

[www.CarsonValleyHomefinder.com](http://www.CarsonValleyHomefinder.com)

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2288 Main Street  
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Genoa, NV 89411



### NOV 1, 2009 – MARCH 1, 2010 HOMES SOLD

9 Homes were reported through the MLS as sold in the Genoa/Foothill area from November 1<sup>st</sup>, 2009 through March 1st 2010. 7 of the 9 homes sold were located at Genoa Lakes Golf Course & Genoa Lakes Golf Resort.

Address	List Price	Sold Price	Sq. Ft	Lot Size	Br/ Bth
2444 Genoa Meadows	\$375,000	\$315,000	1832	.20	3 2
215 Mott Court	\$424,900	\$375,000	2071	1.17	3 2
2439 Genoa Aspen	\$449,000	\$415,000	3631	.37	4 3
2412 Genoa Meadows	\$495,000	\$430,000	2707	.33	4 2
268 Genoa Highlands	\$659,000	\$562,000	2887	.29	3 2
2902 Cloudburst Canyon	\$648,000	\$602,738	3252	.50	3 3
2899 Cloudburst Canyon	\$803,990	\$683,990	4036	.50	4 4

### NOV 1, 2009 – MARCH 1, 2010 GENOA/ FOOTHILL SOLD PARCELS

3 Parcels of vacant land was reported through the MLS as sold in the Genoa Foothill area.

Address	List Price	Sold Price	Lot Size	Days On Market
293 Tigerwood Ct	\$199,000	\$180,000	5.63	430
293 James Canyon Loop	\$269,900	\$269,900	6.67	84
484 Natures Edge	\$315,000	\$300,000	2.29	39

We recently compiled a market analysis comparing the sales from 2005 through 2009 for the Foothill/Genoa area. Here is a brief overview:

	#HOMES SOLD	AVG. days on market	HIGHS	LOW \$	AVG \$
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:

	#PARCELS SOLD	AVG. days on market	HIGHS	LOWS	AVGS
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

### **CURRENT PROPERTIES FOR SALE:**

#### **HOMES:**

There are currently 82 homes for sale in the Genoa/Foothill area of which 10 properties have accepted offers. There are currently 9 short sale/ bank owned properties for sale. Homes for sale range from \$374,900 to \$3,699,500.

#### **LAND:**

There are currently 72 parcels for sale of which 2 properties have accepted offers. Parcels for sale range from \$99,000 to \$12,000,000. Parcels differ in size from .28 to 116 acres. There are 2 parcels for sale that are short sales. The current parcels have been for sale for an average of 551 days.



**Featured Property**

Just **Reduced over \$500,000**...Watch the deer roam through town from one of the most picturesque properties that Genoa has to offer. Custom built Victorian home with over 4600 sq ft, 6 large suites, 6.5 baths, living room, family room, formal dining room, custom oak flooring, staircase & crown molding, large kitchen w/ nook, 2 fireplaces, guest quarters above garage approx. 500 sq ft w/ full bath, 3 car garage, 1.52 acres of lush landscaping w/ mature trees, gardens & water rights. Property is currently used as a bed & breakfast, but would make a perfect family retreat- there is plenty of space for everyone and horses are allowed. Priced to sell.

**2332 Main Street, Genoa NV \$995,000**

**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 contact us:**



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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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