

www.CarsonValleyHomefinder.com

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2012 Real Estate Market in Review

We recently compiled a market analysis comparing the sales from 2005 through 2012 for the Foothill/Genoa area. In 2012 Sixty seven homes were sold which included 7 bank owned properties, 7 short sales, 5 relocation sale and the remaining were traditional sales. Here is a brief overview:

	<u>#HOMES SOLD</u>	<u>AVG. days on market</u>	<u>HIGHS</u>	<u>LOW \$</u>	<u>AVG \$</u>
2012	67	232	\$1,600,000	\$200,000	\$508,092
2011	55	256	\$2,550,000	\$219,000	\$585,652
2010	40	310	\$1,450,000	\$173,500	\$553,884
2009	51	229	\$2,500,000	\$225,000	\$653,986
2008	30	144	\$2,650,000	\$345,000	\$785,613
2007	33	171	\$1,500,000	\$367,000	\$924,462
2006	43	206	\$6,950,000	\$499,000	\$1,086,792
2005	68	185	\$2,500,000	\$435,000	\$834,750

Below is an overview of the Vacant Land Sales which includes sales of 17 parcels for 2012.

	<u>#PARCELS SOLD</u>	<u>AVG. days on market</u>	<u>HIGHS</u>	<u>LOWS</u>	<u>AVG \$</u>
2012	17	457	\$520,000	\$40,000	\$188,823
2011	25	193	\$1,050,000	\$90,000	\$221,076
2010	6	528	\$245,000	\$99,900	\$180,816
2009	8	125	\$300,000	\$130,000	\$188,812
2008	12	280	\$400,000	\$175,000	\$291,791
2007	17	244	\$1,500,000	\$220,000	\$548,058
2006	25	128	\$659,000	\$210,000	\$450,504
2005	55	311	\$3,750,000	\$239,000	\$558,202

Market Review

Over the past five years the real estate market has been quite a roller coaster with the uncertain future of the economy, but finally it might be turning around! When you compare the number of units sold in 2012 from the past 7 years it is apparent more properties are moving, however prices are also decreasing. We are hoping that the properties continue to move and prices begin to stabilize and eventually start rising in the near future. Since the election in November 2012 we have seen an influx of potential buyers for both Residential and Commercial properties especially from residents in California due to all the tax increases they are facing. With Nevada's friendly personal & business tax climate we are hoping that we are going to have a very healthy real estate market in 2013!

CURRENT PROPERTIES FOR SALE:

HOMES:

There are currently a total of 71 homes for sale in the Genoa/Foothill area of which 12 properties have accepted offers. 4 of the homes for sale are short sales. Homes for sale range from \$179,000 to \$3,850,000.

LAND:

There are currently 80 parcels for sale of which 3 properties have accepted offers. Parcels for sale range from \$75,000 to \$8,800,000. Parcels differ in size from .28 to 142 acres.

CHECK OUT THESE GREAT PROPERTIES FOR SALE:

- **620 West Fork Vista Lane, Gardnerville:**
Stunning Equestrian Estate on 19 acres of lush ag land w/ 4500 sf custom home, impeccable landscaping & beautiful custom barn \$3,390,000
- **2551 Eagle Ridge, Genoa:**
Brand new beautiful 4,489 sf custom home w/ fabulous finishes located on over 3 acres overlooking the Carson Valley \$1,048,000
- **2289 Meadow Lark Lane, Genoa:**
5 acres w/ Gorgeous 4,788 sf home in Genoa w/ guest house & 6 + car garage. Perfect horse property & quiet location \$999,999
- **2222 Valley View, Genoa:**
Seller Financing Available!! Nestled in the pines bordering forest land. Genoa Victorian w/ 4400 sf , 360 degree views & 1.55 acres \$699,000
- **2214 Willowbend, Genoa:**
Genoa equestrian property backing to Carson River, 3429 sf, 3 acres, barn/shop, Lush landscaping & water rights! \$649,000
- **226 Holton Court, Genoa:**
Large Family home in Genoa w/ 3364 sf, 6 car garage & 2.5 acres. Great Sierra views and lots of potential! \$510,000
- **254 Genoa Highlands Circe, Genoa Lakes Golf Course:**
Overlooking the 9th Fairway inviting home w/ 2283 sf, immaculate inside & out and great entertaining spaces inside & out! \$498,000
- **285 Genoa Highlands Circle, Genoa Lakes Golf Course:**
2625 sf home w/ amazing views, Beautiful great room w/ rock fireplace, 3 beds, 2.5 baths & full golf membership included \$479,000

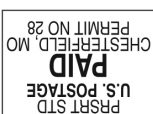
Check out our website www.CarsonValleyHomefinder.com to search the above Properties & to search the entire multiple listing service for all Northern NV!

Looking for Commercial Property for lease or for sale– visit our Commercial Property website www.CommercialRealEstateNV.com

Chad & Gina are glad to announce that they donate a portion of all the proceeds from residential sales in the Genoa Foothill area to the Town of Genoa for the Town of Genoa Beautification Projects & Town of Genoa Newsletter mailing costs. To date they have donated over \$10,000.00

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Note: This representation is based in whole or in part on data supplied by the Sierra Nevada Board of Realtors multiple listing services. The information we show is only on properties that have been available for sale through the Sierra Nevada Board of Realtors multiple listing service and or information from the Douglas County Tax Assessor..



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