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2010 Real Estate Market in Review

We recently compiled a market analysis comparing the sales from 2005 through 2010 for the Foothill/Genoa area. Of the 40 homes sold in 2010 seven were bank owned, five were short sales 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>
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. Of the 6 parcels sold in 2010 there was one short sale and the remaining five were traditional sales:

	<u>#PARCELS SOLD</u>	<u>AVG. days on market</u>	<u>HIGHS</u>	<u>LOWS</u>	<u>AVG \$</u>
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

AUG 1, 2010– DECEMBER 31, 2010 HOMES SOLD

15 Homes were reported through the MLS as sold in the Genoa/Foothill area from August 1st 2010 through December 31st 2010. 8 of the 15 homes sold were located at Genoa Lakes Golf Course & Genoa Lakes Golf Resort. There were five bank owned sales and one short sale of the below properties.

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>Sq. Ft</u>	<u>Lot Size</u>	<u>Br/ Bth</u>
496 Alpine View Ct	\$284,900	\$267,500	2296	2.00	3 2
2447 Genoa Meadows	\$349,000	\$325,000	1831	.26	3 2
334 Genoa Springs	\$410,000	\$340,000	2044	.14	2 2
3455 Bernese Ct	\$392,500	\$374,912	3136	2.14	3 2
2436 Genoa Meadows	\$384,900	\$380,000	2364	.26	3 2
270 Shadow Mountain	\$479,000	\$450,000	2418	1.49	3 2
1012 Irma Lane	\$569,900	\$555,000	2412	5.00	3 2
485 Daggett Creek	\$599,000	\$569,000	4128	.34	5 4
2907 Cloudburst Canyon	\$660,990	\$601,137	4036	.50	4 4
2506 Genoa Aspen	\$594,900	\$610,000	3695	.31	5 3
275 Old Barn	\$646,000	\$633,000	4066	2.97	4 3
351 James Canyon	\$639,900	\$660,000	3329	.67	3 3
752 Trance Acres	\$849,900	\$671,000	4100	10.00	4 3
940 Foothill Rd	\$750,000	\$727,000	4846	1.73	4 3
2521 Genoa Aspen	\$995,000	\$900,000	4363	.33	4 4

Average Price per Foot = \$165.00

AUG 1, 2010 – DECEMBER 31, 2010 GENOA/ FOOTHILL SOLD PARCELS

2 Parcels of vacant land were 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>
249 Genoa Peak	\$159,000	\$100,000	0.43	457
280 Five Creek	\$230,000	\$230,000	3.97	926

CURRENT PROPERTIES FOR SALE:

HOMES:

There are currently 74 homes for sale in the Genoa/Foothill area of which 8 properties have accepted offers. There are currently 10 short sale/ bank owned properties for sale. Homes for sale range from \$249,000 to \$4,500,000.

LAND:

There are currently 72 parcels for sale of which 11 properties have accepted offers. Parcels for sale range from \$99,000 to \$11,500,000. Parcels differ in size from .24 to 80 acres. There are 12 parcels for sale that are short sales or bank owned properties.

2454 Genoa Meadows, Genoa Lakes Golf Course



Gorgeous Genoa Lakes patio home backing to the 9th tee box. This inviting 2226 sq ft home has a "Tahoe feel" throughout with 3 bedrooms, separate office, 2.5 baths, large kitchen, 2 car garage & covered patio looking onto the golf course. Great views in all directions & some furnishings are negotiable. Perfect for a full time residence or weekend retreat!

\$439,000

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

Check out our website 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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