



TAHOE DONNER® – TRUCKEE UPDATE, FEBRUARY 14TH, 2007

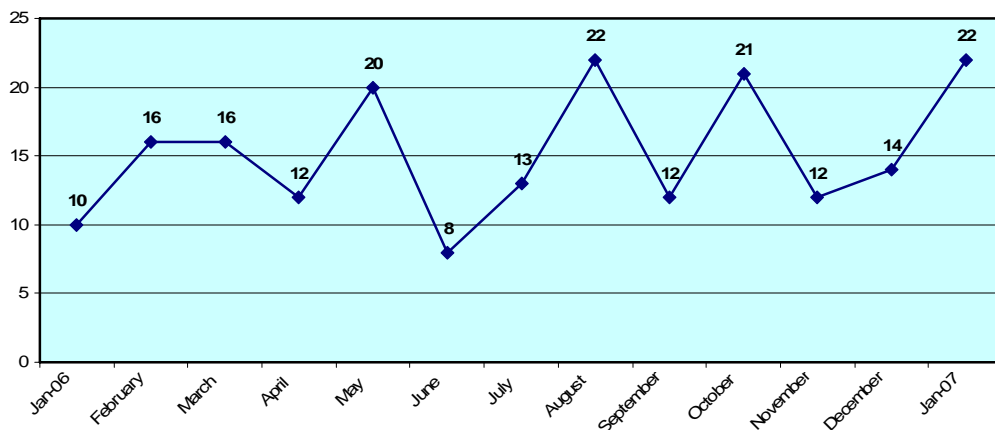
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Tahoe Donner® Market Snapshot for January 31, 2007

Single family homes	Quantity	Average asking price	Median asking price	Average sold price	Median sold price
For sale	99	\$969,594	\$799,000		
In escrow	21	\$731,398	\$699,000		
Sold	13	\$721,762	\$730,000	\$711,154	\$730,000
Condominiums					
For sale	32	\$435,722	\$434,500		
In escrow	3	\$532,333	\$499,000		
Sold	1	\$469,000	\$469,000	\$465,000	\$465,000
Lots					
For sale	37	\$361,186	\$339,500		
In escrow	4	\$264,450	\$264,000		
Sold	1	\$169,950	\$169,000	\$161,950	\$169,950

We experienced a significant increase in buyer activity during January with a total of 22 homes being placed in escrow. As can be seen in the chart below, this equals the highest monthly escrow openings of 2006. A good start for the year

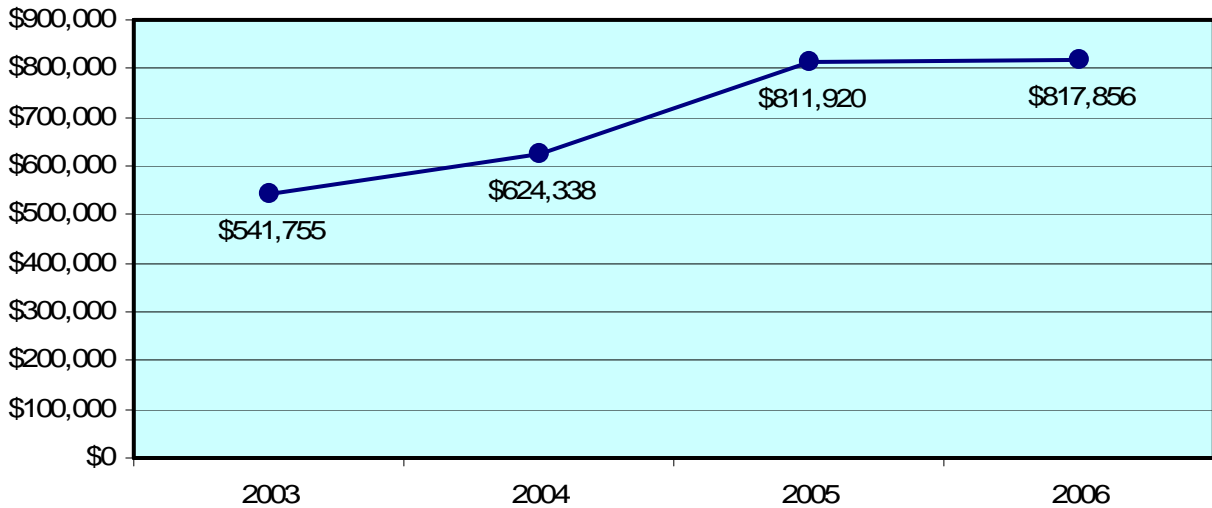
Tahoe Donner Single Family Homes - Placed in Escrow January 2006 - January 2007



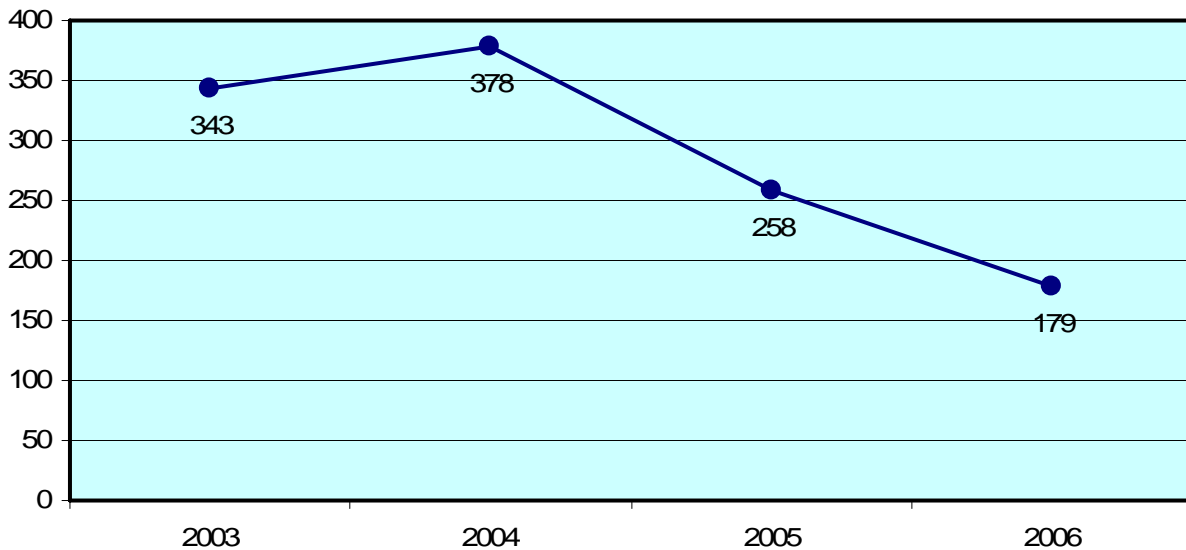
While the nation-wide slowdown in real estate definitely had an impact on the Tahoe Donner – Truckee market, that impact is mitigated by the unique nature of our mountain surroundings and the nature of our housing market. We have a limited amount of buildable land much of which is already developed, destined for development, or preserved as open space or National Forest. And our market is dominated by Tahoe Donner and other resort home communities where homes are purchased with discretionary funds, and sellers are not pressured by the typical factors presented within the primary home markets – they may want to sell but usually can wait for better market conditions. Our market is further bolstered by the many new projects that serve to increase our popularity as a destination resort area.

Historical Data: Sales for 2006 within Tahoe Donner have been impacted by the slow down of the national housing market. Sales price appreciation has leveled off from the high increases of previous years, and the number of units sold has seen a significant decline. Agents and buyers are closely monitoring market trends and buyers have been especially cautious. Properties that were priced right to market did sell fairly quickly – as demonstrated by 27 homes (15%) going into contract within 15 days of listing in 2006 - while those priced to past market performance languished until their asking price was reduced.

Tahoe Donner Single Family Homes - 2003-2006 Average Sales Price

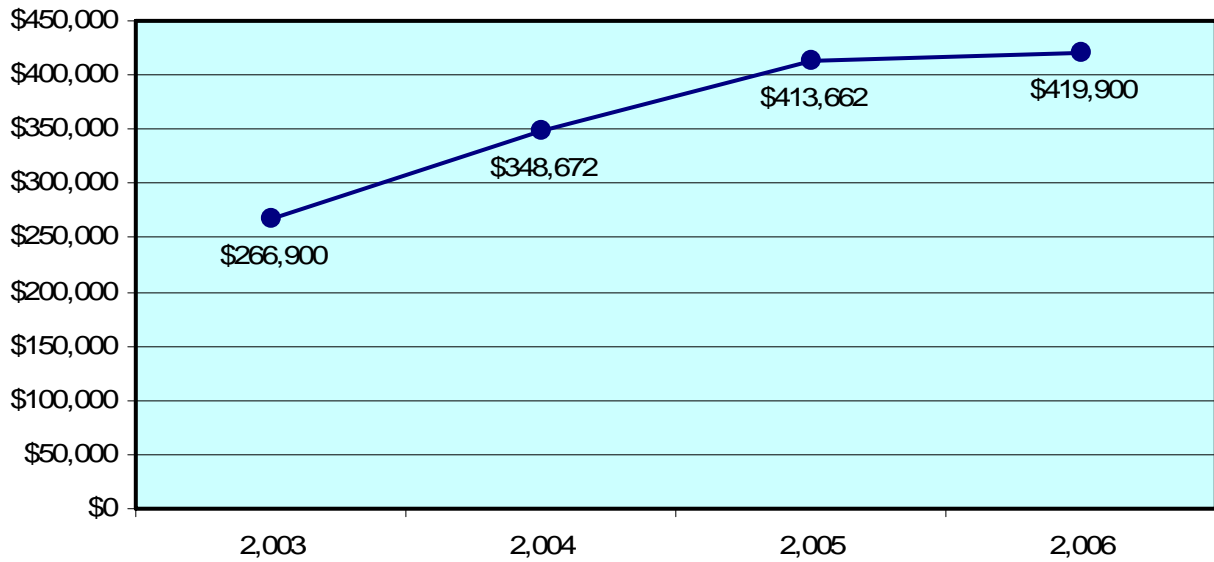


Tahoe Donner Single Family Homes - 2003-2006 Units Sold

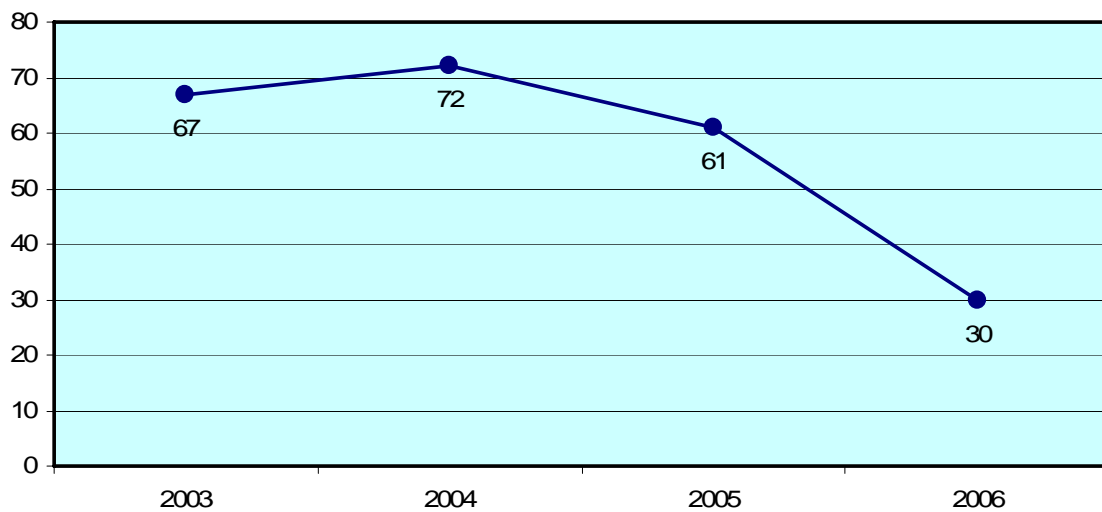


The Tahoe Donner condominium market suffered more than the single family home market in 2006. It did experience a modest rise in the average sales price but had a sharp decline in number of sales. As with homes, condos that were priced to market did sell with 8 of the 30 entering into contract (27%) with 15 days of listing.

Tahoe Donner Condominiums - 2003-2006 Average Sale Price

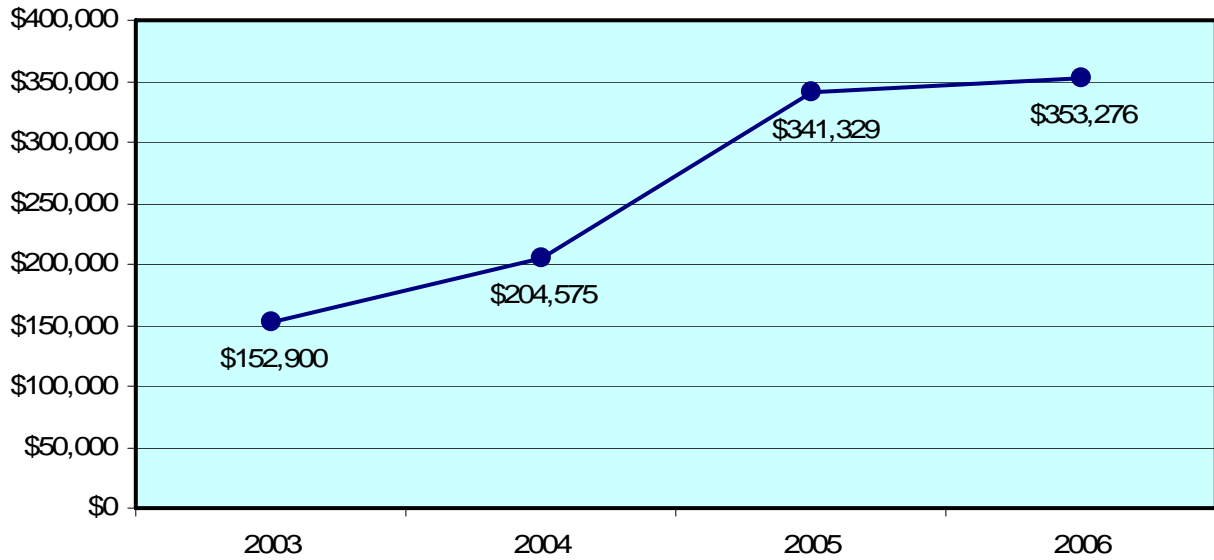


Tahoe Donner Condominiums - 2003-2006 Units Sold

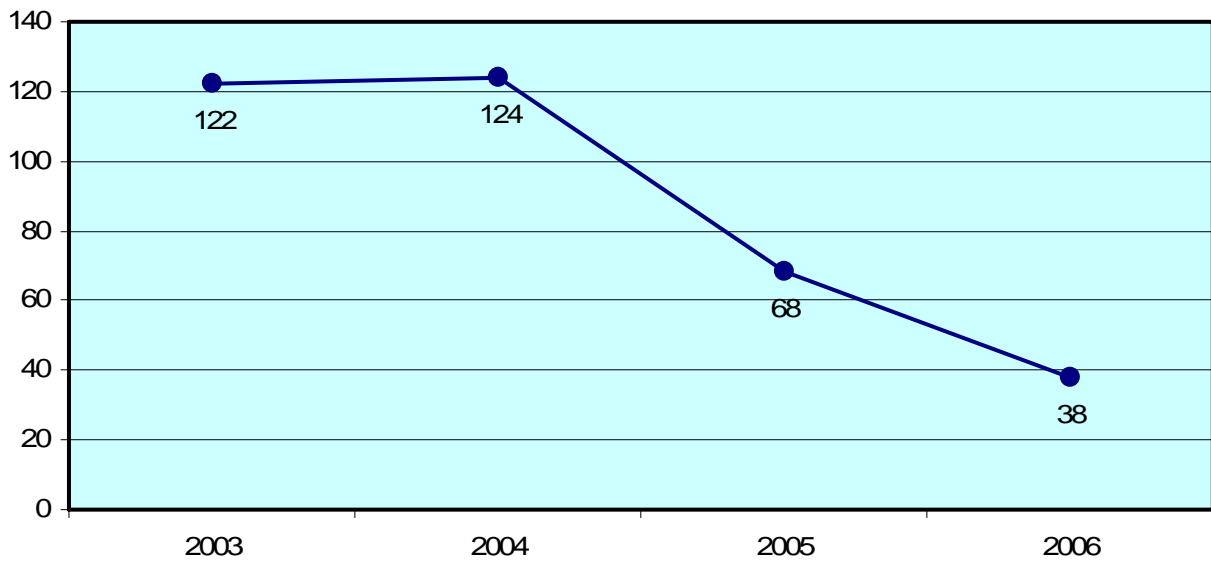


The sales of Tahoe Donner lots were also very soft for 2006 with spec builders being noticeably absent from the market – like other buyers they are maintaining a “wait and see” position.

Tahoe Donner Lots - 2003-2006 Average Sale Price



Tahoe Donner Lots - 2003-2006 Units Sold



Did you resolve to buy your “Dream” Tahoe Donner Home in 2007? Then send the criteria for your second home and your visit schedule to pete@tdhomes.com and we will help you make that resolution come true; or call direct at (800)593-3535!

In summation: We continue to have a good selection of homes at most price points, sellers are aware they need to negotiate, prices are adjusting to match the market, and interest rates remain low – so now is a good time for you to make that New Year’s resolution come true!

Special offer

Send your personal wish list for that “Dream” second home to me and I’ll send you information and photos of all homes that fit your “Dream”.

Send to pete@tdhomes.com

Links for area news and events

All citations from Google Alerts

Bringing Truckee to the river is part of the town’s vision

Downtown Truckee’s riverfront area is due for a facelift as the effort continues to make the Truckee River the centerpiece of town.

The Downtown River Revitalization Strategy, a program mandated by Truckee’s downtown specific plan, seeks to expand the downtown core and make the Truckee River a focal point for the town. This involves replacing industrial uses and creating pedestrian connections between West River Street and Donner Pass Road. A key element of the strategy is the parcel of land where West River Street and Riverside Drive meet, now owned by the Town of Truckee. The parcel could eventually become the site of a public plaza.

[Read more from the Sierra Sun.](#) Then link back to TDHomes.com.

Where Bay Area real estate investors are buying

The real estate market may be slower, but Bay Area investors are still buying a sizable amount of property -- elsewhere.

Bay Area residents bought more than 16,500 vacation or investment properties outside the region from January to November 2006 -- 39 percent fewer than during the same period in 2005, according to DataQuick Information Systems. Even so, 2006 will rank as the third-most-active year this decade in terms of how many properties Bay Area residents bought outside the area -- only 2004 and 2005 posted higher numbers.

Just like in 2005, the Top 3 places that Bay Area residents put their real estate investment dollars in 2006 were Las Vegas, Sacramento and Phoenix, according to DataQuick. In fourth place last year was Truckee, with 244 buyers -- most of them probably seeking vacation retreats rather than rental properties.

[Read more from the San Jose Mercury News.](#) Then link back to TDHomes.com

Want to learn about fly fishing the Sierra?

Then check out the annual Fly Fishing Show to be held at the Alameda County Fairgrounds on February 23-25. Show hours will be 10 a.m.-6 p.m. on Friday, 9 a.m.-5:30 p.m. on Saturday and 9 a.m.-4:30 p.m. on Sunday. Admission for an adult is \$14 for one day, \$24 for a two-day pass and \$32 for a three-day pass. Children younger than 12 get in for \$2.

NWG ARTICLE WILL GO HERE

*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*