
Tahoe Donner®- Truckee Update

**Prepared and distributed by Pete Griffin of The North Woods Group at
Boice Countryside, Realtors® for your information and enjoyment.
December, 2005**

Asking when is the best time to buy? This year's home sales within Tahoe Donner® have reflected the year's price appreciation coupled with the unusually low inventory of homes listed. Total sales of single family homes during the past 12 months were 231 compared with 326 for 2004.

Today's median price for single family homes of \$765,000 is considerably more than the 2004 median of \$588,500. Some of this increase may be contributed to having more sales activity at the \$1,000,000. level this year than last (38 sold 2005 vs. 10 for 2004) and some to the low inventory and buying pressure throughout the summer months.

The good news is that our inventory of available homes is stronger than this time last year with 81 currently available compared to only 40 a year ago (101 were available this date in 2003). Of the 40 available last year only 2 were priced below \$700,000, today we have 26 priced below that amount.

So what does this mean? Well – if you want to purchase a second home in Tahoe Donner® and are shopping in the lower price range then now may be a good time to begin your search. Home prices are down about 3% and appear to have stabilized, while interest rates have risen they are still at historic lows, and active sellers generally are willing to negotiate price because they would like to see their property in escrow before winter begins in earnest.

If this year holds true to history we will see a declining inventory through the winter months due to steady buyer activity and the normal reduction of listing activity because potential sellers often decide to use their home, or have it placed as a ski lease, for one more winter season.

How do Tahoe Donner® prices compare? I have always believed that Tahoe Donner® home prices understate the desirability and features of Tahoe Donner®, especially when compared to the other resort home communities of North Tahoe.

Tahoe Donner® homes offer good value when compared to the price of homes in Squaw Valley, Lahontan, Old Greenwood, Northstar and Alpine Meadows. With a total of 67 homes on the market, these communities see a median price of \$2,195,000. within the price range of \$675,000. - \$4,550,000. And only 8 of the 67 are priced below \$1,000,000.

In other words our competition does not have as much to offer and is much higher priced!



The North Woods Group would like to hear from you!

Pete Griffin, David Hipkins, Bruce Watkins, David Wright and Jessica DeClercq would like to hear from you. We specialize in Tahoe Donner® real estate services and we live, work and play here! We also represent all other resort home communities of North Lake Tahoe and will give outstanding service wherever your desires lead you. Give us a call several days in advance of your planned visit so we may 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.

Your first point of contact will be Pete. He takes care of the internet marketing and serves as the initial contact for The North Woods Group. He can be reached at (800)593-3535 or e-mail pete@tdhomes.com. David, Bruce, David and Pete are all experienced Realtors® and are looking forward to meeting you. Jessica is the newest member of The North Woods Group. Jessica came to us from our parent organization at Boice Countryside, Realtors® where she served as Marketing Coordinator. Jessica joined the North Woods Group in September and brings to the Group her marketing experience, her organizational skills, her enthusiasm to learn and her new Realtors® license.

Are you thinking of selling? Then call or e-mail pete@tdhomes.com for a market analysis and marketing plan. There is no obligation.

Time for a web remodel? It's that time of year again when we focus on improving the tahoedonnerhomes.com web site and we need your help! While Pete continues to work & improve the site throughout the year, this is the "annual upgrade" that he does every November-December and he will welcome your suggestions. If you have comments, criticisms, ideas or techniques that you think would make the site more informative, user friendly, and valuable to you and other users please e-mail pete@tdhomes.com or call (800) 593-3535.

New features adopted this past year include daily summary sheets of the Tahoe Donner® MLS, daily summaries of active listings for all North Tahoe resort home communities and a summary of year 2005 Tahoe Donner® sales.



News about Tahoe Donner® – Anyone hungry? After a long wait by homeowners and the public the new Lodge at Tahoe Donner® has opened and is rapidly building a solid reputation as a fine dining establishment and a great place to meet friends.

In addition to the restaurant the Lodge offers the "Yellow Jacket Lounge" for libations of choice, banquet facilities, outdoor seating during the summer, and the Tahoe Donner® golf pro shop. For reservations call (530) 587-9455 or visit the Lodge web site at www.thelodge-tahoe.com.

Meet the chef. Executive Chef Lewis Orlady is a graduate of the Culinary Institute of America in New York. Chef Orlady worked in restaurants in New York, San Francisco, and Sacramento before coming to the Tahoe area. His recent experiences included being a partner and Executive Chef at Sunsets on the Lake, opening two fine dining restaurants for The Tahoe Mountain Club and serving as Executive Chef at the River Grill. Chef Orlady presents Seasonal American Bistro cuisine.

News of Truckee. Major changes are in place that will impact traffic flow and downtown parking.

The two new roundabouts located at the Hwy. 89 - I-80 Squaw Valley exit are open and may present some confusion to visiting motorists. While there are directional signs they may be difficult to read when exiting I-80. Motorists are urged to use caution when entering these traffic circles, especially during inclement weather.

The Town of Truckee has installed a new type of parking system in the downtown area. Motorists are required visit one of the new sidewalk kiosks located along Commercial Row to pay a parking fee and obtain a slip to place in their car window. The current rate structure charges \$1 an hour for the first two hours, \$2 for the third hour and \$3 for the fourth hour. The kiosks will accept cash or credit cards with the minimum credit card purchase of \$2.00. Many Truckee locals are unhappy with the town's decision to implement paid parking and the system used.
