

It is 2009. David Wright here. Let's look back at the market.

Total completed homes in TD = 5,360 Total empty lots = 868
Total homes currently for sale as of 1/5/09 = 122 (2.3% of all homes here)

Here is a history of [single family home sales in Tahoe Donner for the past five years](#).

Of particular interest are the average and median sold price fluctuations.

In a media climate where bad news gets the highest ratings, it is important to pay attention to the relatively stable pockets of our economy. At least in this resort community, numbers show that we have had market corrections along with the rest, but we are far from being a train wreck. Properties are not selling at record rates, but they are selling – take a look.

Sold single family homes in Tahoe Donner per Tahoe Sierra MLS:

Year	# homes	\$ volume	\$ average	\$ median	\$ range
2008	193	\$143,289,832	\$742,434	\$660,000	\$249,000 - \$1,850,000
2007	177	\$131,083,495	\$740,584	\$675,000	\$330,000 - \$2,465,000
2006	179	\$146,396,253	\$817,856	\$710,000	\$410,000 - \$2,680,000
2005	257	\$208,676,599	\$811,971	\$765,000	\$429,900 - \$1,710,000
2004	378	\$253,999,918	\$624,338	\$589,000	\$320,000 - \$1,720,000

And the five year average = \$747,436 \$679,800

Both average and median price aggregates for the past 5 years are within a small percentage of the 2008 closing stats – does this indicate that this resort community is near equilibrium? Time will tell. With low interest rates likely to stick around awhile, and commodity markets seeming more of a gamble than ever, I would think investing in something you can touch, enjoy, enhance your lifestyle, a roof over your head in nature's playground... this would be attractive... but I am biased – I love it here.

One thing is certain; 2009 will be *really* interesting, and maybe exciting. Historically we see property values go up and down – it is an inevitable cycle and appears to over-correct in each direction. Those with the foresight and resources to buy in near the bottom are the ones who see their wealth swell when values swing back. Look at the numbers, get calibrated on the market. Buy smart. There is homework involved, lots of factors to consider. I can help.

A note to SELLERS: If you are considering selling your property, we would work with the most current sales of similar properties, and what your current competition is determined by age, size, comfort, character & general appeal, access, level of maintenance, amenities and location. We will come up with a REALISTIC asking price. Price it right and it will sell – hang some fantasy number on it and you can continue paying “PITI”, while whoever you list it with hammers you for price reductions. It is hard to quantify, but part of the “prices are falling” headlines was/is caused by homes being overpriced to begin with.

A note to BUYERS: If you want to begin getting calibrated as the initial steps in deciding if/when/what to buy here, we would first work within your budget comfort level. Second, my job would be to alert you to properties with good access, functionality, location and suitability for our climate and to your needs. I will spend as much time pointing out what you should not be looking for as I will the properties to consider.

Check out my bio if you are interested in my background.
Contact me for a consult for detailed information for home, condo or land values.

David Wright
Designated Ecobroker®



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