
Tahoe Donner®- Truckee Update

4th Quarter, 2004

Prepared and distributed by Pete Griffin of Boice Countryside Realtors for your knowledge and enjoyment.

It is still not too late to buy! Home sales within Tahoe Donner have remained strong with 327 single family homes sold YTD (11/10/04) compared to last years 286 YTD (11/10/03). Prices continue to increase with the median price of available homes at \$999,500 compared to last years YTD median of \$495,000. The wide variance in the median price reflects the current low inventory. There are only 40 homes currently on the market with all but 2 of them priced at or above \$700,000. Last year at this time we had an inventory of 101 homes available with approximately 50% of them priced below \$700,000.

So what does this mean? Well if you currently own a Tahoe Donner home that would be priced under \$700,000 in today's market and you want to move up then now would be a good time. Assuming it is competitively priced your current home should sell relatively quickly. And the sellers of the higher priced homes are willing to negotiate.

If you are looking to buy your second home and want to find a nice place in the lower price range I would recommend you consider some of the other neighborhoods of Truckee. The areas of Prosser Lakeview, Glenshire, Ponderosa, and Sierra Meadows are very nice. These neighborhoods offer a variety of homes in quiet settings. Their current prices range from \$385,000 to \$2,950,000 with 38 of the currently available 52 homes priced under \$700,000. Details on these homes by seeing Adobe attachment to this e-mail "Truckee Listings".



Are you planning a visit to our area?

Then Pete Griffin, David Hipkins, Bruce Watkins, and David Wright would like to hear from you. We service the entire Truckee region! Give us a call several days in advance so we can discuss your vacation home needs. When you arrive we will have a home tour scheduled for you that will include those homes that best meet your selection criteria. Call Pete at (800)593-3535 or email your request to pete@tahoedonnerhomes.com.

Or are you thinking of selling? Then call or email for a market analyses and marketing plan.

Do you have questions or special interests? Do you have questions about buying a second home? Or is there some topic that you would like to see addressed in this e-news that you think others would be interested in? Send them to pete@tahoedonnerhomes.com.

And check out www.tahoedonnerhomes.com. We are constantly updating and improving our web site so it will be an even better resource for you! New features include a "resources" page (www.tahoedonnerhomes.com/resources) that contains many links relevant to purchasers and owners of a home in Truckee. Also new is a feature that you can use to get the MLS data sheet for many of the "featured Homes", and updated photos & information on the new Trout Creek Fitness Center and on the "Lodge Clubhouse" currently under construction.

Do you have any suggestions on how to improve the web site? We would like to hear about them so please send an email to pete@tahoedonnerhomes.com.

News About Tahoe Donner®*

Get in shape for winter

Are you looking forward to a great season of skiing or snowboarding and want to make sure you're ready to give it your all? Here's your opportunity to get fit for winter! Every Saturday of this month, the Recreation Department is offering Pre-Ski Conditioning classes with Ivazina Zuniga Bolla. The workouts are designed to use body weight to tone and condition the entire body.

Join us at Northwoods Clubhouse from 10:30 - 11:30 a.m. Cost per session is \$5 for members and \$8 for guests.

The Clubhouse Bar & Grill hosts art exhibit

On Saturday and Sunday, December 11 and 12, The Clubhouse Bar & Grill will host an art exhibit. Local artists and photographers will be displaying their collections. This free event is open to everyone. Artists will present their works from noon until 8 p.m. Artists include photographer Scott Thompson, copper fountain sculptor Roy Woollard, water colorist Audrey Dygert, weaver Judy Mayorga, and potter Teresa Wik.

The Tahoe Donner Art Exhibit will also feature a wine tasting from 5 - 8 p.m. on both evenings. Regal Wines will be pouring a selection of fine wines from assorted vineyards. There is a minimum donation of \$5 to participate in the wine tasting that will benefit the Truckee Humane Society. Sip a glass of wine by the fire, enjoy an eclectic selection of art, and help a wonderful cause. For more information contact Ali Kovach at (530) 587-9435.

Thanksgiving sale at the Downhill Ski Area

The Sport Shop at the Downhill Ski Area will once again be hosting its annual Thanksgiving sale. You won't want to miss out on these big savings. Join us on Friday, November 26 from 6 - 8 p.m., where all of last year's merchandise will be discounted 60 percent. You'll also receive 15 percent off of this year's merchandise. This sale is too good to pass up so don't miss out. See you there!

Winter amenities are gearing up for the season

The Tahoe Donner Cross Country Center will open on Thanksgiving Day, November 25. The Downhill Ski Area will open on Friday, December 10 and the Snow Play Area will open on Friday, December 17.

*Reprinted from News@TahoeDonner