTIVE	12088 Snowpeak Way	\$649,900	\$600,000	\$49,900		\$320.51	1872	3	2	Two	1984	STRET	136
ACTIVE	11998 Schussing Way	\$609,900	\$609,900	\$0		\$409.60	1489	3	2	Two	1979	GRBLT	2
ACTIVE	11701 Oslo Drive	\$619,000	\$615,000	\$4,000		\$442.13	1391	2	2	Two	1993	STRET	69
ACTIVE	14300 Pathway Avenue	\$617,000	\$617,000	\$0		\$410.24	1504	3	2	One	1985	GRBLT	3
ACTIVE	13596 Hillside Drive	\$629,900	\$619,900	\$10,000			0	3	2	Two	1980	STRET	93
ACTIVE	12244 Greenleaf Way	\$625,000	\$625,000	\$0		\$412.00	1517	3	2	Two	1985	GRBLT	23
ACTIVE	14153 Swiss Lane	\$639,000	\$639,000	\$0		\$475.45	1344	3	2	Two	1985	STRET	52
ACTIVE	12189 Greenleaf Way	\$649,500	\$639,500	\$10,000		\$296.20	2159	5	2	None	1981	GRBLT	87
ACTIVE	11740 Saint Bernard Drive	\$649,500	\$639,500	\$10,000		\$401.44	1593	3	2	One	1987	STRET	145
ACTIVE	14233 Hansel Avenue	\$699,500	\$649,000	\$50,500		\$397.18	1634	3	2.5	Two	1995	GRBLT	53
ACTIVE	11804 Chateau Way	\$649,000	\$649,000	\$0		\$430.09	1509	3	2	Two	1986	STRET	17

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.

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ACTIVE	12744 Solvang Way	\$719,900	\$649,900	\$70,000		\$376.10	1728	3	2	Two	1979	GRBLT	57
ACTIVE	14639 Northwoods Boulevard	\$699,900	\$649,900	\$50,000		\$340.26	1910	3	2	Two	2001	STRET	201
ACTIVE	11741 Oslo Drive	\$649,999	\$649,999	\$0		\$322.74	2014	4	3	Two	1986	GRBLT	24
ACTIVE	12574 Bernese Lane	\$650,000	\$650,000	\$0		\$443.99	1464	3	2	Two	1981	GRBLT	19
ACTIVE	14386 Hansel Avenue	\$650,000	\$650,000	\$0		\$299.82	2168	3	2	Three	1983	GRBLT	37
ACTIVE	11134 Skislope Way	\$650,000	\$650,000	\$0		\$326.96	1988	3	2.5	Two	1980	GRBLT	90
ACTIVE	11439 Lausanne Way	\$659,000	\$659,000	\$0		\$439.33	1500	3	2.5	Two	1995	STRET	49
ACTIVE	13596 Skislope Way	\$675,000	\$659,000	\$16,000		\$302.02	2182	5	3	Two	1986	STRET	67
ACTIVE	14120 Davos Drive	\$695,000	\$667,500	\$27,500		\$376.69	1772	3	3	Two	1983	GRBLT	44
ACTIVE	14389 Davos Drive	\$669,000	\$669,000	\$0		\$362.80	1844	3	2	None	1992	GRBLT	18
ACTIVE	13101 Stockholm Way	\$675,000	\$675,000	\$0		\$441.18	1530	3	2	Two	1985	STRET	9
ACTIVE	14986 Alder Creek Road	\$675,000	\$675,000	\$0		\$463.60	1456	3	2	Two	1998	GRBLT	25
ACTIVE	12939 Stockholm Way	\$675,000	\$675,000	\$0		\$346.15	1950	4	3	None	1991	STRET	29
ACTIVE	12940 Solvang Way	\$675,000	\$675,000	\$0		\$350.10	1928	4	3	Two	1984	STRET	116
CLOSED	13461 Weisshorn Way	\$675,000	\$675,000	\$0	\$660,000.00	\$458.33	1440	3	2	Two	1987	GRBLT	4
IN ESCROW	14050 Copenhagen Drive	\$679,900	\$679,900	\$0		\$339.95	2000	3	2	Two	1994	STRET	32
ACTIVE	13825 Pathway Avenue	\$689,000	\$689,000	\$0		\$398.27	1730	3	2.5	Two	1987	STRET	14
CLOSED	15126 Northwoods Boulevard	\$689,000	\$689,000	\$0	\$674,000.00	\$435.40	1548	3	2	Two	2003	STRET	22
ACTIVE	11848 Snowpeak Way	\$709,000	\$695,000	\$14,000		\$344.23	2019	4	2	Two	1982	STRET	59
IN ESCROW	11987 Brookstone Drive	\$695,000	\$695,000	\$0		\$407.62	1705	3	2	Two	1993	STRET	11
IN ESCROW	16530 Northwoods Boulevard	\$698,500	\$698,500	\$0		\$383.58	1821	3	2	Two	1994	RV-CK	19
ACTIVE	11380 Chalet Road	\$699,000	\$699,000	\$0		\$377.43	1852	2	2	None	1988	GOLF	21
ACTIVE	15208 Alder Creek Road	\$699,000	\$699,000	\$0		\$399.43	1750	3	2	Two	1979	GRBLT	38
ACTIVE	13267 Davos Drive	\$729,000	\$699,000	\$30,000		\$308.20	2268	3	2.5	Two	1977	GRBLT	41
ACTIVE	14106 Swiss Lane	\$715,000	\$699,000	\$16,000		\$367.89	1900	3	3.5	Two	1980	GOLF	59
ACTIVE	11719 Kitzbuhel Road	\$699,000	\$699,000	\$0		\$308.75	2264	4	3	One	1981	STRET	74
ACTIVE	14236 Copenhagen Drive	\$829,000	\$699,000	\$130,000		\$361.80	1932	4	2	One	1991	STRET	158
IN ESCROW	14159 Hansel Avenue	\$699,000	\$699,000	\$0		\$425.96	1641	3	2	Two	2003	STRET	82
ACTIVE	14464 Tyrol Road	\$744,950	\$699,500	\$45,450		\$412.44	1696	3	2.5	Two	1990	STRET	53
ACTIVE	12094 Oslo Drive	\$749,900	\$699,900	\$50,000		\$456.26	1534	3	2	Two	1996	STRET	79
IN ESCROW	12320 Viking Way	\$719,500	\$699,900	\$19,600		\$441.02	1587	3	2	Two	1991	STRET	50
ACTIVE	12956 Davos Drive	\$749,900	\$709,900	\$40,000			0	3	3	Two	0	STRET	77
ACTIVE	12100 Snowpeak Way	\$710,000	\$710,000	\$0		\$338.10	2100	3	2	Three	1970	STRET	84
ACTIVE	14819 Davos Drive	\$739,900	\$719,900	\$20,000		\$396.42	1816	4	2	Two	1992	STRET	39
ACTIVE	12464 Lausanne Way	\$725,000	\$725,000	\$0		\$371.99	1949	4	2	Two	1994	GRBLT	22
ACTIVE	12409 Bernese Lane	\$739,000	\$725,000	\$14,000		\$386.46	1876	3	3	Two	1992	GRBLT	48
ACTIVE	14167 Tyrol Road	\$729,000	\$729,000	\$0		\$403.21	1808	3	3	Three	1993	STRET	13
ACTIVE	13350 Hillside Drive	\$729,000	\$729,000	\$0		\$331.36	2200	3	2.5	Two	1979	STRET	24
ACTIVE	12908 Skislope Way	\$730,000	\$730,000	\$0		\$387.06	1886	4	2	Two	1981	STRET	23
ACTIVE	14128 Davos Drive	\$739,000	\$739,000	\$0		\$411.01	1798	3	2	One	1991	STRET	8
ACTIVE	11374 Mougles Lane	\$775,000	\$739,000	\$36,000		\$391.42	1888	3	2	Two	1992	STRET	23
ACTIVE	15109 Swiss Lane	\$819,900	\$739,000	\$80,900		\$369.50	2000	3	2.5	Two	1986	STRET	77

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ACTIVE	13582 Hansel Avenue	\$749,900	\$749,900	\$0		\$458.37	1636	3	2	Two	1998	STRET	39
ACTIVE	12109 Bennett Flat Road	\$750,000	\$750,000	\$0		\$373.69	2007	4	2	Two	1981	STRET	24
ACTIVE	10996 Lausanne Way	\$759,000	\$759,000	\$0		\$343.13	2212	4	3	Two	1990	GRBLT	10
ACTIVE	11663 Sitzmark Way	\$759,000	\$759,000	\$0		\$380.26	1996	4	2.5	Two	1988	GRBLT	25
CLOSED	14440 Matterhorn Place	\$789,000	\$759,000	\$30,000	\$700,000.00	\$358.79	1951	4	3	Two	1981	GOLF	156
ACTIVE	11528 Zermatt Drive	\$764,000	\$764,000	\$0		\$317.28	2408	4	3	None	1981	STRET	24
ACTIVE	14924 Northwoods Boulevard	\$765,000	\$765,000	\$0		\$382.50	2000	4	2	None	1986	STRET	10
ACTIVE	12116 Schussing Way	\$765,000	\$765,000	\$0		\$404.33	1892	3	2.5	Two	1992	GRBLT	71
ACTIVE	11663 Baden Road	\$769,000	\$769,000	\$0		\$394.36	1950	3	2.5	Two	1995	GRBLT	4
ACTIVE	13400 Solvang Way	\$799,000	\$769,000	\$30,000		\$389.76	1973	3	3	Two	1992	STRET	31
ACTIVE	11977 Oslo Drive	\$830,000	\$769,000	\$61,000		\$325.57	2362	4	3	Two	1990	STRET	258
ACTIVE	11045 Northwoods Boulevard	\$819,000	\$775,000	\$44,000		\$397.44	1950	3	2.5	Two	1999	STRET	68
ACTIVE	14014 Davos Drive	\$779,000	\$779,000	\$0		\$389.50	2000	3	2	Two	1988	STRET	13
ACTIVE	12944 Oberwald Way	\$779,000	\$779,000	\$0		\$414.36	1880	4	2	Two	1979	STRET	22
ACTIVE	14778 Copenhagen Drive	\$779,000	\$779,000	\$0		\$419.27	1858	3	2.5	Two	1986	GRBLT	55
ACTIVE	12651 Skiview Lp	\$780,000	\$780,000	\$0		\$385.38	2024	3	2.5	Three	1990	STRET	23
ACTIVE	13972 Alder Creek Road	\$789,000	\$789,000	\$0		\$346.66	2276	3	3	Two	1996	GRBLT	16
ACTIVE	14124 Ramshorn Street	\$825,000	\$795,000	\$30,000		\$350.22	2270	4	3	Two	1974	GOLF	42
ACTIVE	13135 Roundhill Drive	\$815,000	\$799,000	\$16,000		\$418.11	1911	3	3	Two	1995	GRBLT	60
IN ESCROW	11643 Norse Avenue	\$799,000	\$799,000	\$0		\$406.82	1964	3	3	Two	1980	GOLF	13
ACTIVE	11657 Munich Drive	\$800,000	\$800,000	\$0		\$424.63	1884	3	2.5	Two	1995	GRBLT	10
ACTIVE	12824 Falcon Point Place	\$809,000	\$809,000	\$0		\$421.35	1920	3	2	Two	1996	STRET	48
ACTIVE	14657 Tyrol Road	\$939,000	\$809,000	\$130,000		\$319.64	2531	3	3	Two	1993	STRET	227
ACTIVE	14446 Davos Drive	\$810,000	\$810,000	\$0		\$402.38	2013	3	3	Two	0	GRBLT	17
ACTIVE	13093 Roundhill Drive	\$825,000	\$825,000	\$0		\$392.86	2100	4	3.5	Two	1985	GRBLT	23
ACTIVE	11662 Baden Road	\$839,900	\$839,900	\$0		\$342.68	2451	4	3	Two	1980	GRBLT	74
ACTIVE	14045 Gyrfalcon Street	\$859,000	\$849,000	\$10,000		\$376.66	2254	4	3	Two	1995	GRBLT	70
ACTIVE	13525 Northwoods Boulevard	\$849,000	\$849,000	\$0		\$395.25	2148	4	3	Two	1999	STRET	88
ACTIVE	13020 Davos Drive	\$899,000	\$849,000	\$50,000		\$321.10	2644	5	4.5	Two	1979	GRBLT	144
ACTIVE	11811 Chamonix Road	\$899,900	\$849,000	\$50,900		\$380.21	2233	3	2.5	Two	1992	STRET	207
ACTIVE	11677 Northwoods Boulevard	\$849,900	\$849,900	\$0		\$308.05	2759	4	2	One	1978	STRET	87
ACTIVE	14290 Skislope Way	\$915,000	\$859,000	\$56,000		\$411.79	2086	3	2	Two	2003	STRET	52
ACTIVE	14481 Christie Lane	\$895,000	\$859,000	\$36,000		\$430.36	1996	3	2.5	Two	2006	STRET	59
ACTIVE	12890 Davos Drive	\$895,900	\$859,000	\$36,900		\$430.36	1996	3	2.5	Two	2006	STRET	123
ACTIVE	16919 Skislope Way	\$869,000	\$869,000	\$0		\$351.54	2472	3	3	Two	1990	RV-CK	15
CLOSED	13053 Davos Drive	\$899,000	\$869,000	\$30,000	\$820,000.00	\$341.10	2404	3	3	Two	2000	STRET	119
ACTIVE	12814 Hansel Avenue	\$915,000	\$875,000	\$40,000		\$340.07	2573	4	2.5	Two	2004	GRBLT	81
ACTIVE	16443 Skislope Way	\$875,000	\$875,000	\$0		\$489.37	1788	3	2	Two	2005	RV-CK	107
ACTIVE	14808 Alder Creek Road	\$895,000	\$895,000	\$0		\$344.23	2600	3	3	Two	1995	STRET	38
ACTIVE	13010 Oberwald Way	\$914,500	\$895,000	\$19,500		\$412.06	2172	4	2.5	Two	1992	STRET	128
ACTIVE	12334 Viking Way	\$895,000	\$895,000	\$0		\$353.20	2534	4	2.5	Three	1991	STRET	155
ACTIVE	14265 Hansel Avenue	\$899,000	\$899,000	\$0		\$402.78	2232	4	3	Two	1996	GRBLT	17

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ACTIVE	11522 Skislope Way	\$929,000	\$899,000	\$30,000		\$380.61	2362	4	3.5	Two	2001	STRET	67
ACTIVE	14180 Gyrfalcon Street	\$939,000	\$899,000	\$40,000		\$333.58	2695	4	4	Two	1992	STRET	103
ACTIVE	13526 Hillside Drive	\$930,000	\$899,000	\$31,000		\$374.58	2400	3	2.5	Two	2002	STRET	136
CLOSED	11989 Kitzbuhel Road	\$899,000	\$899,000	\$0	\$865,000.00	\$345.17	2506	3	2.5	Two	1992	GRBLT	59
IN ESCROW	12882 Falcon Point Place	\$899,900	\$899,900	\$0		\$334.78	2688	3	3	Two	1999	GRBLT	42
ACTIVE	13859 Herringbone Way	\$900,000	\$900,000	\$0		\$360.72	2495	3	2.5	Two	2001	STRET	9
ACTIVE	11548 Sun Valley Road	\$915,000	\$915,000	\$0		\$439.90	2080	3	2.5	Two	1997	STRET	14
ACTIVE	11546 Sitzmark Way	\$950,000	\$925,000	\$25,000		\$458.15	2019	4	3	Two	1996	GRBLT	65
CLOSED	11614 Mougale Lane	\$925,000	\$925,000	\$0	\$900,000.00	\$357.14	2520	4	3	Two	2000	STRET	9
ACTIVE	11895 Zermatt Drive	\$965,000	\$935,000	\$30,000		\$388.45	2407	3	2.5	Two	2004	GRBLT	22
ACTIVE	15076 Wolfgang Road	\$959,900	\$939,900	\$20,000		\$398.77	2357	4	3	Two	1999	GRBLT	35
ACTIVE	14506 Swiss Lane	\$987,000	\$939,900	\$47,100		\$344.16	2731	4	3.5	Two	1980	GOLF	59
ACTIVE	11991 Lausanne Way	\$940,000	\$940,000	\$0		\$412.10	2281	4	3.5	Two	2006	GRBLT	23
IN ESCROW	11885 Lausanne Way	\$945,000	\$945,000	\$0		\$413.39	2286	3	3	Two	2003	STRET	14
ACTIVE	14255 Herringbone Way	\$949,000	\$949,000	\$0		\$351.48	2700	4	3.5	Two	2004	GRBLT	21
ACTIVE	13118 Skiview Lp	\$949,000	\$949,000	\$0		\$419.54	2262	3	2.5	Two	1986	GOLF	21
ACTIVE	16489 Skislope Way	\$989,000	\$949,500	\$39,500		\$400.80	2369	3	2.5	Two	2006	RV-CK	105
ACTIVE	11241 Bennett Flat Road	\$950,000	\$950,000	\$0		\$370.37	2565	4	3	Two	1997	STRET	146
ACTIVE	13838 Northwoods Boulevard	\$995,000	\$995,000	\$0		\$368.52	2700	3	2.5	Two	2006	GOLF	3
ACTIVE	14378 Northwoods Boulevard	\$1,035,000	\$997,500	\$37,500		\$366.19	2724	4	3	Two	2005	STRET	71
ACTIVE	13754 Skiview Lp	\$1,175,000	\$998,000	\$177,000		\$294.57	3388	4	4	Two	1981	GOLF	241
ACTIVE	13639 Hillside Drive	\$1,060,888	\$999,000	\$61,888		\$381.59	2618	4	3	Two	2002	RV-CK	34
IN ESCROW	14794 Copenhagen Drive	\$1,057,000	\$999,000	\$58,000		\$336.59	2968	4	3.5	Two	2002	GRBLT	66
ACTIVE	11560 Skislope Way	\$1,049,900	\$999,900	\$50,000		\$404.98	2469	4	3	Two	2006	GRBLT	109
ACTIVE	13420 Northwoods	\$1,050,000	\$1,050,000	\$0		\$389.18	2698	3	2.5	Two	1994	GOLF	45
ACTIVE	11749 Baden Road	\$1,095,000	\$1,065,000	\$30,000		\$439.18	2425	3	3	Two	2006	GRBLT	66
ACTIVE	13140 Staghorn Road	\$1,096,000	\$1,075,000	\$21,000		\$371.20	2896	4	3	Three	1997	STRET	114
ACTIVE	12824 Stockholm Way	\$1,185,000	\$1,088,000	\$97,000		\$389.96	2790	3	3.5	Two	2005	GRBLT	186
ACTIVE	14371 Hansel Avenue	\$1,095,000	\$1,095,000	\$0		\$361.98	3025	3	3.5	Three	1991	STRET	72
ACTIVE	12138 Snowpeak Way	\$1,100,000	\$1,100,000	\$0		\$377.23	2916	4	5	Two	2002	GRBLT	32
ACTIVE	11410 Skislope Way	\$1,100,000	\$1,100,000	\$0		\$426.52	2579	4	3	Two	2005	GRBLT	75
ACTIVE	12755 Falcon Point Place	\$1,200,000	\$1,125,000	\$75,000		\$283.16	3973	4	4.5	Two	1984	STRET	108
ACTIVE	13151 Muhlebach Way	\$1,139,000	\$1,139,000	\$0		\$454.87	2504	4	2.5	Two	2004	STRET	60
ACTIVE	13186 Skiview Lp	\$1,150,000	\$1,150,000	\$0		\$521.78	2204	4	3	Two	1990	GOLF	39
ACTIVE	12590 Parsenn Road	\$1,600,000	\$1,150,000	\$450,000		\$373.74	3077	4	4	Two	2003	STRET	199
ACTIVE	11818 Chateau Way	\$1,169,000	\$1,169,000	\$0		\$434.73	2689	3	3.5	Two	2006	STRET	76
ACTIVE	11535 Norse Avenue	\$1,249,000	\$1,195,000	\$54,000		\$405.77	2945	3	4	Two	1992	GOLF	60
ACTIVE	11480 Sun Valley Road	\$1,195,000	\$1,195,000	\$0		\$409.25	2920	4	3.5	Two	1993	STRET	62
ACTIVE	14780 Slalom Way	\$1,295,000	\$1,195,000	\$100,000		\$415.22	2878	4	3.5	Two	2006	GRBLT	82
ACTIVE	13694 Northwoods Boulevard	\$1,200,000	\$1,200,000	\$0		\$458.54	2617	3	2.5	Two	2005	GOLF	324
IN ESCROW	13133 Falcon Point Place	\$1,200,000	\$1,200,000	\$0		\$424.33	2828	4	3.5	Two	2003	GRBLT	35
ACTIVE	12213 Bennett Flat Road	\$1,269,000	\$1,225,000	\$44,000		\$408.33	3000	3	3.5	Two	2003	GRBLT	89

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ACTIVE	15300 Wolfgang Road	\$1,250,000	\$1,225,000	\$25,000		\$447.73	2736	4	3.5	Two	2005	STRET	324
ACTIVE	12995 Oberwald Way	\$1,329,000	\$1,250,000	\$79,000		\$378.79	3300	4	3	Two	2005	STRET	141
IN ESCROW	13866 Ramshorn Street	\$1,250,000	\$1,250,000	\$0		\$408.63	3059	4	4.5	Two	1999	GRBLT	58
ACTIVE	13978 Davos Drive	\$1,275,000	\$1,265,000	\$10,000		\$398.30	3176	4	3.5	Two	2005	STRET	76
ACTIVE	12332 Muhlebach Way	\$1,279,000	\$1,279,000	\$0		\$387.58	3300	4	3.5	Two	2006	STRET	63
ACTIVE	13837 Skislope Way	\$1,286,000	\$1,286,000	\$0		\$414.84	3100	4	2.5	Two	2003	GRBLT	34
ACTIVE	14070 Alder Creek Road	\$1,295,000	\$1,295,000	\$0		\$352.29	3676	4	3.5	Two	2004	STRET	73
ACTIVE	15156 Wolfgang Road	\$1,295,000	\$1,295,000	\$0		\$410.33	3156	4	2.5	Four +	2002	STRET	144
ACTIVE	13595 Skislope Way	\$1,299,000	\$1,299,000	\$0		\$444.41	2923	5	3.5	Two	2006	GRBLT	60
ACTIVE	11422 Mougles Lane	\$1,325,000	\$1,325,000	\$0		\$453.30	2923	3	4	Two	2005	STRET	11
ACTIVE	10849 Mougles Lane	\$1,345,000	\$1,345,000	\$0		\$396.87	3389	4	3.5	Two	2001	GRBLT	25
ACTIVE	13271 Skislope Way	\$1,399,000	\$1,359,000	\$40,000		\$325.28	4178	5	4.5	Three	1991	STRET	76
ACTIVE	14154 Swiss Lane	\$1,425,000	\$1,375,000	\$50,000		\$433.48	3172	4	3.5	Three	2004	GOLF	102
ACTIVE	11885 Saint Bernard	\$1,395,000	\$1,395,000	\$0		\$417.54	3341	4	3.5	Two	2005	STRET	320
ACTIVE	12603 Falcon Point Place	\$1,425,000	\$1,425,000	\$0		\$442.13	3223	4	3	Two	2004	STRET	15
ACTIVE	11488 Lucerne Lane	\$1,469,000	\$1,469,000	\$0		\$497.97	2950	3	3.5	Two	2005	STRET	22
ACTIVE	14460 Swiss Lane	\$1,495,000	\$1,495,000	\$0		\$524.75	2849	4	3	Three	2006	GOLF	31
ACTIVE	16704 Northwoods Boulevard	\$1,695,000	\$1,495,000	\$200,000		\$374.87	3988	4	3.5	Two	0	STRET	172
ACTIVE	14696 Slalom Way	\$1,495,000	\$1,495,500	\$500		\$437.28	3420	4	3.5	Two	2006	RV-CK	40
ACTIVE	14386 Wolfgang Road	\$1,650,000	\$1,499,000	\$151,000		\$449.74	3333	4	2.5	Two	2000	GRBLT	248
IN ESCROW	12712 Muhlebach Way	\$1,640,000	\$1,640,000	\$0		\$508.68	3224	4	3.5	Three	2002	GRBLT	34
ACTIVE	12939 Muhlebach Way	\$1,750,000	\$1,699,000	\$51,000		\$443.02	3835	4	3.5	Three	2003	GRBLT	121
ACTIVE	11346 Chalet Road	\$1,750,000	\$1,750,000	\$0		\$532.40	3287	3	3.5	Two	2000	GOLF	131
ACTIVE	12739 Parsenn Road	\$1,899,000	\$1,899,000	\$0		\$464.87	4085	4	3.5	Two	2006	GRBLT	186
ACTIVE	14022 Skiview Lp	\$1,950,000	\$1,950,000	\$0		\$513.16	3800	4	3.5	Three	2006	GOLF	27
ACTIVE	12315 Snowpeak Way	\$1,985,000	\$1,985,000	\$0		\$567.14	3500	4	4	Two	2005	GOLF	10
ACTIVE	13158 Skiview Lp	\$2,150,000	\$2,150,000	\$0		\$616.05	3490	3	4.5	Two	2004	GOLF	84
ACTIVE	12874 Muhlebach Way	\$2,100,000	\$2,249,000	\$149,000		\$503.81	4464	5	5.5	Three	2006	STRET	25
AVERAGE		\$902,166	\$881,482			\$399.67							72.05128
													*Days on market