



TAHOE DONNER® – TRUCKEE UPDATE, AUGUST 25, 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 June 1, 2006. The attached data sheet now shows price reductions. 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.

July – August 2006 comparison single family homes.

	<u>July 23</u>	<u>August 25</u>
Number active	175*	184**
Number in escrow	13	18
Number sold (6/1 to date)	6	21

*24 of the available homes are new construction. **27 of the available homes are new construction

Price reductions have occurred on 93 (or 50%) of the 184 available homes; of these, 48 that were originally priced below \$800,000 were reduced with an average reduction of \$35,590 and the 45 that were originally priced at and above \$800,000 were reduced an average of \$70,453.

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

	<u>YTD (8/25) 2005</u>	<u>YTD (8/25) 2006</u>
Number sold/pending:	168	107
Ave. sold price:	\$814,953.	\$822,446.
Ave. days on market:	66	75

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

	<u>YTD (8/25) 2005</u>	<u>YTD (8/25) 2006</u>
Number sold/pending:	33	19
Ave. sold price:	\$395,545.	\$423,384.
Ave. days on market:	55	93

Tahoe Donner® Lot Sales YTD 2005 vs. YTD 2006

	<u>YTD (8/25) 2005</u>	<u>YTD (8/25) 2006</u>
Number sold:	56	26
Ave. sales price:	\$338,305.	\$336,788.
Ave. days on market:	51	97

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

Observations:

We are seeing a moderate increase in buyer activity and expect this to continue through October.

We have entered a buyers market and it is likely that sellers will be willing to be more flexible in their negotiations as fall and winter approach.

When you are ready to purchase a home we can help you prepare an attractive offer below the asking price.

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 as there are good buys now and interest rates are still low.

Data available for all areas of North Tahoe (California side) and Truckee by request. E-mail pete@tdhomes.com.

Data compiled from Tahoe Sierra MLS. Data believed to be accurate but must be verified.



The North Woods Group wants to hear from you.
Preparing to buy that "Dream Vacation Home?"
Let us help you!

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 additions can be accessed through the home page at www.tahoedonnerhomes.com:

Tahoe Donner® 2006 Demographic Study - <http://www.tahoedonnerhomes.com/pdfdoc/demographicsurveyresults.pdf>.

Current schedule of events for Tahoe Donner – <http://www.tahoedonnerhomes.com>

Report on Truckee schools in Real Estate Tool Box -
http://www.tahoedonnerhomes.com/news/index.php?info_item_selection=153

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 from Tahoe Donner®*

This Tahoe Donner home is a very good buy at \$699,000.

See it at <http://www.tahoedonnerhomes.com/photos/51156563521.pdf>

And here is a truly spectacular log home.

See http://www.tahoedonnerhomes.com/featured_home/index.php?selection1=95

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.

Free Outdoor Summer Concert

Mark your calendars for Sunday, September 3 for another outstanding free summer concert from 6 – 9 p.m. under the tent behind the Bar & Grill at the Northwoods Clubhouse. Enjoy the music of “1888,” as they play some of the best music of our time. So, pack up your blanket, fill up your picnic basket and get ready for a memorable evening with the entire family! The Clubhouse Bar & Grill will be selling a variety of food and beverages. Call (530) 587-9400 for more information.

Senior Alpine Ski Club Meeting and Kayak Trip

All prospective members of the Senior Alpine Ski Club are invited to attend a meeting on Tuesday, August 22 at 3 p.m. at the Northwoods Clubhouse. Items on the agenda include a review and discussion of the club's planned programs for the 2006/2007 ski season. Join us on Tuesday, August 29 for a kayak trip at Serene Lakes. Information on all the club's activities is available from Joan at (530) 587-0833 or by e-mailing infotdski@prodigy.net.

*Reprinted from Tahoe DONNER Instant News

News clips from around the area

Truckee's Ponderosa Golf Course may be saved from development.

Read details: <http://www.sierrasun.com/article/20060824/NEWS/60823005>

More about road improvements in & around Truckee.

Read details: <http://www.sierrasun.com/article/20060824/NEWS/60823004>

Here is a free piece of software from Google that you might find interesting and useful in planning your “home projects”.

<http://sketchup.google.com/download.html>

And if you have trouble remembering to do all those “scheduled” home maintenance chores you might find this site useful.

<http://www.homefree.com/HomeownerOverview/LookInside/tabid/248/Default.aspx>

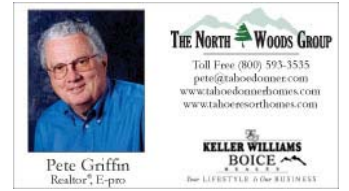
Suggestion and comments are always welcome!

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
Pete Griffin, Realtor

Market Snapshot for August 25, 2006
 All Tahoe Donner Single Family Homes Currently Active, in Escrow and Sold June 1 to August 24, 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	Listing Date	Contract Date	Closing Date	Original Price	Asking Price	Price Change	Sold Price	\$/Sq Ft	Year Blt	Sq Ft	# Beds	# Baths	Garage	Setting	DOM*
ACTIVE	10767 Skislope Way	5/26/2006			\$449,900	\$429,900	\$20,000		\$463.25	1992	928	2	2	None	Street	91
ACTIVE	11951 Bernese Lane	8/15/2006			\$439,000	\$439,000	\$0			0	0	2	1	None	Street	10
ACTIVE	13152 Davos Drive	5/25/2006			\$455,000	\$455,000	\$0		\$451.39	1978	1008	3	1.5	None	Street	92
ACTIVE	12166 Snowpeak Way	6/7/2006			\$509,000	\$459,000	\$50,000		\$470.29	1978	976	2	1	One	Street	79
ACTIVE	11179 Northwoods Boulevard	5/12/2006			\$459,950	\$459,950	\$0		\$379.50	1973	1212	2	1	None	Greenbelt	105
SOLD	14154 Glacier View Road	7/26/2006	8/4/2006	8/23/2006	\$475,000	\$475,000	\$0	\$470,000	\$302.84	1979	1552	3	2	Two	Street	9
ACTIVE	11502 Chamonix Road	8/9/2006			\$475,000	\$475,000	\$0		\$512.96	1981	926	2	2	None	Greenbelt	16
ACTIVE	13147 Solvang Way	5/27/2006			\$539,900	\$479,000	\$60,900		\$354.81	1979	1350	3	2	One	Street	90
ACTIVE	12334 Snowpeak Way	5/11/2006			\$513,000	\$489,000	\$24,000		\$305.63	1975	1600	2	2	None	Street	106
ACTIVE	16479 Northwoods Boulevard	6/4/2006			\$489,000	\$489,000	\$0		\$477.54	1975	1024	2	2	Two	Street	82
ACTIVE	15470 Northwoods Boulevard	5/16/2006			\$525,000	\$499,000	\$26,000		\$288.77	1976	1728	3	2	Two	Street	101
ACTIVE	14653 Davos Drive	8/24/2006			\$499,000	\$499,000	\$0		\$338.99	1981	1472	4	2	None	Street	1
ACTIVE	16693 Northwoods Boulevard	8/15/2006			\$499,000	\$499,000	\$0		\$445.54	1982	1120	3	2	One	Street	10
ACTIVE	14790 Slalom Way	6/2/2006			\$520,000	\$510,000	\$10,000		\$498.53	1973	1023	2	2	One	Greenbelt	84
ACTIVE	13278 Hansel Avenue	7/9/2006			\$510,000	\$510,000	\$0		\$418.72	1981	1218	2	2	Two	Street	47
ACTIVE	14325 Northwoods Boulevard	7/4/2006			\$535,000	\$515,000	\$20,000		\$394.94	1981	1304	2	2	Two	Street	52
ACTIVE	12529 Pinnacle Loop	8/22/2006			\$519,000	\$519,000	\$0		\$460.11	1982	1128	3	2	None	Street	3
IN ESCROW	11935 Oslo Drive	6/4/2006	7/26/2006	9/6/2006	\$524,900	\$524,900	\$0		\$512.60	1991	1024	2	2	None	Street	52
ACTIVE	14179 Davos Drive	5/25/2006			\$549,000	\$528,900	\$20,100		\$344.34	1985	1536	3	2	None	Street	92
ACTIVE	12479 Greenleaf Way	3/21/2006			\$549,500	\$529,500	\$20,000		\$377.41	1983	1403	3	2	Two	Greenbelt	157
ACTIVE	13710 Northwoods Boulevard	11/10/2005			\$599,000	\$529,900	\$69,100		\$424.60	1973	1248	3	2	Carport	Golf	288
ACTIVE	12483 Schussing Way	7/18/2006			\$559,000	\$539,000	\$20,000		\$454.47	1980	1186	3	2	One	Street	38
ACTIVE	15359 Northwoods Boulevard	8/7/2006			\$539,000	\$539,000	\$0		\$398.67	1984	1352	3	2	None	Greenbelt	18
ACTIVE	15056 Davos Drive	5/25/2006			\$569,900	\$549,000	\$20,900		\$457.50	1993	1200	3	2	None	Greenbelt	92
ACTIVE	14662 Alder Creek Road	3/8/2006			\$569,000	\$549,000	\$20,000			1974	0	3	2	Two	Street	170
ACTIVE	12588 Saint Mortiz Lane	8/15/2006			\$549,000	\$549,000	\$0		\$438.50	1993	1252	3	2	Two	Street	10
ACTIVE	13125 Falcon Point Place	4/1/2006			\$562,800	\$549,800	\$13,000		\$434.97	1974	1264	2	2	Two	Greenbelt	146
IN ESCROW	11998 Schussing Way	7/22/2006	8/23/2006	9/22/2006	\$609,900	\$559,000	\$50,900		\$375.42	1982	1489	3	2	Two	Greenbelt	32
IN ESCROW	12015 Mougale Lane	8/4/2006	8/23/2006	9/14/2006	\$559,000	\$559,000	\$0		\$430.00	1983	1300	2	1.5	Two	Greenbelt	19
ACTIVE	13254 Andermatt Lane	4/22/2006			\$598,500	\$568,000	\$30,500		\$341.55	1982	1663	3	2	Two	Greenbelt	125
ACTIVE	12189 Greenleaf Way	4/28/2006			\$649,500	\$569,000	\$80,500		\$263.55	1981	2159	5	2	None	Greenbelt	119
ACTIVE	13039 Skislope Way	5/1/2006			\$619,000	\$569,000	\$50,000		\$356.52	1994	1596	4	2	None	Street	116
SOLD	15425 Wolfgang Road	6/3/2006	7/7/2006	8/21/2006	\$599,000	\$574,000	\$25,000	\$575,000	\$375.33	1978	1532	3	2	None	Street	34
ACTIVE	13364 Heidi Way	7/3/2006			\$599,000	\$575,000	\$24,000		\$256.47	1982	2242	4	3	None	Greenbelt	53
IN ESCROW	13964 Tyrol Road	7/11/2006	8/3/2006	9/6/2006	\$575,000	\$575,000	\$0		\$319.09	1982	1802	3	2	Two	Street	23
ACTIVE	14640 Davos Drive	5/11/2006			\$589,000	\$589,000	\$0		\$428.05	1974	1376	2	2	Two	Golf	106
ACTIVE	12244 Greenleaf Way	7/1/2006			\$595,000	\$595,000	\$0		\$392.22	1985	1517	3	2	Two	Greenbelt	55
ACTIVE	11541 Chamonix Road	5/31/2006			\$595,000	\$595,000	\$0		\$367.74	1981	1618	3	2.5	One	Street	86
ACTIVE	16644 skislope	8/31/2005			\$695,000	\$599,000	\$96,000		\$332.04	2006	1804	3	2	One	Street	359
ACTIVE	14300 Pathway Avenue	7/21/2006			\$617,000	\$599,000	\$18,000		\$398.27	1985	1504	3	2	One	Greenbelt	35
ACTIVE	12187 Viking Way	8/16/2006			\$599,000	\$599,000	\$0		\$499.17	1980	1200	3	2	Two	Greenbelt	9
ACTIVE	13596 Hillside Drive	4/22/2006			\$629,900	\$599,900	\$30,000			1980	0	3	2	Two	Street	125
IN ESCROW	12088 Snowpeak Way	3/10/2006	8/4/2006	9/21/2006	\$649,900	\$600,000	\$49,900		\$320.51	1984	1872	3	2	Two	Street	147
IN ESCROW	14639 Northwoods Boulevard	1/4/2006	8/23/2006	9/25/2006	\$699,900	\$609,900	\$90,000		\$319.32	2001	1910	3	2	Two	Street	231
ACTIVE	11701 Oslo Drive	5/16/2006			\$619,000	\$615,000	\$4,000		\$442.13	1993	1391	2	2	Two	Street	101

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ACTIVE	13596	Skislope Way	5/18/2006			\$675,000	\$625,000	\$50,000		\$286.43	1986	2182	5	3	Two	Street	99
ACTIVE	11740	Saint Bernard Drive	3/1/2006			\$649,500	\$625,000	\$24,500		\$392.34	1987	1593	3	2	One	Street	177
ACTIVE	12744	Solvang Way	5/28/2006			\$719,900	\$629,900	\$90,000		\$364.53	1979	1728	3	2	Two	Greenbelt	89
ACTIVE	11228	Bolzano Road	8/1/2006			\$635,000	\$635,000	\$0		\$436.13	1993	1456	3	2	Two	Street	24
ACTIVE	13635	Swiss Lane	7/25/2006			\$639,000	\$639,000	\$0		\$344.85	1974	1853	3	2	Two	Greenbelt	31
ACTIVE	12939	Stockholm Way	8/12/2006			\$639,900	\$639,900	\$0		\$328.15	1991	1950	4	3	None	Street	13
ACTIVE	14153	Swiss Lane	6/2/2006			\$639,000	\$641,000	\$2,000		\$476.93	1985	1344	3	2	Two	Street	84
ACTIVE	14120	Davos Drive	6/10/2006			\$695,000	\$645,500	\$49,500		\$364.28	1983	1772	3	3	Two	Greenbelt	76
ACTIVE	14233	Hansel Avenue	6/1/2006			\$699,500	\$649,000	\$50,500		\$397.18	1995	1634	3	2.5	Two	Greenbelt	85
ACTIVE	14986	Alder Creek Road	6/29/2006			\$675,000	\$649,000	\$26,000		\$445.74	1998	1456	3	2	Two	Greenbelt	57
ACTIVE	11804	Chateau Way	7/7/2006			\$649,000	\$649,000	\$0		\$430.09	1986	1509	3	2	Two	Street	49
ACTIVE	14362	Davos Drive	8/18/2006			\$649,900	\$649,900	\$0		\$384.56	1974	1690	3	2	Two	Street	7
ACTIVE	13936	Hansel Avenue	8/25/2006			\$649,950	\$649,950	\$0		\$342.08	1986	1900	3	3	Two	Greenbelt	0
ACTIVE	11741	Oslo Drive	6/30/2006			\$649,999	\$649,999	\$0		\$322.74	1986	2014	4	3	Two	Greenbelt	56
IN ESCROW	14386	Hansel Avenue	6/17/2006	8/11/2006	9/8/2006	\$650,000	\$650,000	\$0		\$299.82	1983	2168	3	2	Three	Greenbelt	55
ACTIVE	12574	Bernese Lane	7/5/2006			\$650,000	\$650,000	\$0		\$443.99	1981	1464	3	2	Two	Greenbelt	51
ACTIVE	14106	Swiss Lane	5/26/2006			\$715,000	\$655,000	\$60,000		\$344.74	1980	1900	3	3.5	Two	Golf	91
ACTIVE	14236	Copenhagen Drive	8/17/2006			\$679,000	\$655,000	\$24,000		\$339.03	1991	1932	4	2	One	Greenbelt	8
ACTIVE	11439	Lausanne Way	6/5/2006			\$659,000	\$659,000	\$0		\$439.33	1995	1500	3	2.5	Two	Street	81
ACTIVE	11848	Snowpeak Way	5/26/2006			\$709,000	\$669,000	\$40,000		\$331.35	1982	2019	4	2	Two	Street	91
ACTIVE	14389	Davos Drive	7/6/2006			\$669,000	\$669,000	\$0		\$362.80	1992	1844	3	2	None	Greenbelt	50
SOLD	13461	Weisshorn Way	6/30/2006	7/4/2006	7/20/2006	\$675,000	\$675,000	\$0	\$660,000	\$458.33	1987	1440	3	2	Two	Greenbelt	4
ACTIVE	13101	Stockholm Way	7/15/2006			\$675,000	\$675,000	\$0		\$441.18	1985	1530	3	2	Two	Street	41
ACTIVE	14464	Tyrol Road	6/1/2006			\$744,950	\$675,500	\$69,450		\$398.29	1990	1696	3	2.5	Two	Street	85
ACTIVE	12096	Brookstone Drive	8/21/2006			\$679,000	\$679,000	\$0		\$454.48	1991	1494	3	2	Two	Greenbelt	4
ACTIVE	11436	Rhineland Avenue	8/16/2006			\$679,000	\$679,000	\$0		\$301.78	1977	2250	4	3	Three	Street	9
SOLD	14050	Copenhagen Drive	5/9/2006	6/10/2006	8/2/2006	\$679,900	\$679,900	\$0	\$650,000	\$325.00	1994	2000	3	2	Two	Street	32
SOLD	15126	Northwoods Boulevard	5/26/2006	6/17/2006	7/21/2006	\$689,000	\$689,000	\$0	\$674,000	\$435.40	2003	1548	3	2	Two	Street	22
ACTIVE	13825	Pathway Avenue	7/10/2006			\$689,000	\$689,000	\$0		\$398.27	1987	1730	3	2.5	Two	Street	46
SOLD	11987	Brookstone Drive	7/11/2006	7/22/2006	8/23/2006	\$695,000	\$695,000	\$0	\$685,000	\$401.76	1993	1705	3	2	Two	Street	11
SOLD	16530	Northwoods Boulevard	6/28/2006	7/17/2006	8/16/2006	\$698,500	\$698,500	\$0	\$685,000	\$376.17	1994	1821	3	2	Two	River/Creek	19
SOLD	14159	Hansel Avenue	4/10/2006	7/1/2006	7/26/2006	\$699,000	\$699,000	\$0	\$680,000	\$414.38	2003	1641	3	2	Two	Street	82
ACTIVE	11380	Chalet Road	7/3/2006			\$699,000	\$699,000	\$0		\$377.43	1988	1852	2	2	None	Golf	53
ACTIVE	15208	Alder Creek Road	6/16/2006			\$699,000	\$699,000	\$0		\$399.43	1979	1750	3	2	Two	Greenbelt	70
ACTIVE	11719	Kitzbuhel Road	5/11/2006			\$699,000	\$699,000	\$0		\$308.75	1981	2264	4	3	One	Street	106
IN ESCROW	15109	Swiss Lane	5/8/2006	8/7/2006	9/6/2006	\$819,900	\$699,900	\$120,000		\$349.95	1986	2000	3	2.5	Two	Street	91
IN ESCROW	12094	Oslo Drive	5/6/2006	8/22/2006	9/21/2006	\$749,900	\$699,900	\$50,000		\$456.26	1996	1534	3	2	Two	Street	108
SOLD	12320	Viking Way	5/15/2006	7/3/2006	8/3/2006	\$719,500	\$699,900	\$19,600	\$685,000	\$431.63	1991	1587	3	2	Two	Street	49
SOLD	13677	Davos Drive	7/1/2006	7/1/2006	8/1/2006	\$700,000	\$700,000	\$0	\$700,000	\$391.94	1993	1786	3	2	Two	Street	0
ACTIVE	12956	Davos Drive	5/8/2006			\$749,900	\$709,900	\$40,000			0	0	3	3	Two	Street	109
ACTIVE	13972	Alder Creek Road	7/8/2006			\$789,000	\$715,000	\$74,000		\$314.15	1996	2276	3	3	Two	Greenbelt	48
ACTIVE	14819	Davos Drive	6/15/2006			\$739,900	\$719,900	\$20,000		\$396.42	1992	1816	4	2	Two	Street	71
ACTIVE	12409	Bernese Lane	6/6/2006			\$739,000	\$725,000	\$14,000		\$386.46	1992	1876	3	3	Two	Greenbelt	80
ACTIVE	12464	Lausanne Way	7/2/2006			\$725,000	\$725,000	\$0		\$371.99	1994	1949	4	2	Two	Greenbelt	54
ACTIVE	11977	Oslo Drive	8/1/2006			\$759,000	\$729,000	\$30,000		\$308.64	1990	2362	4	3	Two	Street	24
ACTIVE	14167	Tyrol Road	7/11/2006			\$729,000	\$729,000	\$0		\$403.21	1993	1808	3	3	Three	Street	45

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ACTIVE	13350	Hillside Drive	6/30/2006			\$729,000	\$729,000	\$0		\$331.36	1979	2200	3	2.5	Two	Street	56
ACTIVE	12908	Skislope Way	7/1/2006			\$730,000	\$730,000	\$0		\$387.06	1981	1886	4	2	Two	Street	55
ACTIVE	11374	Mougle Lane	7/1/2006			\$775,000	\$739,000	\$36,000		\$391.42	1992	1888	3	2	Two	Street	55
IN ESCROW	11663	Sitzmark Way	6/29/2006	8/7/2006	9/8/2006	\$759,000	\$739,000	\$20,000		\$370.24	1988	1996	4	2.5	Two	Greenbelt	39
ACTIVE	10996	Lausanne Way	7/14/2006			\$759,000	\$739,000	\$20,000		\$334.09	1990	2212	4	3	Two	Greenbelt	42
ACTIVE	12109	Bennett Flat Road	6/30/2006			\$750,000	\$739,000	\$11,000		\$368.21	1981	2007	4	2	Two	Street	56
ACTIVE	12085	Bennett Flat Road	8/2/2006			\$739,000	\$739,000	\$0		\$394.13	1991	1875	3	2.5	Two	Street	23
ACTIVE	14128	Davos Drive	7/16/2006			\$739,000	\$739,000	\$0		\$411.01	1991	1798	3	2	One	Street	40
ACTIVE	11528	Zermatt Drive	6/30/2006			\$764,000	\$744,000	\$20,000		\$308.97	1981	2408	4	3	None	Street	56
ACTIVE	12031	Snowpeak Way	8/18/2006			\$745,000	\$745,000	\$0		\$406.88	1994	1831	3	2	Two	Greenbelt	7
ACTIVE	13400	Solvang Way	6/23/2006			\$799,000	\$749,000	\$50,000		\$379.62	1992	1973	3	3	Two	Street	63
ACTIVE	14778	Copenhagen Drive	5/30/2006			\$779,000	\$749,000	\$30,000		\$403.12	1986	1858	3	2.5	Two	Greenbelt	87
ACTIVE	12651	Skiview Lp	7/1/2006			\$749,000	\$749,000	\$0		\$340.61	1990	2199	3	2.5	Three	Street	55
ACTIVE	13135	Roundhill Drive	5/25/2006			\$815,000	\$749,500	\$65,500		\$392.20	1995	1911	3	3	Two	Greenbelt	92
ACTIVE	13582	Hansel Avenue	6/15/2006			\$749,900	\$749,900	\$0		\$458.37	1998	1636	3	2	Two	Street	71
SOLD	14440	Matterhorn Place	1/13/2006	6/18/2006	7/14/2006	\$789,000	\$759,000	\$30,000	\$700,000	\$358.79	1981	1951	4	3	Two	Golf	156
ACTIVE	10704	Mougle Lane	8/11/2006			\$774,900	\$764,900	\$10,000		\$464.98	1994	1645	3	2	Two	Greenbelt	14
ACTIVE	13870	Hansel Avenue	8/14/2006			\$764,900	\$764,900	\$0		\$344.55	1984	2220	3	2	Two	Greenbelt	11
ACTIVE	14924	Northwoods Boulevard	7/14/2006			\$765,000	\$765,000	\$0		\$382.50	1986	2000	4	2	None	Street	42
ACTIVE	11663	Baden Road	7/20/2006			\$769,000	\$769,000	\$0		\$394.36	1995	1950	3	2.5	Two	River/Creek	36
ACTIVE	11045	Northwoods Boulevard	5/17/2006			\$819,000	\$775,000	\$44,000		\$397.44	1999	1950	3	2.5	Two	Street	100
ACTIVE	14014	Davos Drive	7/11/2006			\$779,000	\$779,000	\$0		\$389.50	1988	2000	3	2	Two	Street	45
ACTIVE	12944	Oberwald Way	7/2/2006			\$779,000	\$779,000	\$0		\$414.36	1979	1880	4	2	Two	Street	54
ACTIVE	13093	Roundhill Drive	7/1/2006			\$825,000	\$789,000	\$36,000		\$375.71	1985	2100	4	3.5	Two	Greenbelt	55
ACTIVE	14124	Ramshorn Street	6/12/2006			\$825,000	\$795,000	\$30,000		\$350.22	1974	2270	4	3	Two	Golf	74
ACTIVE	14195	Davos Drive	7/24/2006			\$795,000	\$795,000	\$0		\$338.15	1983	2351	4	2.5	Two	Street	32
SOLD	11643	Norse Avenue	5/25/2006	6/7/2006	8/3/2006	\$799,000	\$799,000	\$0	\$795,000	\$404.79	1980	1964	3	3	Two	Golf	13
ACTIVE	13995	Davos Drive	8/15/2006			\$799,000	\$799,000	\$0		\$383.03	2000	2086	4	2.5	Two	Greenbelt	10
ACTIVE	13449	Skislope Way	8/3/2006			\$799,900	\$799,900	\$0		\$350.83	1992	2280	3	3	Two	Street	22
IN ESCROW	11657	Munich Drive	7/14/2006	8/21/2006	9/21/2006	\$800,000	\$800,000	\$0		\$424.63	1995	1884	3	2.5	Two	Greenbelt	38
ACTIVE	14657	Tyrol Road	12/9/2005			\$939,000	\$809,000	\$130,000		\$319.64	1993	2531	3	3	Two	Street	259
ACTIVE	12824	Falcon Point Place	6/6/2006			\$809,000	\$809,000	\$0		\$421.35	1996	1920	3	2	Two	Street	80
ACTIVE	14446	Davos Drive	7/7/2006			\$810,000	\$810,000	\$0		\$402.38	0	2013	3	3	Two	Greenbelt	49
ACTIVE	14866	Northwoods Boulevard	7/29/2006			\$849,000	\$819,000	\$30,000		\$275.85	2004	2969	3	4	Two	Street	27
ACTIVE	13526	Hillside Drive	3/10/2006			\$930,000	\$820,000	\$110,000		\$341.67	2002	2400	3	2.5	Two	Street	168
ACTIVE	11956	Snowpeak Way	3/11/2006			\$859,000	\$824,000	\$35,000		\$375.23	2003	2196	3	2.5	Two	Street	167
ACTIVE	11811	Chamonix Road	12/29/2005			\$899,900	\$824,900	\$75,000		\$369.41	1992	2233	3	2.5	Two	Street	239
ACTIVE	13246	Muhlebach Way	7/20/2006			\$825,000	\$825,000	\$0		\$381.06	1994	2165	4	2.5	Two	Street	36
ACTIVE	14290	Skislope Way	6/2/2006			\$915,000	\$849,000	\$66,000		\$407.00	2003	2086	3	2	Two	Street	84
ACTIVE	13020	Davos Drive	3/2/2006			\$899,000	\$849,000	\$50,000		\$321.10	1979	2644	5	4.5	Two	Greenbelt	176
ACTIVE	12334	Viking Way	2/19/2006			\$895,000	\$849,000	\$46,000		\$335.04	1991	2534	4	2.5	Three	Street	187
ACTIVE	14045	Gyrfalcon Street	5/15/2006			\$859,000	\$849,000	\$10,000		\$376.66	1995	2254	4	3	Two	Greenbelt	102
ACTIVE	12318	Bear Meadows Court	7/28/2006			\$849,000	\$849,000	\$0		\$320.62	1995	2648	3	3.5	Two	Street	28
ACTIVE	12814	Hansel Avenue	5/4/2006			\$915,000	\$859,000	\$56,000		\$333.85	2004	2573	4	2.5	Two	Greenbelt	113
ACTIVE	12890	Davos Drive	3/23/2006			\$895,900	\$859,000	\$36,900		\$430.36	2006	1996	3	2.5	Two	Street	155
ACTIVE	14481	Christie Lane	5/26/2006			\$895,000	\$859,000	\$36,000		\$430.36	2006	1996	3	2.5	Two	Street	91

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SOLD	13053	Davos Drive	2/7/2006	6/6/2006	7/21/2006	\$899,000	\$869,000	\$30,000	\$820,000	\$341.10	2000	2404	3	3	Two	Street	119
ACTIVE	16919	Skislope Way	7/9/2006			\$869,000	\$869,000	\$0		\$351.54	1990	2472	3	3	Two	River/Cree	47
ACTIVE	11548	Sun Valley Road	7/14/2006			\$915,000	\$875,000	\$40,000		\$420.67	1997	2080	3	2.5	Two	Street	42
ACTIVE	14808	Alder Creek Road	6/16/2006			\$895,000	\$875,000	\$20,000		\$336.54	1995	2600	3	3	Two	Street	70
ACTIVE	11141	Mougle Lane	8/5/2006			\$875,000	\$875,000	\$0		\$383.77	1992	2280	3	3	Two	Greenbelt	20
ACTIVE	16443	Skislope Way	4/8/2006			\$875,000	\$875,000	\$0		\$489.37	2005	1788	3	2	Two	River/Cree	139
ACTIVE	11241	Bennett Flat Road	2/28/2006			\$950,000	\$895,000	\$55,000		\$348.93	1997	2565	4	3	Two	Street	178
ACTIVE	13010	Oberwald Way	3/18/2006			\$914,500	\$895,000	\$19,500		\$412.06	1992	2172	4	2.5	Two	Street	160
ACTIVE	13754	Skiview Lp	11/25/2005			\$1,175,000	\$898,000	\$277,000		\$265.05	1981	3388	4	4	Two	Golf	273
ACTIVE	13118	Skiview Lp	7/3/2006			\$949,000	\$899,000	\$50,000		\$397.44	1986	2262	3	2.5	Two	Golf	53
ACTIVE	14180	Gyr Falcon Street	4/12/2006			\$939,000	\$899,000	\$40,000		\$333.58	1992	2695	4	4	Two	Street	135
SOLD	11989	Kitzbuhel Road	4/11/2006	6/9/2006	7/7/2006	\$899,000	\$899,000	\$0	\$865,000	\$345.17	1992	2506	3	2.5	Two	Greenbelt	59
ACTIVE	11522	Skislope Way	8/21/2006			\$899,000	\$899,000	\$0		\$380.61	2001	2362	4	3.5	Two	Street	4
ACTIVE	14265	Hansel Avenue	7/7/2006			\$899,000	\$899,000	\$0		\$402.78	1996	2232	4	3	Two	Greenbelt	49
ACTIVE	11858	Chamonix Road	7/28/2006			\$925,000	\$899,900	\$25,100		\$354.85	2005	2536	3	2.5	Two	Greenbelt	28
SOLD	12882	Falcon Point Place	5/25/2006	7/6/2006	8/9/2006	\$899,900	\$899,900	\$0	\$873,300	\$324.89	1999	2688	3	3	Two	Greenbelt	42
ACTIVE	11895	Zermatt Drive	7/2/2006			\$965,000	\$900,000	\$65,000		\$373.91	2004	2407	3	2.5	Two	Greenbelt	54
ACTIVE	13859	Herringbone Way	7/15/2006			\$900,000	\$900,000	\$0		\$360.72	2001	2495	3	2.5	Two	Street	41
ACTIVE	14255	Herringbone Way	7/3/2006			\$949,000	\$915,000	\$34,000		\$338.89	2004	2700	4	3.5	Two	Greenbelt	53
ACTIVE	11991	Lausanne Way	7/1/2006			\$940,000	\$920,000	\$20,000		\$403.33	2006	2281	4	3.5	Two	Greenbelt	55
ACTIVE	11546	Sitzmark Way	5/20/2006			\$950,000	\$925,000	\$25,000		\$458.15	1996	2019	4	3	Two	Greenbelt	97
SOLD	11614	Mougle Lane	6/5/2006	6/14/2006	7/14/2006	\$925,000	\$925,000	\$0	\$900,000	\$357.14	2000	2520	4	3	Two	Street	9
ACTIVE	13749	Northwoods Boulevard	7/28/2006			\$925,000	\$925,000	\$0		\$443.86	1984	2084	3	2	Four +	Greenbelt	28
ACTIVE	16489	Skislope Way	4/10/2006			\$989,000	\$929,900	\$59,100		\$392.53	2006	2369	3	2.5	Two	River/Cree	137
ACTIVE	15076	Wolfgang Road	6/19/2006			\$959,900	\$929,900	\$30,000		\$394.53	1999	2357	4	3	Two	Greenbelt	67
ACTIVE	14506	Swiss Lane	5/26/2006			\$987,000	\$939,900	\$47,100		\$344.16	0	2731	4	3.5	Two	Golf	91
SOLD	11885	Lausanne Way	6/20/2006	7/4/2006	8/4/2006	\$945,000	\$945,000	\$0	\$915,000	\$400.26	2003	2286	3	3	Two	Street	14
ACTIVE	14794	Copenhagen Drive	5/10/2006			\$1,057,000	\$967,000	\$90,000		\$325.81	2002	2968	4	3.5	Two	Greenbelt	107
ACTIVE	11560	Skislope Way	4/6/2006			\$1,049,900	\$979,900	\$70,000		\$396.88	2006	2469	4	3	Two	Greenbelt	141
ACTIVE	13838	Northwoods Boulevard	7/21/2006			\$995,000	\$995,000	\$0		\$368.52	2006	2700	3	2.5	Two	Golf	35
ACTIVE	12755	Falcon Point Place	4/7/2006			\$1,200,000	\$997,900	\$202,100		\$320.97	1984	3109	4	4.5	Two	Street	140
ACTIVE	13639	Hillside Drive	6/20/2006			\$1,060,888	\$999,000	\$61,888		\$381.59	2002	2618	4	3	Two	River/Cree	66
ACTIVE	11749	Baden Road	5/19/2006			\$1,095,000	\$1,040,000	\$55,000		\$428.87	2006	2425	3	3	Two	Greenbelt	98
ACTIVE	13186	Skiview Lp	6/15/2006			\$1,150,000	\$1,048,000	\$102,000		\$475.50	1990	2204	4	3	Two	Golf	71
IN ESCROW	13770	Heidi Way	6/22/2006	8/16/2006	1/1/2007	\$1,057,000	\$1,057,000	\$0		\$411.93	2003	2566	4	2.5	Two	Street	55
ACTIVE	13140	Staghorn Road	4/1/2006			\$1,096,000	\$1,075,000	\$21,000		\$371.20	1997	2896	4	3	Three	Street	146
ACTIVE	16704	Northwoods Boulevard	8/17/2006			\$1,075,000	\$1,075,000	\$0		\$269.56	2004	3988	4	3.5	Two	Street	8
SOLD	12824	Stockholm Way	1/19/2006	8/2/2006	8/18/2006	\$1,185,000	\$1,088,000	\$97,000	\$1,075,000	\$385.30	2005	2790	3	3.5	Two	Greenbelt	195
ACTIVE	14371	Hansel Avenue	5/13/2006			\$1,095,000	\$1,095,000	\$0		\$361.98	1991	3025	3	3.5	Three	Street	104
ACTIVE	11480	Sun Valley Road	5/23/2006			\$1,195,000	\$1,098,000	\$97,000		\$376.03	1993	2920	4	3.5	Two	Street	94
ACTIVE	12138	Snowpeak Way	6/22/2006			\$1,100,000	\$1,100,000	\$0		\$377.23	2002	2916	4	5	Two	Street	64
ACTIVE	11410	Skislope Way	5/10/2006			\$1,100,000	\$1,100,000	\$0		\$426.52	2005	2579	4	3	Two	Greenbelt	107
ACTIVE	11680	Kitzbuhel Road	7/25/2006			\$1,189,000	\$1,129,000	\$60,000		\$398.94	2000	2830	3	2.5	Two	Street	31
ACTIVE	13151	Muhlebach Way	5/25/2006			\$1,139,000	\$1,139,000	\$0		\$454.87	2004	2504	4	2.5	Two	Greenbelt	92
IN ESCROW	11535	Norse Avenue	5/25/2006	8/12/2006	9/22/2006	\$1,249,000	\$1,149,000	\$100,000		\$390.15	1992	2945	3	4	Two	Golf	79
ACTIVE	12590	Parsem Road	1/6/2006			\$1,600,000	\$1,150,000	\$450,000		\$373.74	2003	3077	4	4	Two	Street	231

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ACTIVE	12213 Bennett Flat Road	4/26/2006			\$1,269,000	\$1,150,000	\$119,000		\$383.33	2003	3000	3	3.5	Two	Greenbelt	121
ACTIVE	11818 Chateau Way	5/9/2006			\$1,169,000	\$1,169,000	\$0		\$434.73	2006	2689	3	3.5	Two	Street	108
ACTIVE	14070 Alder Creek Road	5/12/2006			\$1,295,000	\$1,195,000	\$100,000		\$325.08	2004	3676	4	3.5	Two	Street	105
ACTIVE	13316 Skiview Lp	8/21/2006			\$1,195,000	\$1,195,000	\$0		\$415.94	1987	2873	4	4	Two	Golf	4
SOLD	13133 Falcon Point Place	5/16/2006	6/20/2006	8/16/2006	\$1,200,000	\$1,200,000	\$0	\$1,150,000	\$406.65	2003	2828	4	3.5	Two	Greenbelt	35
ACTIVE	12572 Muhlebach Way	8/11/2006			\$1,200,000	\$1,200,000	\$0		\$464.04	1985	2586	4	2.5	Two	Greenbelt	14
ACTIVE	13694 Northwoods Boulevard	9/3/2005			\$1,200,000	\$1,200,000	\$0		\$458.54	2005	2617	3	2.5	Two	Golf	356
ACTIVE	15300 Wolfgang Road	9/3/2005			\$1,250,000	\$1,225,000	\$25,000		\$447.73	2005	2736	4	3.5	Two	Street	356
SOLD	13866 Ramshorn Street	5/12/2006	7/9/2006	8/8/2006	\$1,250,000	\$1,250,000	\$0	\$1,175,000	\$384.11	1999	3059	4	4.5	Two	Greenbelt	58
IN ESCROW	13978 Davos Drive	5/9/2006	7/22/2006	9/6/2006	\$1,275,000	\$1,265,000	\$10,000		\$398.30	2005	3176	4	3.5	Two	Street	74
ACTIVE	11422 Mougale Lane	7/13/2006			\$1,325,000	\$1,275,000	\$50,000		\$436.20	2005	2923	3	4	Two	Street	43
ACTIVE	12332 Muhlebach Way	5/22/2006			\$1,279,000	\$1,279,000	\$0		\$387.58	2006	3300	4	3.5	Two	Street	95
ACTIVE	13837 Skislope Way	6/20/2006			\$1,286,000	\$1,286,000	\$0		\$414.84	2003	3100	4	2.5	Two	Greenbelt	66
ACTIVE	14834 Swiss Lane	8/15/2006			\$1,289,000	\$1,289,000	\$0		\$558.98	1986	2306	3	3	Two	Golf	10
IN ESCROW	13680 Skiview Lp	8/8/2006	8/17/2006	9/19/2006	\$1,395,000	\$1,295,000	\$100,000		\$470.91	2001	2750	4	3.5	Two	Golf	9
ACTIVE	15156 Wolfgang Road	3/2/2006			\$1,295,000	\$1,295,000	\$0		\$410.33	2002	3156	4	2.5	Four +	Street	176
ACTIVE	13595 Skislope Way	5/25/2006			\$1,299,000	\$1,299,000	\$0		\$444.41	2006	2923	5	3.5	Two	Greenbelt	92
ACTIVE	10849 Mougale Lane	6/29/2006			\$1,345,000	\$1,300,000	\$45,000		\$383.59	2001	3389	4	3.5	Two	Greenbelt	57
ACTIVE	14154 Swiss Lane	4/13/2006			\$1,425,000	\$1,345,000	\$80,000		\$418.74	2004	3212	4	3.5	Three	Golf	134
ACTIVE	11726 Kitzbuhel Road	8/18/2006			\$1,349,000	\$1,349,000	\$0		\$419.73	1994	3214	4	4.5	Two	Street	7
ACTIVE	11747 Chamonix Road	8/22/2006			\$1,375,000	\$1,375,000	\$0		\$415.78	2005	3307	4	4.5	Two	Greenbelt	3
ACTIVE	14460 Swiss Lane	6/23/2006			\$1,495,000	\$1,385,000	\$110,000		\$486.14	2006	2849	4	3	Three	Golf	63
ACTIVE	11885 Saint Bernard	9/7/2005			\$1,395,000	\$1,395,000	\$0		\$417.54	2006	3341	4	3.5	Two	Street	352
ACTIVE	12603 Falcon Point Place	7/9/2006			\$1,425,000	\$1,425,000	\$0		\$442.13	2004	3223	4	3	Two	Street	47
ACTIVE	11488 Lucerne Lane	7/2/2006			\$1,469,000	\$1,469,000	\$0		\$497.97	2005	2950	3	3.5	Two	Street	54
IN ESCROW	14386 Wolfgang Road	11/18/2005	8/5/2006	9/4/2006	\$1,650,000	\$1,499,000	\$151,000		\$449.74	2000	3333	4	2.5	Two	Greenbelt	260
ACTIVE	14696 Slalom Way	6/14/2006			\$1,495,000	\$1,575,000	\$80,000		\$460.53	2006	3420	4	3.5	Two	River/Creek	72
ACTIVE	11678 Mogul Way	8/8/2006			\$1,600,000	\$1,600,000	\$0		\$441.87	2006	3621	4	3.5	Two	Street	17
SOLD	12712 Muhlebach Way	6/16/2006	7/20/2006	8/18/2006	\$1,640,000	\$1,640,000	\$0	\$1,610,000	\$499.38	2002	3224	4	3.5	Three	Greenbelt	34
ACTIVE	12939 NE Muhlebach Way	3/25/2006			\$1,750,000	\$1,699,000	\$51,000		\$420.54	2003	4040	4	3.5	Three	Greenbelt	153
ACTIVE	11835 Saint Bernard Drive	8/12/2006			\$1,700,000	\$1,700,000	\$0		\$425.75	2004	3993	5	3.5	Three	Greenbelt	13
ACTIVE	11346 Chalet Road	3/15/2006			\$1,750,000	\$1,750,000	\$0		\$532.40	2000	3287	3	3.5	Two	Golf	163
ACTIVE	12357 Telemark Place	8/21/2006			\$1,785,000	\$1,785,000	\$0		\$557.81	2006	3200	3	3.5	Three	Greenbelt	4
ACTIVE	12739 Parsenn Road	1/19/2006			\$1,899,000	\$1,899,000	\$0		\$464.87	2006	4085	4	3.5	Two	Greenbelt	218
ACTIVE	14022 Skiview Lp	6/27/2006			\$1,950,000	\$1,950,000	\$0		\$513.16	2006	3800	4	3.5	Three	Golf	59
IN ESCROW	12315 Snowpeak Way	7/14/2006	8/4/2006	11/7/2006	\$1,985,000	\$1,985,000	\$0		\$567.14	2005	3500	4	4	Two	Golf	21
ACTIVE	13158 Skiview Lp	5/1/2006			\$2,150,000	\$2,150,000	\$0		\$616.05	2004	3490	3	4.5	Two	Golf	116
ACTIVE	12874 Muhlebach Way	6/29/2006			\$2,100,000	\$2,249,000	\$149,000		\$503.81	2006	4464	5	5.5	Three	Street	57
IN ESCROW	13390 Skiview Loop	7/26/2006	8/23/2006	9/28/2006	\$2,675,000	\$2,675,000	\$0		\$671.60	2001	3983	4	4.5	Two	Golf	28
AVERAGES					\$901,275	\$875,462	\$25,813		\$399.80							78.35586
																*Days on market

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