



### 2013 Real Estate Market in Review

We recently compiled a market analysis comparing the sales from 2008 through 2013 of the Foothill/Genoa area. In 2013 eighty homes were sold which included 2 bank owned properties, 7 short sales, 2 relocation sales and the remaining were traditional sales. Here is a brief overview:

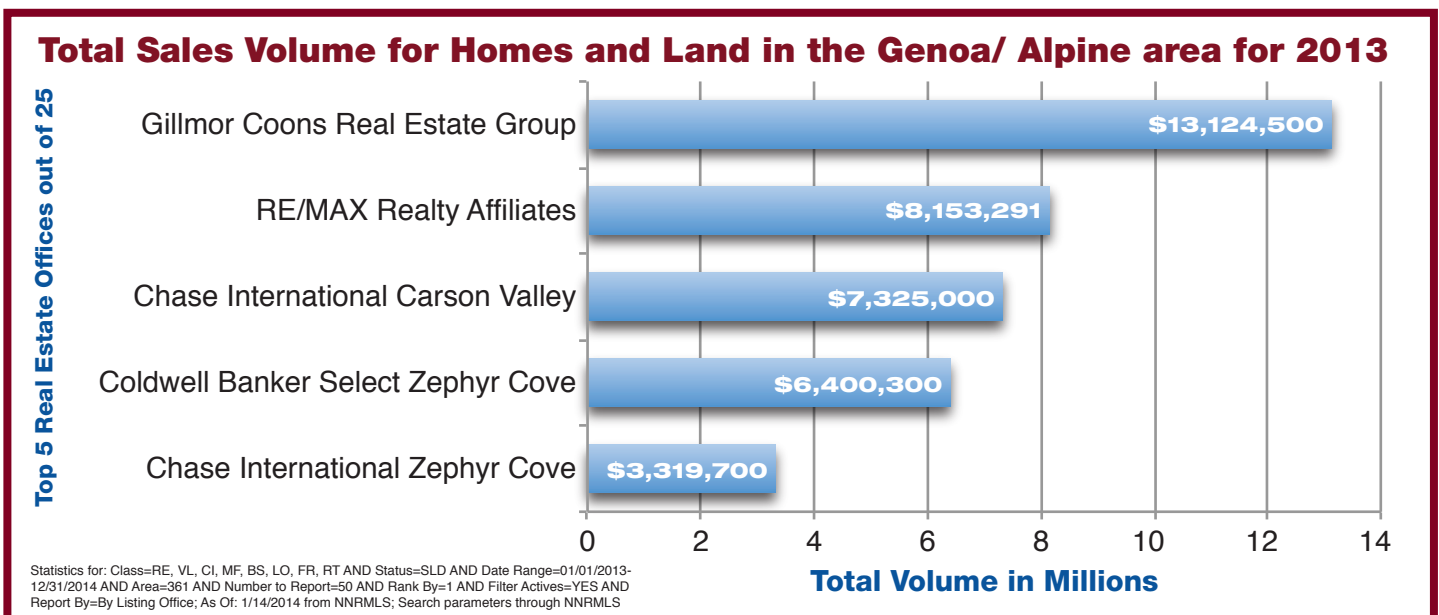
	#HOMES SOLD	AVG. days on market	HIGH\$	LOW \$	AVG \$
2013	80	243	\$1,925,000	\$185,000	\$595,581
2012	67	232	\$1,600,000	\$200,000	\$508,092
2011	55	256	\$2,550,000	\$219,000	\$585,652
2010	40	310	\$1,450,000	\$173,500	\$553,884
2009	51	229	\$2,500,000	\$225,000	\$653,986
2008	30	144	\$2,650,000	\$345,000	\$785,613

Below is an overview of the Vacant Land Sales which included sales of 34 parcels for 2013:

	#PARCELS SOLD	AVG. days on market	HIGH\$	LOW\$	AVG \$
2013	34	239	\$3,350,000	\$61,000	\$293,026
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

### Market Review

The Real Estate Market in 2013 was stronger than 2012. We have seen an increase in the number of overall units sold as well as an increase in the Average price of properties sold. Prices seem to be stabilizing and we feel confident that 2014 will bypass 2013 sales and prices will continue to rise. Gillmor Coons Real Estate Group continues to be a leader in the sales of properties located in Genoa— See the chart below:





## CURRENT PROPERTIES FOR SALE:

### LAND:

There are currently 97 parcels for sale of which 6 properties have accepted offers. Parcels for sale range from \$75,000 to \$4,200,000. Parcels range in size from .24 to 142 acres.

#### 342 James Canyon Loop, Genoa NV

Lot #34 at Genoa Lakes Golf Resort surrounded by open space on 3 sides with views of the entire Carson Valley and Jobs Peak. 2,500 Sf minimum build. Take advantage of this premium lot now. \$155,000

#### 2917 Childs Canyon, Genoa NV

Prime Canyon Creek Estates Lot overlooking the fairway of the signature 15th hole at the Genoa Lakes Golf Resort. Lot #11 on the south side is also available for sale, each lot is .74/acre. Utilities at street. \$165,000

#### 347 James Canyon Loop, Genoa NV

Prime Lot in Canyon Creek backing to the 14th green at the Genoa Lakes Golf Resort. Open Space to the east side of the lot for unobstructed views and a picture perfect back drop of Jobs Peak. \$165,000

#### 301 Adams Ranch Road, Genoa NV

LOT #38 includes 7.36 acres with some of the best Jobs Peak views in the Eagle Ridge Development. Large building envelope present many options for building site location. 2,500 SF minimum build. Take advantage of one of the best Eagle Ridge lots with 360 degree views!! \$300,000

### Town of Genoa Donations

Chad & Gina Coons donate a portion of all Residential Real Estate commissions from Genoa sales to the Town of Genoa. In 2013 Chad & Gina donated \$5800.00 to Genoa. These funds contribute to repairs and maintenance of the Town Buildings, the postage for the Genoa Connection Newsletter and a portion of the funds will also be used to complete the new swing set at the Genoa Park.

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Looking for Commercial Property for lease or for sale—  
visit our Commercial Property website [www.CommercialRealEstateNV.com](http://www.CommercialRealEstateNV.com)

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



**Chad Coons, CCIM (775) 720-2115 [chadcoons@gmail.com](mailto:chadcoons@gmail.com)**

**Gina Gillmor Coons (775) 721-3988 [ginacoons@gmail.com](mailto:ginacoons@gmail.com)**

**Gillmor Coons Real Estate Group Office: (775) 782-3434**

**Gillmor Coons Real Estate Group Fax: (775) 782-0088**

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