



TAHOE DONNER™ – TRUCKEE UPDATE, 1ST QUARTER, 2007

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

**Tahoe Donner® Single Family Home Market Snapshot
 for 1st Quarter, 2006 vs. 1st Quarter 2007**

All data from Tahoe Sierra Board of Realtors MLS - Data is deemed reliable but not guaranteed.

Single family homes	Quantity 2006 - 2007	Average price 2006 - 2007	Median price 2006 - 2007	Ave Days on market 2006 - 2007
In escrow*	20 - 62	\$833,692 - \$728,595	\$754,500 - \$675,000	
Closed**	32 - 49	\$821,050 - \$726,115	\$725,000 - \$700,000	73 - 116

*Asking price

**Sold price

Single family homes	Quantity	Average asking price	Median asking price	Price range	Ave Days on market
Active 3/31/2007	88	\$1,034,451 -	\$897,000 -	\$399,000 - \$5,500,000	110

Area news and events

While the average Tahoe Donner single family home price dropped approximately 12% (see data above) in the past year, the average Lake Tahoe single family home price rose 14%.

See details for [Lake Tahoe home price change](#).

Land trusts agree to \$23.5 million acquisition of Sierra land.

TRUCKEE, California Two land trusts have signed an agreement to acquire a nearly 15-hundred-acre former cattle ranch in a scenic Sierra valley for 23-point-five (m) million dollars.

The Trust for Public Land and the Truckee Donner Land Trust must raise two (m) million dollars by October 31st to complete the purchase of the Waddle Ranch in Martis Valley near Lake Tahoe's north shore.

The organizations have been negotiating with the Pritzker family, owners of the property as well as the Hyatt hotel chain.

Trust officials say the land had been considered for major development and its protection as open space will help create a wildlife migration corridor.

Plans call for construction of public trails for hikers and bikers on the old ranch.

KSEQ Newschannel 9

The North Woods Group wants to hear from you!

Preparing to buy that "Dream Vacation Home"?

Let us help you!

Call Pete at (800)593-3535

pete@tdhomes.com

Single family home sales data for all of 2006
 # Sold 174
 Ave. sales price \$818,739.
 Median sales price \$704,250.
 Ave. DOM 76

Tahoe Donner single family home market summary
 1st Quarter 2007.
 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 \$	Asking \$	Change \$	Sold \$	Ask vs. Sold \$	\$/Sq Ft	Yr Blt	Sq Ft	# of Bedrm	# of Baths	Garage	Setting	DOM*
SOLD	14206 Northwoods Boulevard	2/13/2007	2/18/2007	3/15/2007	\$374,900	\$374,900	\$0	\$374,900	\$0	\$350.37	1973	1070	2	1	None	Street	5
SOLD	11951 Bernese Lane	8/15/2006	2/16/2007	3/19/2007	\$439,000	\$389,000	\$50,000	\$389,500	\$500		0	0	2	1	None	Street	185
ACTIVE	14819 Northwoods Boulevard	1/29/2007			\$399,000	\$399,000	\$0			\$498.75	1973	800	2	1	Two	Street	66
IN ESCROW	14695 Wolfgang Road	2/1/2007	3/15/2007	4/16/2007	\$399,000	\$399,000	\$0			\$269.59	1985	1480	1	2	None	Greenbelt	42
SOLD	10767 Skislope Way	5/26/2006	1/12/2007	2/6/2007	\$449,900	\$399,900	\$50,000	\$399,000	\$900	\$429.96	1992	928	2	2	None	Street	231
SOLD	13184 Davos Drive	11/13/2006	2/2/2007	3/19/2007	\$429,000	\$399,900	\$29,100	\$375,000	\$24,900	\$372.02	1979	1008	3	1.5	None	Greenbelt	81
ACTIVE	11179 Northwoods Boulevard	3/29/2007			\$409,900	\$409,900	\$0			\$338.20	1973	1212	2	1	None	Greenbelt	7
SOLD	13821 Northwoods Boulevard	10/10/2006	12/17/2006	1/17/2007	\$459,000	\$424,900	\$34,100	\$406,000	\$18,900	\$268.52	1985	1512	3	1.5	None	Greenbelt	68
IN ESCROW	12166 Snowpeak Way	6/7/2006	2/21/2007	4/23/2007	\$509,000	\$449,000	\$60,000			\$460.04	1978	976	2	1	One	Street	259
SOLD	13147 Solvang Way	5/27/2006	12/20/2006	2/23/2007	\$539,900	\$456,000	\$83,900	\$420,000	\$36,000	\$311.11	1979	1350	3	2	One	Street	207
ACTIVE	12870 Hillside Drive	9/8/2006			\$489,000	\$459,000	\$30,000			\$343.56	1974	1336	2	1	Two	Street	209
ACTIVE	14398 Northwoods Boulevard	2/16/2007			\$472,000	\$459,000	\$13,000			\$398.44	1981	1152	2	2	Two	Street	48
IN ESCROW	15794 Northwoods Boulevard	1/19/2007	3/9/2007	4/9/2007	\$489,000	\$465,000	\$24,000			\$494.68	1992	940	2	1	Two	Street	49
SOLD	11502 Chamonix Road	8/9/2006	1/3/2007	1/23/2007	\$475,000	\$465,000	\$10,000	\$430,000	\$35,000	\$464.36	1981	926	2	2	None	Greenbelt	147
ACTIVE	12127 Northwoods Boulevard	1/14/2007			\$470,000	\$470,000	\$0			\$447.62	1976	1050	3	2	None	Greenbelt	81
ACTIVE	16693 Northwoods Boulevard	2/7/2007			\$474,000	\$474,000	\$0			\$423.21	1982	1120	3	2	One	Street	57
ACTIVE	13125 Falcon Point Place	1/29/2007			\$497,000	\$497,000	\$0			\$393.20	1974	1264	2	2	Two	Greenbelt	66
ACTIVE	13554 Hansel Avenue	12/14/2006			\$499,000	\$499,000	\$0			\$444.35	1983	1123	2	1	None	Street	112
SOLD	14366 Copenhagen Drive	1/12/2007	1/15/2007	2/6/2007	\$499,500	\$499,500	\$0	\$499,500	\$0	\$416.25	1995	1200	3	2	None	Greenbelt	3
ACTIVE	14790 Slalom Way	2/14/2007			\$499,900	\$499,900	\$0			\$408.75	1973	1223	3	2	One	Greenbelt	50
IN ESCROW	11541 Chamonix Road	10/20/2006	3/6/2007	4/20/2007	\$545,000	\$500,000	\$45,000			\$309.02	1981	1618	3	2.5	One	Street	137
IN ESCROW	15850 Northwoods Boulevard	1/2/2007			\$519,000	\$510,000	\$9,000			\$355.65	1986	1434	3	2	None	Street	93
ACTIVE	13654 Copenhagen Drive	3/30/2007			\$514,000	\$514,000	\$0			\$308.89	1981	1664	4	2	None	Street	6
ACTIVE	14179 Davos Drive	2/14/2007			\$519,000	\$519,000	\$0			\$337.89	1985	1536	3	2	None	Street	50
ACTIVE	15359 Northwoods Boulevard	1/7/2007			\$524,000	\$524,000	\$0			\$387.57	1984	1352	3	2	None	Greenbelt	88
SOLD	12244 Greenleaf Way	12/13/2006	1/10/2007	2/8/2007	\$529,000	\$529,000	\$0	\$520,000	\$9,000	\$342.78	1985	1517	3	2	Two	Greenbelt	28
ACTIVE	12187 Viking Way	3/11/2007			\$545,000	\$545,000	\$0			\$454.17	1980	1200	3	2	Two	Greenbelt	25
ACTIVE	15151 Northwoods Boulevard	3/24/2007			\$545,000	\$545,000	\$0			\$393.22	1984	1386	3	2	None	Street	12
SOLD	16644 skislope	8/31/2005	1/16/2007	2/8/2007	\$695,000	\$549,000	\$146,000	\$530,000	\$19,000	\$293.79	2006	1804	3	2	One	Street	503
SOLD	14640 Davos Drive	9/7/2006	12/19/2006	1/16/2007	\$569,000	\$569,000	\$0	\$550,000	\$19,000	\$399.71	1974	1376	2	2	Two	Golf	103
SOLD	11564 Lausanne Way	1/25/2007	2/24/2007	3/30/2007	\$570,000	\$570,000	\$0	\$560,000	\$10,000	\$416.67	1994	1344	3	2	One	Street	30
ACTIVE	13364 Heidi Way	3/27/2007			\$575,000	\$575,000	\$0			\$256.47	1982	2242	4	3	None	Greenbelt	9
IN ESCROW	14431 Glacier View Road	12/5/2006	3/25/2007	4/23/2007	\$575,000	\$575,000	\$0			\$297.31	1974	1934	3	2.5	Two	Street	110
ACTIVE	12744 Solvang Way	3/4/2007			\$589,000	\$589,000	\$0			\$306.77	1979	1920	3	2	Two	Greenbelt	32
SOLD	11804 Chateau Way	10/11/2006	1/25/2007	2/13/2007	\$599,000	\$589,000	\$10,000	\$550,000	\$39,000	\$364.48	1986	1509	3	2	Two	Street	106
ACTIVE	13101 Stockholm Way	7/15/2006			\$675,000	\$595,000	\$80,000			\$388.89	1985	1530	3	2	Two	Street	264
ACTIVE	12100 Snowpeak Way	5/1/2006			\$710,000	\$599,000	\$111,000			\$285.24	1970	2100	3	2	Three	Street	339
IN ESCROW	12409 Bernese Lane	9/19/2006	3/22/2007	4/20/2007	\$709,000	\$599,000	\$110,000			\$319.30	1992	1876	3	3	Two	Greenbelt	184
SOLD	14121 Herringbone Way	9/14/2006	2/22/2007	3/21/2007	\$629,000	\$599,000	\$30,000	\$575,665	\$23,335	\$369.02	1993	1560	3	2	Two	Street	161
SOLD	14467 Copenhagen Drive	9/15/2006	1/26/2007	3/2/2007	\$695,000	\$609,900	\$85,100	\$580,000	\$29,900	\$268.52	1979	2160	3	2.5	Two	Greenbelt	133
SOLD	11383 Lausanne Way	2/1/2007	2/11/2007	3/9/2007	\$610,000	\$610,000	\$0	\$610,000	\$0	\$421.27	1992	1448	3	2	Two	Street	10
ACTIVE	11848 Snowpeak Way	5/26/2006			\$709,000	\$619,000	\$90,000			\$306.59	1982	2019	4	2	Two	Street	314
ACTIVE	12908 Skislope Way	1/4/2007			\$639,000	\$620,000	\$19,000			\$328.74	1981	1886	4	2	Two	Greenbelt	91
ACTIVE	14123 Gyrfalcon Street	3/14/2007			\$625,000	\$625,000	\$0			\$374.48	1980	1669	3	2	Two	Greenbelt	22
IN ESCROW	13751 Davos Drive	1/13/2007	2/19/2007	4/6/2007	\$649,000	\$625,000	\$24,000			\$378.79	0	1650	3	2	Two	Street	37
IN ESCROW	14903 Alder Creek Road	3/3/2007	3/11/2007	6/11/2007	\$625,000	\$625,000	\$0			\$282.81	1980	2210	3	2	Two	River/Creek	8
SOLD	11670 Lausanne Way	1/22/2007	1/26/2007	2/23/2007	\$625,000	\$625,000	\$0	\$580,000	\$45,000	\$434.13	1997	1336	3	2	Two	Street	4
SOLD	14233 Hansel Avenue	10/16/2006	1/8/2007	2/7/2007	\$629,000	\$629,000	\$0	\$618,557	\$10,443	\$339.12	1995	1824	3	2.5	Two	Greenbelt	84
ACTIVE	14774 Alder Creek Road	3/8/2007			\$639,000	\$639,000	\$0			\$422.62	1998	1512	3	2	One	Street	28
SOLD	11741 Oslo Drive	6/30/2006	1/5/2007	2/14/2007	\$649,999	\$639,000	\$10,999	\$572,000	\$67,000	\$284.01	1986	2014	4	3	Two	Greenbelt	189
ACTIVE	12474 Schussing Way	1/15/2007			\$649,000	\$649,000	\$0			\$417.90	1995	1553	2	2	Two	Greenbelt	80
SOLD	14464 Tyrol Road	6/1/2006	12/22/2006	1/2/2007	\$744,950	\$649,500	\$95,450	\$610,000	\$39,500	\$359.67	1990	1696	3	2.5	Two	Street	204
ACTIVE	11416 Sitzmark Way	12/30/2006			\$775,000	\$650,000	\$125,000			\$202.87	1981	3204	5	3	Two	Street	96
ACTIVE	11511 Norse Avenue	2/1/2007			\$689,000	\$659,000	\$30,000			\$487.07	1986	1353	2	2	Two	Golf	63
ACTIVE	12345 Greenleaf Way	3/22/2007			\$659,000	\$659,000	\$0			\$374.43	1982	1760	4	3	Two	Greenbelt	14
ACTIVE	13621 Swiss Lane	3/5/2007			\$685,000	\$665,000	\$20,000			\$343.14	1981	1938	3	2	Two	Greenbelt	31

Single family home sales data for all of 2006
 # Sold 174
 Ave. sales price \$818,739.
 Median sales price \$704,250.
 Ave. DOM 76

Tahoe Donner single family home market summary
 1st Quarter 2007.
 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.

SOLD	12601 Bernese Lane	9/6/2006	2/2/2007	2/22/2007	\$777,000	\$665,000	\$112,000	\$655,000	\$10,000	\$409.38	1980	1600	3	2	Two	Greenbelt	149
ACTIVE	13879 Copenhagen Drive	1/20/2007			\$699,000	\$669,000	\$30,000			\$346.99	1989	1928	3	2.5	Two	Street	75
SOLD	13999 Northwoods Boulevard	1/31/2007	2/19/2007	3/30/2007	\$669,000	\$669,000	\$0	\$665,000	\$4,000	\$340.50	1994	1953	4	4	Two	Greenbelt	19
ACTIVE	13350 Hillside Drive	11/23/2006			\$669,500	\$669,500	\$0			\$304.32	0	2200	3	2.5	Two	Street	133
IN ESCROW	11045 Northwoods Boulevard	5/17/2006	3/30/2007	5/9/2007	\$819,000	\$675,000	\$144,000			\$346.15	1999	1950	3	2.5	Two	Street	317
ACTIVE	13870 Hansel Avenue	8/14/2006			\$764,900	\$679,900	\$85,000			\$306.26	1984	2220	3	2	Two	Greenbelt	234
ACTIVE	11757 Chappell Place	12/14/2006			\$709,000	\$684,000	\$25,000			\$395.83	1989	1728	4	3	Two	Greenbelt	112
ACTIVE	11374 Mougale Lane	7/1/2006			\$775,000	\$695,000	\$80,000			\$368.11	1992	1888	3	2	Two	Street	278
SOLD	14195 Davos Drive	7/24/2006	1/7/2007	1/30/2007	\$795,000	\$698,500	\$96,500	\$675,000	\$23,500	\$287.11	1983	2351	4	2.5	Two	Street	167
SOLD	14778 Copenhagen Drive	1/12/2007	1/31/2007	3/16/2007	\$699,000	\$699,000	\$0	\$675,000	\$24,000	\$363.29	1986	1858	3	2.5	Two	Greenbelt	19
ACTIVE	11808 Schussing Way	9/27/2006			\$749,999	\$699,999	\$50,000			\$437.50	1987	1600	3	2	One	Greenbelt	190
ACTIVE	13743 Hansel Avenue	9/8/2006			\$779,000	\$719,000	\$60,000			\$311.53	1991	2308	4	3	Two	Street	209
ACTIVE	11338 Mougale Lane	11/15/2006			\$719,000	\$719,000	\$0			\$385.52	1995	1865	3	2.5	Two	Street	141
SOLD	12116 Schussing Way	12/3/2006	1/22/2007	2/22/2007	\$835,000	\$719,000	\$116,000	\$700,000	\$19,000	\$369.98	1992	1892	3	2.5	Two	Greenbelt	50
IN ESCROW	12031 Snowpeak Way	8/18/2006	2/28/2007	4/9/2007	\$745,000	\$720,000	\$25,000			\$393.23	1994	1831	3	2	Two	Greenbelt	194
SOLD	14167 Tyrol Road	7/11/2006	1/3/2007	1/30/2007	\$729,000	\$729,000	\$0	\$710,000	\$19,000	\$392.70	1993	1808	3	3	Three	Street	176
ACTIVE	14148 Ramshorn Street	3/12/2007			\$739,000	\$739,000	\$0			\$554.80	1983	1332	3	2	Two	Golf	24
IN ESCROW	13095 Hillside Drive	1/26/2007	3/23/2007	4/29/2007	\$759,900	\$739,900	\$20,000			\$398.44	2000	1857	3	2.5	Two	Street	56
ACTIVE	13020 Davos Drive	3/2/2006			\$899,000	\$749,000	\$150,000			\$283.28	1979	2644	5	4.5	Two	Greenbelt	399
ACTIVE	14251 Tyrol Road	2/16/2007			\$749,000	\$749,000	\$0			\$409.74	1995	1828	3	2.5	Two	Street	48
ACTIVE	14328 Copenhagen Drive	2/21/2007			\$749,000	\$749,000	\$0			\$437.50	2000	1712	3	2.5	Two	Greenbelt	43
SOLD	11023 Lausanne Way	12/4/2006	1/2/2007	1/24/2007	\$749,000	\$749,000	\$0	\$725,000	\$24,000	\$414.76	1993	1748	3	2	Two	Greenbelt	29
SOLD	11811 Chamonix Road	10/9/2006	1/6/2007	2/6/2007	\$789,000	\$749,000	\$40,000	\$726,000	\$23,000	\$325.12	1992	2233	3	2.5	Two	Street	89
SOLD	14255 Herringbone Way	11/11/2006	2/12/2007	3/14/2007	\$849,000	\$750,000	\$99,000	\$735,000	\$15,000	\$271.42	2004	2708	4	3.5	Two	Street	93
ACTIVE	11868 Saint Bernard Drive	2/9/2007			\$798,000	\$759,900	\$38,100			\$409.21	1996	1857	3	2	Two	Greenbelt	55
IN ESCROW	11138 Bolzano Road	1/12/2007	3/30/2007	5/1/2007	\$799,000	\$765,000	\$34,000			\$392.71	1996	1948	3	2.5	Two	Street	77
ACTIVE	11617 Baden Road	12/2/2006			\$789,000	\$769,000	\$20,000			\$320.68	1983	2398	4	2	Two	River/Creek	124
IN ESCROW	12814 Hansel Avenue	2/12/2007	3/27/2007	4/26/2007	\$772,000	\$772,000	\$0			\$299.92	2004	2574	4	2.5	Two	Greenbelt	43
SOLD	12375 Falcon Point Place	1/18/2007	2/1/2007	3/2/2007	\$787,500	\$787,500	\$0	\$762,000	\$25,500	\$412.34	1993	1848	3	2.5	Two	Street	14
IN ESCROW	14124 Ramshorn Street	6/12/2006	10/27/2006	5/4/2007	\$825,000	\$795,000	\$30,000			\$350.22	1974	2270	4	3	Two	Golf	137
SOLD	14481 Christie Lane	1/5/2007	2/4/2007	2/23/2007	\$795,950	\$795,950	\$0	\$787,500	\$8,450	\$394.54	2006	1996	3	2.5	Two	Greenbelt	30
IN ESCROW	11548 Sun Valley Road	1/26/2007	2/22/2007	4/24/2007	\$799,000	\$799,000	\$0			\$384.13	1997	2080	3	2.5	Two	Street	27
SOLD	12318 Bear Meadows Court	12/17/2006	12/31/2006	1/29/2007	\$799,000	\$799,000	\$0	\$770,000	\$29,000	\$290.79	1995	2648	3	3.5	Two	Street	14
IN ESCROW	12890 Davos Drive	2/5/2007	3/11/2007	4/12/2007	\$799,450	\$799,450	\$0			\$400.53	2006	1996	3	2.5	Two	Street	34
SOLD	14657 Tyrol Road	12/9/2005	12/20/2006	1/19/2007	\$939,000	\$809,000	\$130,000	\$800,000	\$9,000	\$316.08	1993	2531	3	3	Two	Street	376
ACTIVE	13768 Hansel Avenue	3/27/2007			\$825,000	\$825,000	\$0			\$294.64	1993	2800	4	2.5	Two	Greenbelt	9
IN ESCROW	15113 Northwoods Boulevard	11/15/2006	4/4/2007	5/4/2007	\$835,000	\$835,000	\$0			\$326.17	1994	2560	5	3.5	Two	Street	140
ACTIVE	14476 Skislope Way	3/3/2007			\$839,000	\$837,000	\$2,000			\$355.56	1996	2354	4	2.5	Two	Greenbelt	33
IN ESCROW	16450 Northwoods Boulevard	8/28/2006	3/3/2007	4/11/2007	\$889,000	\$849,000	\$40,000			\$358.23	2005	2370	4	2.5	Two	Street	187
IN ESCROW	13648 Heidi Way	1/24/2007	4/1/2007	5/28/2007	\$864,900	\$864,900	\$0			\$386.46	1997	2238	3	2.5	Two	Street	67
SOLD	11895 Zermatt Drive	7/2/2006	1/9/2007	2/2/2007	\$965,000	\$865,000	\$100,000	\$849,000	\$16,000	\$352.72	2004	2407	3	2.5	Two	Greenbelt	191
SOLD	15076 Wolfgang Road	6/19/2006	12/20/2006	1/19/2007	\$959,900	\$869,900	\$90,000	\$855,000	\$14,900	\$362.75	1999	2357	4	3	Two	Greenbelt	184
SOLD	16443 Skislope Way	4/8/2006	1/13/2007	2/14/2007	\$875,000	\$875,000	\$0	\$828,000	\$47,000	\$463.09	2005	1788	3	2	Two	River/Creek	280
SOLD	11560 Skislope Way	10/29/2006	12/31/2006	1/31/2007	\$899,000	\$892,200	\$6,800	\$870,000	\$22,200	\$352.37	2006	2469	4	3	Two	Greenbelt	63
ACTIVE	14371 Hansel Avenue	5/13/2006			\$1,095,000	\$895,000	\$200,000			\$295.87	1991	3025	3	3.5	Three	Street	327
IN ESCROW	12360 Falcon Point Place	1/19/2007			\$1,050,000	\$895,000	\$155,000			\$314.92	1999	2842	4	4	Two	Greenbelt	76
SOLD	13770 Heidi Way	6/22/2006	11/13/2006	1/8/2007	\$1,057,000	\$895,000	\$162,000	\$885,000	\$10,000	\$344.89	2003	2566	4	2.5	Two	Street	144
ACTIVE	13100 Muhlebach Way	12/6/2006			\$899,000	\$899,000	\$0			\$292.74	1992	3071	4	4	Two	Street	120
ACTIVE	11700 Munich Drive	1/15/2007			\$899,500	\$899,500	\$0			\$273.32	1985	3291	3	4	Two	Greenbelt	80
ACTIVE	13639 Hillside Drive	3/2/2007			\$899,500	\$899,500	\$0			\$335.38	2003	2682	4	3	Two	River/Creek	34
ACTIVE	13200 Davos Drive	11/16/2006			\$947,000	\$914,000	\$33,000			\$365.60	2007	2500	3	2.5	Two	Street	140
ACTIVE	11425 Lausanne Way	3/19/2007			\$919,000	\$919,000	\$0			\$369.67	2004	2486	3	2.5	Two	Greenbelt	17
ACTIVE	11991 Lausanne Way	7/1/2006			\$940,000	\$920,000	\$20,000			\$403.33	2006	2281	4	3.5	Two	Greenbelt	278
ACTIVE	13736 Pathway Avenue	12/15/2006			\$977,000	\$950,000	\$27,000			\$364.40	2007	2607	4	3.5	Two	Greenbelt	111
SOLD	15344 Wolfgang Road	8/30/2006	12/1/2006	1/4/2007	\$959,000	\$959,000	\$0	\$959,000	\$0	\$388.26	2003	2470	3	2.5	Two	Street	93
SOLD	13316 Skiview Lp	12/23/2006	1/7/2007	2/22/2007	\$1,195,500	\$959,500	\$236,000	\$959,000	\$500	\$330.69	1987	2900	4	4	Two	Golf	15
IN ESCROW	11480 Sun Valley Road	5/23/2006	3/21/2007	4/27/2007	\$1,195,000	\$969,000	\$226,000			\$331.85	1993	2920	4	3.5	Two	Street	302

Single family home sales data for all of 2006
 # Sold 174
 Ave. sales price \$818,739.
 Median sales price \$704,250.
 Ave. DOM 76

Tahoe Donner single family home market summary
 1st Quarter 2007.
 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.

ACTIVE	12783 Skiview Lp	10/11/2006			\$995,000	\$969,500	\$25,500		\$373.32	2001	2597	3	2.5	Two	Street	176
SOLD	11410 Skislope Way	1/18/2007	2/22/2007	3/21/2007	\$975,000	\$975,000	\$0	\$935,000	\$362.54	2005	2579	4	3	Two	Greenbelt	35
ACTIVE	12678 Peregrine Drive	1/25/2007			\$1,100,000	\$995,000	\$105,000		\$404.97	2003	2457	4	3	Two	Street	70
ACTIVE	13151 Muhlebach Way	1/28/2007			\$995,000	\$995,000	\$0		\$413.89	2004	2404	4	2.5	Two	Greenbelt	67
SOLD	16704 Northwoods Boulevard	8/17/2006	1/28/2007	3/7/2007	\$1,075,000	\$995,000	\$80,000	\$996,000	\$249.75	0	3988	4	3.5	Two	Street	164
SOLD	14076 Herringbone Way	9/21/2006	2/4/2007	2/22/2007	\$1,190,000	\$998,000	\$192,000	\$983,000	\$360.21	2006	2729	4	2.5	Two	Greenbelt	136
SOLD	13140 Staghorn Road	1/12/2007	2/22/2007	3/29/2007	\$998,000	\$998,000	\$0	\$980,000	\$338.40	1997	2896	4	3	Three	Street	41
SOLD	12138 Snowpeak Way	2/8/2007	2/19/2007	3/21/2007	\$1,025,000	\$1,025,000	\$0	\$990,000	\$339.51	2002	2916	4	5	Two	Street	11
ACTIVE	13838 Northwoods Boulevard	2/16/2007			\$1,029,000	\$1,029,000	\$0		\$392.00	2007	2625	3	2.5	Two	Golf	48
SOLD	11680 Kitzbuhel Road	11/10/2006	12/2/2006	2/21/2007	\$1,029,000	\$1,029,000	\$0	\$990,000	\$349.82	2000	2830	3	2.5	Two	Street	22
SOLD	14780 Slalom Way	5/3/2006	2/12/2007	3/8/2007	\$1,295,000	\$1,075,000	\$220,000	\$1,080,000	\$375.26	2006	2878	4	3.5	Two	Greenbelt	285
ACTIVE	14758 Alder Creek Road	3/30/2007			\$1,099,000	\$1,099,000	\$0		\$392.50	2004	2800	3	2.5	Two	Street	6
ACTIVE	12485 Saint Mortiz Lane	2/1/2007			\$1,099,999	\$1,099,999	\$0		\$402.93	2007	2730	4	3	Two	Greenbelt	63
ACTIVE	11494 Oslo Drive	12/14/2006			\$1,169,000	\$1,135,000	\$34,000		\$348.05	2005	3261	4	3.5	Two	Street	112
IN ESCROW	16505 Skislope Way	2/1/2007	2/19/2007	7/3/2007	\$1,135,000	\$1,135,000	\$0		\$384.75	2005	2950	4	3	Two	Greenbelt	18
ACTIVE	13694 Northwoods Boulevard	11/22/2006			\$1,149,000	\$1,149,000	\$0		\$439.05	2006	2617	3	2.5	Two	Golf	134
ACTIVE	11575 Chamonix Road	3/13/2007			\$1,149,999	\$1,149,999	\$0		\$327.54	1995	3511	4	2.5	Two	Greenbelt	23
IN ESCROW	14070 Alder Creek Road	2/9/2007	3/13/2007	4/27/2007	\$1,195,000	\$1,195,000	\$0		\$324.73	2004	3680	4	3.5	Two	Street	32
ACTIVE	15300 Wolfgang Road	11/21/2006			\$1,199,000	\$1,199,000	\$0		\$438.23	2006	2736	4	3.5	Two	Street	135
SOLD	15156 Wolfgang Road	1/8/2007	1/14/2007	2/5/2007	\$1,225,000	\$1,225,000	\$0	\$1,135,000	\$359.63	2002	3156	4	2.5	Four +	Street	6
ACTIVE	13837 Skislope Way	6/20/2006			\$1,286,000	\$1,236,000	\$50,000		\$398.71	2003	3100	4	2.5	Two	Greenbelt	289
ACTIVE	13271 Skislope Way	3/13/2007			\$1,249,000	\$1,249,000	\$0		\$297.95	1991	4192	5	4.5	Three	Street	23
ACTIVE	11721 Lausanne Way	12/15/2006			\$1,250,000	\$1,250,000	\$0		\$407.83	2007	3065	3	3.5	Two	Street	111
ACTIVE	11298 Skislope Way	10/7/2006			\$1,295,000	\$1,295,000	\$0		\$343.14	2006	3774	4	4	Two	Greenbelt	180
ACTIVE	15645 Skislope Way	1/23/2007			\$1,295,000	\$1,295,000	\$0		\$466.33	2001	2777	4	2.5	Two	Greenbelt	72
ACTIVE	12041 Julian Avenue	3/12/2007			\$1,299,900	\$1,299,900	\$0		\$429.29	2005	3028	3	3.5	Two	Street	24
ACTIVE	11994 Oslo Drive	12/29/2006			\$1,325,000	\$1,325,000	\$0		\$450.22	2007	2943	4	3.5	Two	Street	97
ACTIVE	11830 Schussing Way	11/22/2006			\$1,349,000	\$1,349,000	\$0		\$406.08	2007	3322	4	3.5	Two	Street	134
ACTIVE	14065 Skislope Way	3/9/2007			\$1,350,000	\$1,350,000	\$0		\$437.46	2000	3086	4	3.5	Two	Greenbelt	27
IN ESCROW	14665 Tyrol Road	1/12/2007	3/11/2007	5/3/2007	\$1,395,000	\$1,395,000	\$0		\$443.70	2006	3144	4	3.5	Two	Greenbelt	58
IN ESCROW	13673 Swiss Lane	11/24/2006	3/29/2007	5/29/2007	\$1,395,000	\$1,395,000	\$0		\$406.82	2004	3429	4	3	Three	Golf	125
ACTIVE	13350 Muhlebach Way	3/27/2007			\$1,439,000	\$1,439,000	\$0		\$436.06	2007	3300	4	3.5	Two	Street	9
ACTIVE	14355 Swiss Lane	1/24/2007			\$1,448,000	\$1,448,800	\$800		\$467.51	2005	3099	4	3.5	Three	Street	71
ACTIVE	13776 Swiss Lane	11/22/2006			\$1,499,000	\$1,499,000	\$0		\$454.24	2006	3300	4	3.5	Two	Street	134
ACTIVE	12991 Skiview Lp	11/22/2006			\$1,499,000	\$1,499,000	\$0		\$414.09	2007	3620	4	4	Three	Street	134
ACTIVE	13196 Roundhill Drive	1/11/2007			\$1,499,000	\$1,499,000	\$0		\$428.53	2005	3498	4	3.5	Two	Greenbelt	84
ACTIVE	14696 Slalom Way	6/14/2006			\$1,495,500	\$1,595,000	\$99,500		\$466.37	2007	3420	4	3.5	Two	River/Creek	295
ACTIVE	15189 Skislope Way	3/12/2007			\$1,600,000	\$1,600,000	\$0		\$615.38	2005	2600	3	3	Two	Greenbelt	24
ACTIVE	12939 Muhlebach Way	11/11/2006			\$1,650,000	\$1,650,000	\$0		\$430.25	2003	3835	4	3.5	Three	Greenbelt	145
ACTIVE	11346 Chalet Road	2/27/2007			\$1,675,000	\$1,675,000	\$0		\$509.58	2000	3287	3	3.5	Two	Golf	37
ACTIVE	12357 Telemark Place	3/4/2007			\$1,675,000	\$1,675,000	\$0		\$523.44	2006	3200	3	3.5	Three	Greenbelt	32
ACTIVE	14115 Skislope Way	11/15/2006			\$1,695,000	\$1,695,000	\$0		\$456.50	2002	3713	4	3.5	Two	Street	141
ACTIVE	12973 Pinnacle Loop	3/14/2007			\$1,750,000	\$1,750,000	\$0		\$520.37	2001	3363	4	3.5	Two	Greenbelt	22
SOLD	13158 Skiview Lp	5/1/2006	2/22/2007	3/29/2007	\$2,150,000	\$1,795,000	\$355,000	\$1,750,000	\$501.43	2004	3490	3	4.5	Two	Golf	297
ACTIVE	12739 Parsenn Road	1/19/2006			\$1,899,000	\$1,799,900	\$99,100		\$440.61	2006	4085	4	3.5	Two	Greenbelt	441
ACTIVE	14022 Skiview Lp	6/27/2006			\$1,950,000	\$1,825,000	\$125,000		\$480.26	2007	3800	4	3.5	Three	Golf	282
ACTIVE	12058 Skislope Way	11/22/2006			\$1,999,500	\$1,999,500	\$0		\$454.43	2007	4400	4	4.5	Two	Street	134
ACTIVE	11731 Chamonix Road	2/23/2007			\$2,225,000	\$2,199,000	\$26,000		\$481.39	2007	4568	4	3.5	Three	Street	41
ACTIVE	12874 Muhlebach Way	6/29/2006			\$2,100,000	\$2,249,000	\$149,000		\$503.81	2006	4464	5	5.5	Three	Street	280
ACTIVE	13155 & 13171 Hillside Drive	1/23/2007			\$5,500,000	\$5,500,000	\$0		\$591.40	2006	9300	7+	7+	Four +	Street	72

Averages

\$939,708 \$907,994

111.2025

*Days on market