

www.CarsonValleyHomefinder.com

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### JULY 1, 2009- NOV 1, 2009 HOMES SOLD

25 Homes were reported through the MLS as sold in the Genoa/Foothill area from July 1<sup>st</sup> - November 1<sup>st</sup>, 2009. 13 of the 25 homes sold were located at Genoa Lakes Golf Course & Genoa Lakes Golf Resort.

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>Sq. Ft</u>	<u>Lot Size</u>	<u>Br/ Bth</u>
863 Barber Wy	\$249,900	\$225,000	1556	.42	3 2
869 Bollen	\$275,900	\$265,000	1995	.41	3 2
493 Alpine View Ct	\$360,000	\$300,000	2476	2.00	4 3
1203 Holly Court	\$389,000	\$345,000	1938	1.00	3 2
2405 Genoa Meadows	\$439,500	\$424,500	1834	.18	3 2
2528 Genoa Aspen	\$459,000	\$459,000	3453	.32	3 2
2870 Voight Canyon	\$499,000	\$460,000	3893	.25	5 4
2393 Genoa Highlands	\$499,000	\$475,000	2502	.25	3 3
2495 Genoa Aspen	\$624,900	\$495,000	3434	.37	3 3
2445 Genoa Highlands	\$575,000	\$495,000	2787	.29	3 2
202 Taylor Creek	\$549,000	\$500,000	3393	1.03	4 2
496 Daggett Creek	\$499,000	\$500,000	3939	.26	5 4
481 Daggett Creek	\$549,000	\$520,000	3939	.26	5 3
295 Genoa Highlands	\$549,000	\$549,000	3042	.46	3 2
179 Carson St	\$595,000	\$565,000	2796	1.23	3 2
2893 Cloudburst	\$610,490	\$614,375	2792	.50	3 3
2494 Genoa Aspen	\$624,000	\$615,000	3434	.37	3 3
419 Dino	\$795,000	\$625,000	5380	1.25	3 3
2861 Voight Canyon	\$699,000	\$650,000	3939	.33	5 4
3376 Alpine View Ct	\$799,000	\$740,000	4086	2.50	4 3
879 Foothill Rd	\$899,000	\$825,000	2988	2.95	3 2
2481 Genoa Aspen	\$893,475	\$870,000	5085	.60	4 4
191 Summit Ridge	\$1,599,000	\$1,320,000	4040	2.43	3 2
207 Forest Hill Way	\$1,899,000	\$1,600,000	4153	2.26	3 3
715 Centerville Lane	\$1,950,000	\$1,700,000	5126	19.01	4 3

Average Price per Foot = \$188.00

### JULY 1 – NOV 1, 2009 GENOA/ FOOHILL SOLD PARCELS

1 Parcel of vacant land was reported through the MLS as sold in the Genoa Foothill area.

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>Lot Size</u>	<u>Days On Market</u>
2536 Jacks Valley	\$149,900	\$130,000	2.00	235

### CURRENT PROPERTIES FOR SALE:

#### **HOMES:**

There are currently 88 homes for sale in the Genoa/Foothill area of which 7 properties have accepted offers. There are currently 7 short sale properties for sale. Homes for sale range from \$375,000 to \$3,699,500.

#### **LAND:**

There are currently 82 parcels for sale of which 3 properties have accepted offers. Parcels for sale range from \$124,900 to \$12,000,000. Parcels differ in size from .34 to 116 acres. The current parcels have been for sale for an average of 458 days.

## What is a "Short Sale"?

In a short sale, the bank or mortgage lender agrees to discount a loan balance because of an economic or financial hardship on the part of the borrower. The home owner/debtor sells the mortgaged property for less than the outstanding balance of the loan, and turns over the proceeds of the sale to the lender. Neither side is "doing the other a favor;" a short sale is simply the most economical solution to a problem. Banks will incur a smaller financial loss than foreclosure or continued non-payment would entail. Borrowers are able to mitigate damage to their credit history, and partially control the debt. A short sale is typically faster and less expensive than a foreclosure. It does not extinguish the remaining balance unless settlement is clearly indicated on the acceptance of offer.(Source Wikipedia)

## Are you eligible for a Short Sale ?

There are many factors that banks/ lenders take into account when agreeing to short sales. Also all banks have different protocols, paperwork & guidelines for short sales. The best way to proceed with a short sale is to first call your bank and see what options they will offer to you.

Chad & Gina Coons are very knowledgeable about the short sale process and can assist with any questions. Chad & Gina can also list your house for sale and work step by step with the Seller and the bank to ensure a successful short sale. Call or email us with any questions pertaining to short sales.

**CHAD & GINA COONS ARE EXCITED TO ANNOUNCE THAT WITH EVERY REAL ESTATE TRANSACTION THEY CLOSE IN THE GENOA/FOOTHILL AREA THEY WILL DONATE \$500 TOWARD THE "TOWN OF GENOA BEAUTIFICATION PROJECT"**

*In the month of October Chad & Gina donated \$1000 to the Town of Genoa Beautification Project on the behalf of the successful sales of 295 Genoa Highlands & 179 Carson Street.*

**Check out our website [www.CARSONVALLEYHOMEFINDER.com](http://www.CARSONVALLEYHOMEFINDER.com) to search the entire multiple listing service for all of Northern NV & Lake Tahoe!**

**We would be glad to help you with any of your real estate needs. If you would like any additional information please**



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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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