



RE/MAX
SABRINA BELLECI
 REALTOR® | INCLINE NEIGHBOR
775.354.9745

923 Tahoe Blvd #101
 Incline Village, NV 89451

PRESORTED
 STANDARD
 US POSTAGE
 PAID
 REAL MARKETING



E: sabrina@insideincline.com

W: www.insideincline.com

Connect with me at InsideIncline on:



Zillow
 5-Star Zillow
 Premier Agent
 ★★★★★

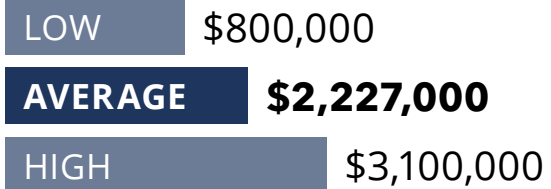
Published by REAL Marketing (RM) | www.REALMarketing4You.com | 858.952.4280 | © 2022

YEAR-TO-DATE
 REAL ESTATE REVIEW

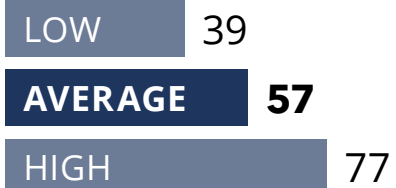
CHAMPIONSHIP
 GOLF COURSE

5 TOTAL HOMES SOLD

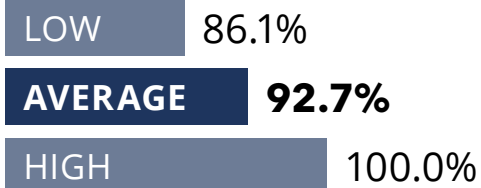
SOLD PRICE



DAYS ON MARKET



SP/LP RATIO



Dear Future Friends and Neighbors,

These statistics represent the current market trends in your community. For an in-depth analysis on how these trends affect your home's value, call me today at **775.354.9745** for a free consultation.

Data based on listings from IVR MLS from January 1st to August 12th, 2022. Information deemed accurate but not guaranteed.

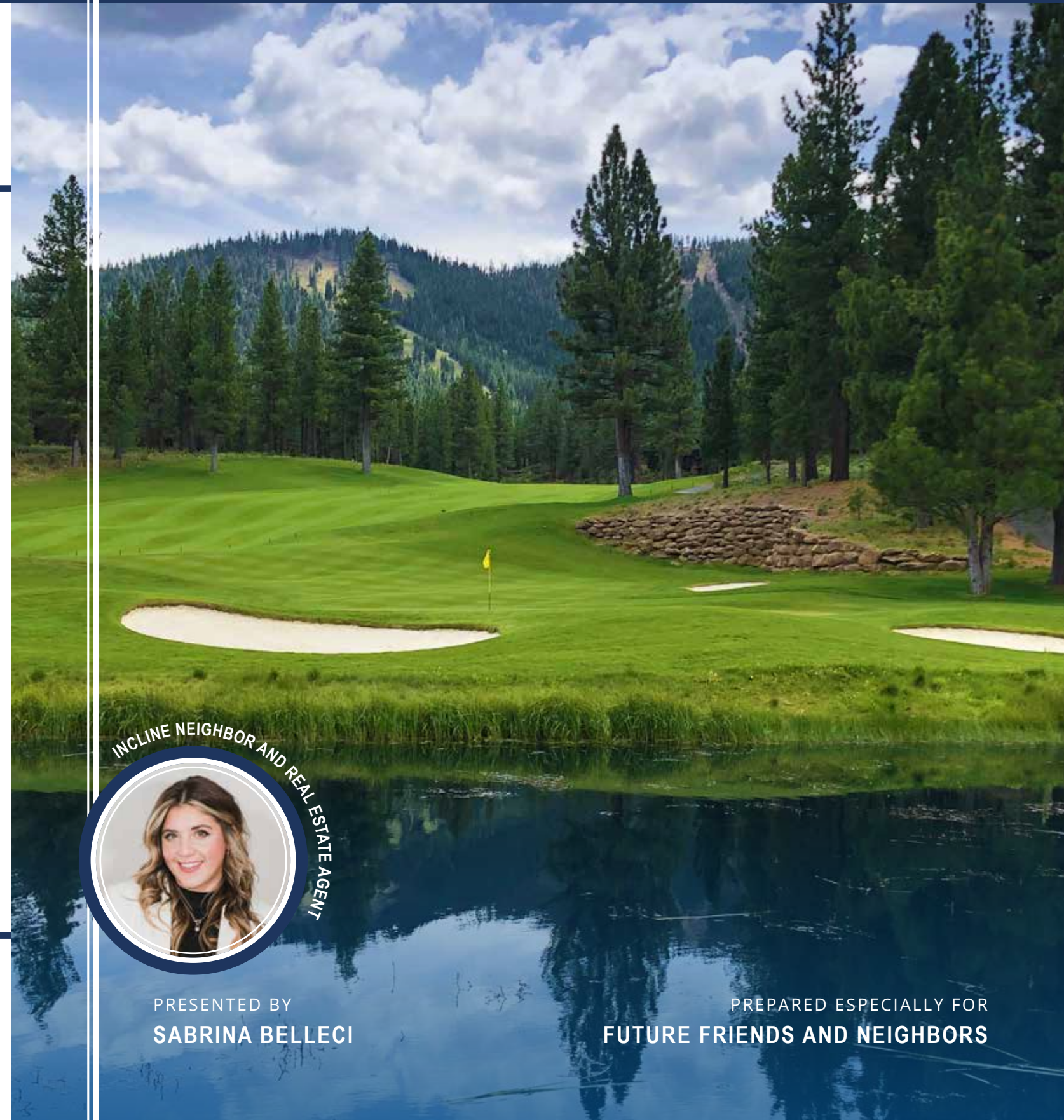
CHAMPIONSHIP GOLF COURSE

SUMMER 2022 | REAL ESTATE MARKET REPORT



PRESENTED BY
SABRINA BELLECI

PREPARED ESPECIALLY FOR
FUTURE FRIENDS AND NEIGHBORS





RE/MAX
SABRINA BELLECI

REALTOR® | INCLINE NEIGHBOR

775.354.9745

E: sabrina@insideincline.com

W: www.insideincline.com



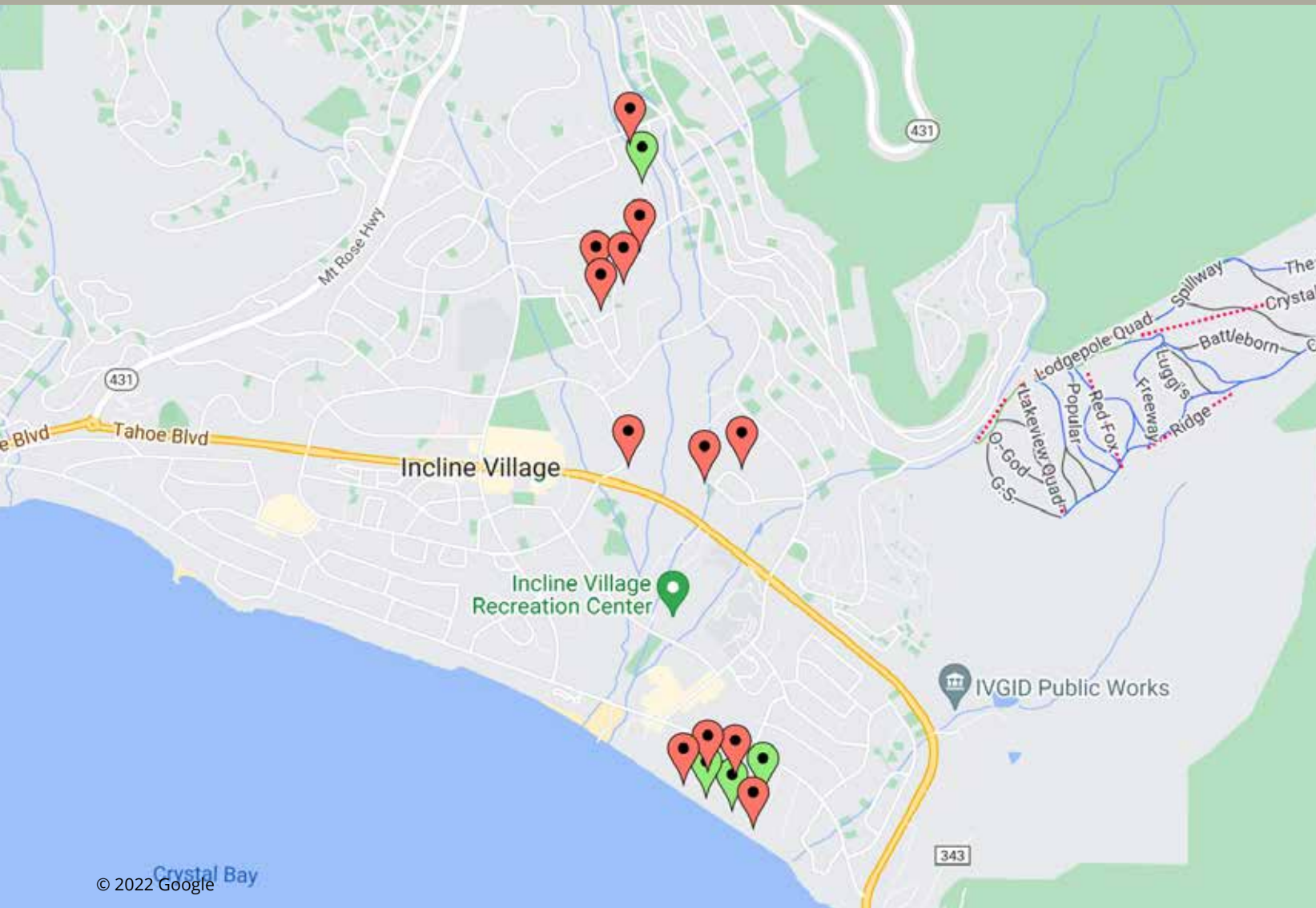
Dear Future Friends and Neighbors,
Receive the most accurate assessment of your home's value, provided to you as a complimentary service by Sabrina Belleci, your Championship Golf Course real estate specialist. You will not be contacted with any other solicitation.

VISIT WWW.INSIDEINCLINE.COM

CURRENT CHAMPIONSHIP GOLF COURSE ACTIVITY

● Active ● Pending ● Sold

If you want to know what your home would sell for in today's market, contact me today at **775.354.9745**.



CHAMPIONSHIP GOLF COURSE

REAL ESTATE MARKET REPORT

HOMES CURRENTLY LISTED

Status	Street Name	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price
Active	Glenrock #56	3	3.0	1,400	\$850,000
Active	Fairway	5	5.0	3,200	\$3,200,000
Active	Country Club	3	4.0	3,300	\$3,450,000
Active	Tee	3	4.0	3,800	\$3,750,000

THERE ARE 0 HOMES CURRENTLY PENDING

HOMES RECENTLY SOLD

Status	Address	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price	Sold Price	Sold Date
Sold	950 Northwood	5	4.0	2,724	\$1,995,000	\$1,740,000	08/05/22
Sold	976 Sand Iron	3	2.0	1,720	\$2,750,000	\$2,500,000	06/17/22
Sold	608 Caddie	4	5.0	4,492	\$3,600,000	\$3,100,000	04/26/22
Sold	978 Glenrock #36	3	3.0	1,440	\$805,000	\$800,000	04/05/22
Sold	987 Chip	3	4.0	3,546	\$2,995,000	\$2,995,000	01/07/22
Sold	950 Fairway Park	3	3.0	1,440	\$1,550,000	\$1,470,000	11/09/21
Sold	475 Country Club	4	4.0	4,304	\$3,900,000	\$3,700,000	11/03/21
Sold	513 Catherine	2	2.0	1,386	\$1,049,000	\$1,050,000	10/08/21
Sold	916 Harold #31	3	2.0	1,536	\$779,000	\$720,000	09/30/21
Sold	970 Fairway	3	4.0	3,003	\$2,940,000	\$2,800,000	07/23/21
Sold	967 Fourth Green	5	7.0	5,948	\$3,975,000	\$4,000,000	06/16/21
Sold	590 Putter	5	4.0	4,293	\$3,475,000	\$3,300,000	06/15/21

**CHAMPIONSHIP
GOLF COURSE
AT A GLANCE**

12
Homes
Recently
Sold

\$2,812,500
Average
Active
List Price

\$2,347,917
Average
Sold
Price

57
Average Days
On Market
(Solds)

This map is a visual representation of the data on the opposing page. The data and corresponding location pins are deemed to be accurate but not guaranteed. Some location pins may not be visible and/or updated with the latest location data.

Sabrina Belleci and RE/MAX are not in any way affiliated with Championship Golf Course Home Owners Association, nor is this in any way an official advertisement or publication of Championship Golf Course. © 2022 All rights reserved. This representation is based on sales and data reported by multiple brokers/agents to the IVR MLS between June 15th, 2021 and August 12th, 2022. Listings and sales may not be those of RE/MAX. The IVR MLS does not guarantee the accuracy of this data, which may not reflect all the real estate activity in the area. E&OE covered. This market report is not intended to solicit properties already listed for sale nor intended to cause a breach of an existing agency relationship. *Estimated square feet rounded down to nearest hundred.





RE/MAX
SABRINA BELLECI
 REALTOR® | INCLINE NEIGHBOR
775.354.9745

923 Tahoe Blvd #101
 Incline Village, NV 89451

PRESORTED
 STANDARD
 US POSTAGE
 PAID
 REAL MARKETING



E: sabrina@insideincline.com
 W: www.insideincline.com
 Connect with me at InsideIncline on:



Published by REAL Marketing (RM) | www.REALMarketing4You.com | 858.952.4280 | © 2022

CRYSTAL BAY

SUMMER 2022 | REAL ESTATE MARKET REPORT

PRESENTED BY
SABRINA BELLECI

PREPARED ESPECIALLY FOR
FUTURE FRIENDS AND NEIGHBORS

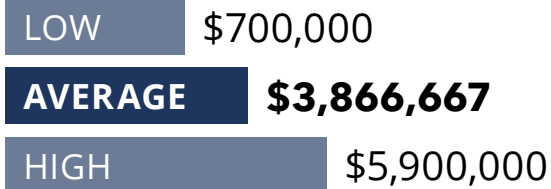


YEAR-TO-DATE
 REAL ESTATE REVIEW

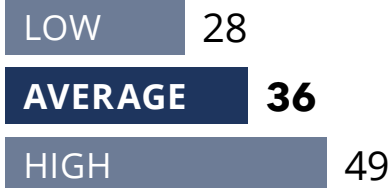
CRYSTAL BAY

3 TOTAL HOMES SOLD

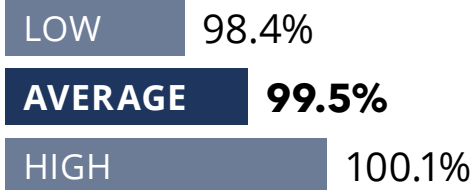
SOLD PRICE



DAYS ON MARKET



SP/LP RATIO



Dear Future Friends and Neighbors,

These statistics represent the current market trends in your community. For an in-depth analysis on how these trends affect your home's value, call me today at **775.354.9745** for a free consultation.

Data based on listings from IVR MLS from January 1st to August 12th, 2022. Information deemed accurate but not guaranteed.



RE/MAX
SABRINA BELLECI

REALTOR® | INCLINE NEIGHBOR

775.354.9745

E: sabrina@insideincline.com

W: www.insideincline.com



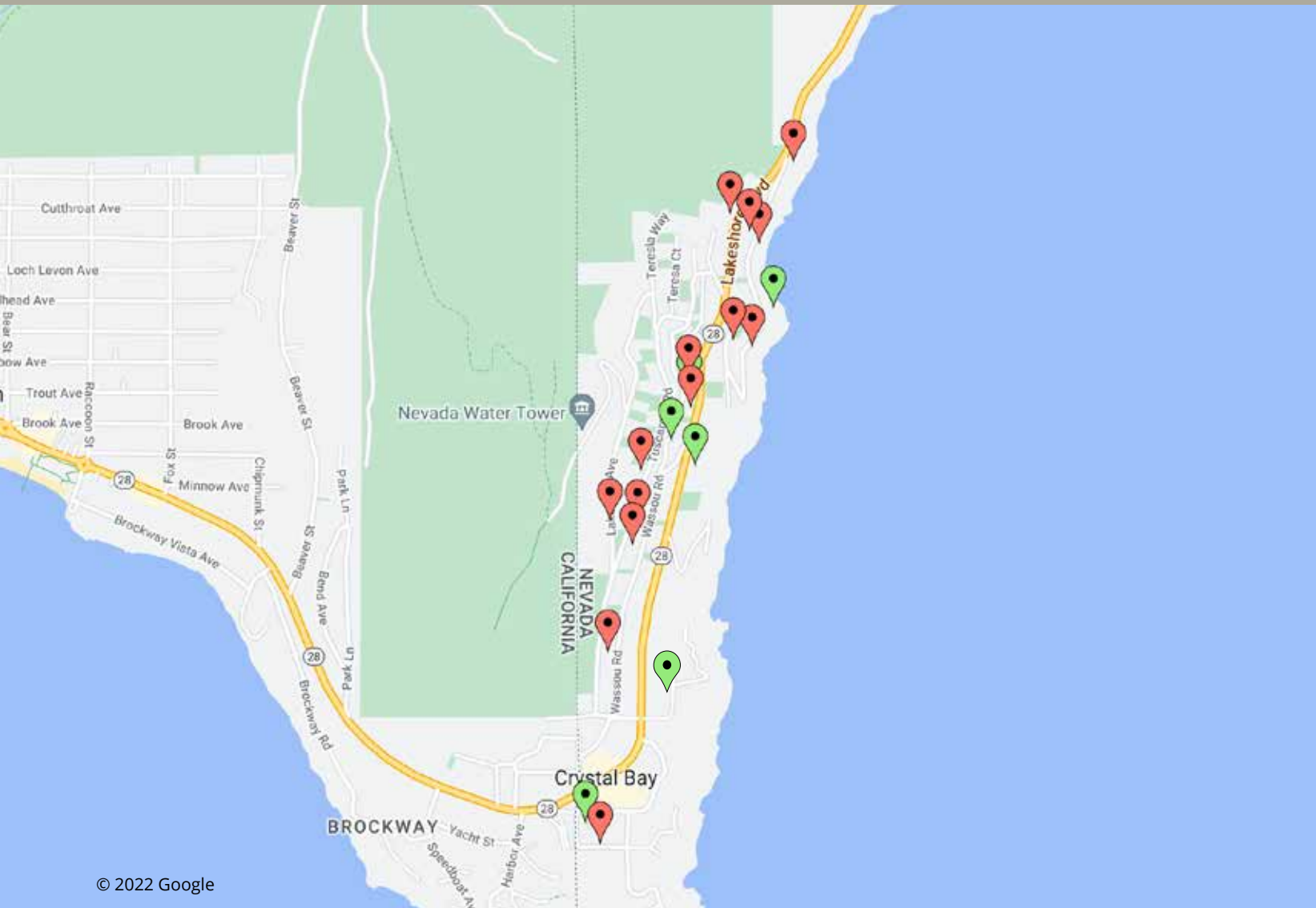
Dear Future Friends and Neighbors,
Receive the most accurate assessment of your home's value, provided to you as a complimentary service by Sabrina Belleci, your Crystal Bay real estate specialist. You will not be contacted with any other solicitation.

VISIT WWW.INSIDEINCLINE.COM

CURRENT CRYSTAL BAY ACTIVITY

📍 Active 🟡 Pending 📍 Sold

If you want to know what your home would sell for in today's market, contact me today at **775.354.9745**.



CRYSTAL BAY
REAL ESTATE MARKET REPORT

HOMES CURRENTLY LISTED

Status	Street Name	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price
Active	Tuscarora	2	2	1,400	\$2,599,000
Active	Wassou	3	4	3,700	\$3,250,000
Active	Wassou	4	3	2,300	\$3,995,000
Active	Gonowabie	5	7	5,600	\$28,850,000
Active	Crystal	4	8	9,000	\$31,000,000
Active	Highway #28	8	12	16,200	\$64,500,000

THERE ARE 0 HOMES CURRENTLY PENDING

HOMES RECENTLY SOLD

Status	Address	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price	Sold Price	Sold Date
Sold	515 Gonowabie	5	6	3,807	\$5,995,000	\$5,900,000	07/15/22
Sold	232 Wassou	2	2	843	\$699,000	\$700,000	06/13/22
Sold	155 Wassou	4	4	4,292	\$4,995,000	\$5,000,000	04/29/22
Sold	315 Tuscarora	3	3	1,770	\$1,350,000	\$1,200,000	12/03/21
Sold	115 Lakeview	2	3	1,408	\$1,100,000	\$850,000	11/22/21
Sold	24 Crystal	5	7	6,701	\$25,370,594	\$25,370,594	06/25/21
Sold	370 Wassou	3	3	1,921	\$1,925,000	\$2,000,000	06/04/21
Sold	435 Amagosa	2	2	1,600	\$1,349,000	\$1,360,000	04/23/21
Sold	380 Wassou	4	3	2,372	\$2,300,000	\$2,500,000	04/20/21
Sold	580 Gonowabie	4	5	8,694	\$32,500,000	\$31,500,000	01/19/21
Sold	295 Tuscarora	1	2	759	\$1,100,000	\$1,090,000	01/14/21
Sold	355 Gonowabie	3	2	2,082	\$1,985,000	\$1,900,000	12/18/20
Sold	444 Gonowabie	6	7	6,776	\$15,650,000	\$15,450,000	12/04/20
Sold	520 Gonowabie	5	6	4,886	\$7,850,000	\$7,850,000	11/25/20

CRYSTAL BAY
AT A GLANCE

14
Homes Recently Sold

\$22,365,667
Average Active List Price

\$7,333,614
Average Sold Price

194
Average Days On Market (Solds)

This map is a visual representation of the data on the opposing page. The data and corresponding location pins are deemed to be accurate but not guaranteed. Some location pins may not be visible and/or updated with the latest location data.

Sabrina Belleci and RE/MAX are not in any way affiliated with Crystal Bay Home Owners Association, nor is this in any way an official advertisement or publication of Crystal Bay. © 2022 All rights reserved. This representation is based on sales and data reported by multiple brokers/agents to the IVR MLS between November 25th, 2020 and August 12th, 2022. Listings and sales may not be those of RE/MAX. The IVR MLS does not guarantee the accuracy of this data, which may not reflect all the real estate activity in the area. E&OE covered. This market report is not intended to solicit properties already listed for sale nor intended to cause a breach of an existing agency relationship. *Estimated square feet rounded down to nearest hundred.





RE/MAX
SABRINA BELLECI
 REALTOR® | INCLINE NEIGHBOR
775.354.9745

923 Tahoe Blvd #101
 Incline Village, NV 89451

PRESORTED
 STANDARD
 US POSTAGE
 PAID
 REAL MARKETING



E: sabrina@insideincline.com

W: www.insideincline.com

Connect with me at InsideIncline on:



Published by REAL Marketing (RM) | www.REALMarketing4You.com | 858.952.4280 | © 2022

EAST SLOPE

SUMMER 2022 | REAL ESTATE MARKET REPORT

PRESENTED BY
SABRINA BELLECI

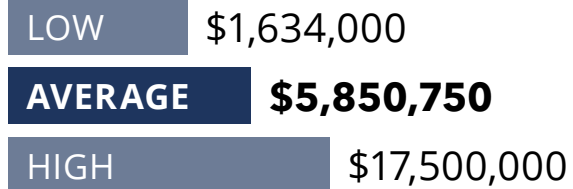
PREPARED ESPECIALLY FOR
FUTURE FRIENDS AND NEIGHBORS



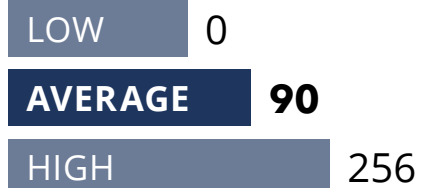
YEAR-TO-DATE
 REAL ESTATE REVIEW
**EAST
 SLOPE**

12 TOTAL HOMES SOLD

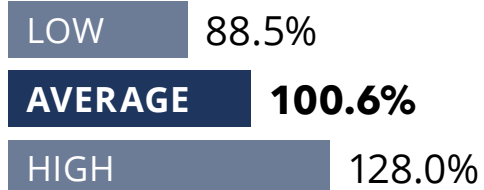
SOLD PRICE



DAYS ON MARKET

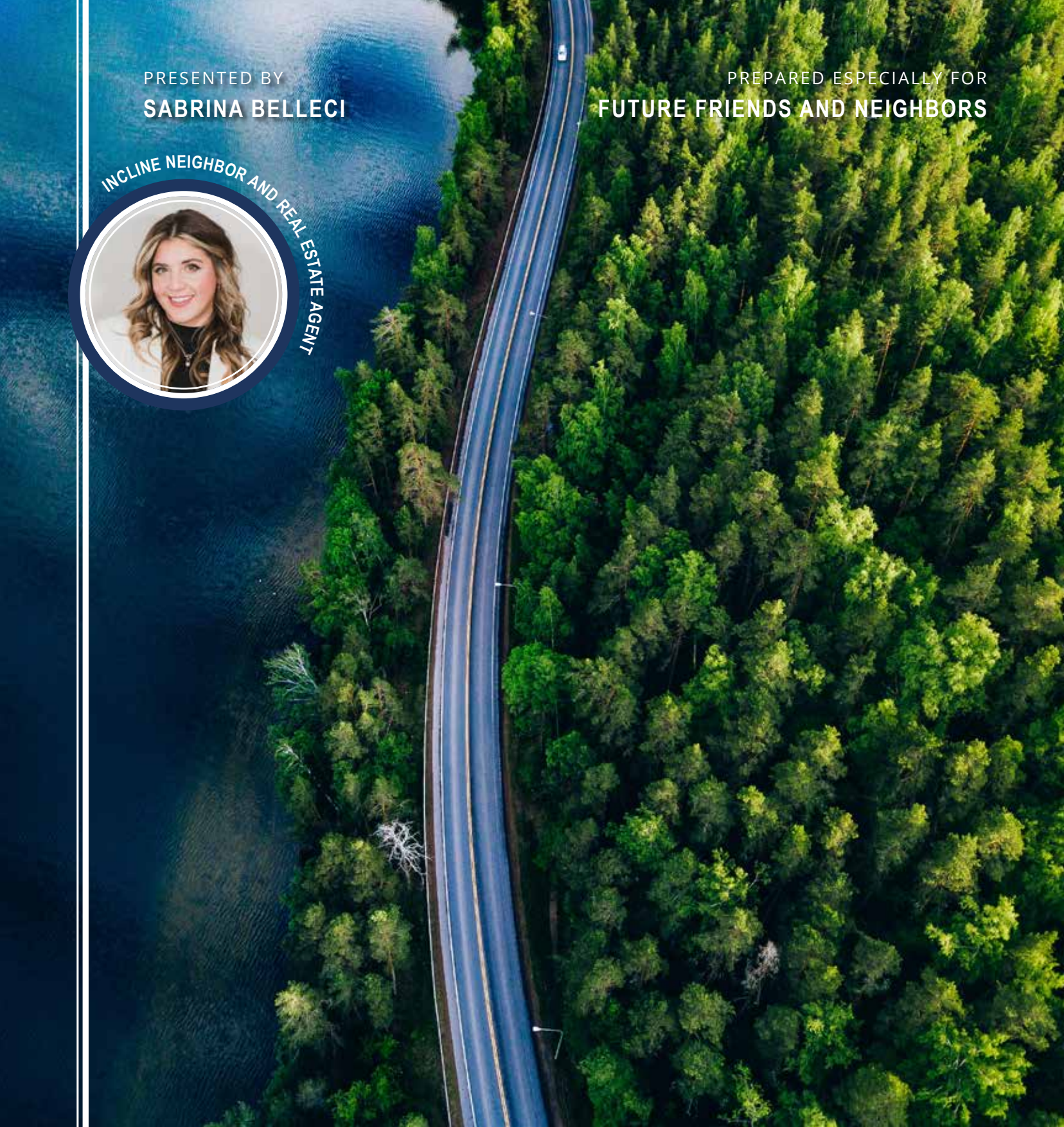


SP/LP RATIO



Dear Future Friends and Neighbors,
 These statistics represent the current market trends in your community.
 For an in-depth analysis on how these trends affect your home's value,
 call me today at **775.354.9745** for a free consultation.

Data based on listings from IVR MLS from January 1st to August 12th, 2022. Information deemed accurate but not guaranteed.





RE/MAX
SABRINA BELLECI
 REALTOR® | INCLINE NEIGHBOR
775.354.9745

E: sabrina@insideincline.com
 W: www.insideincline.com



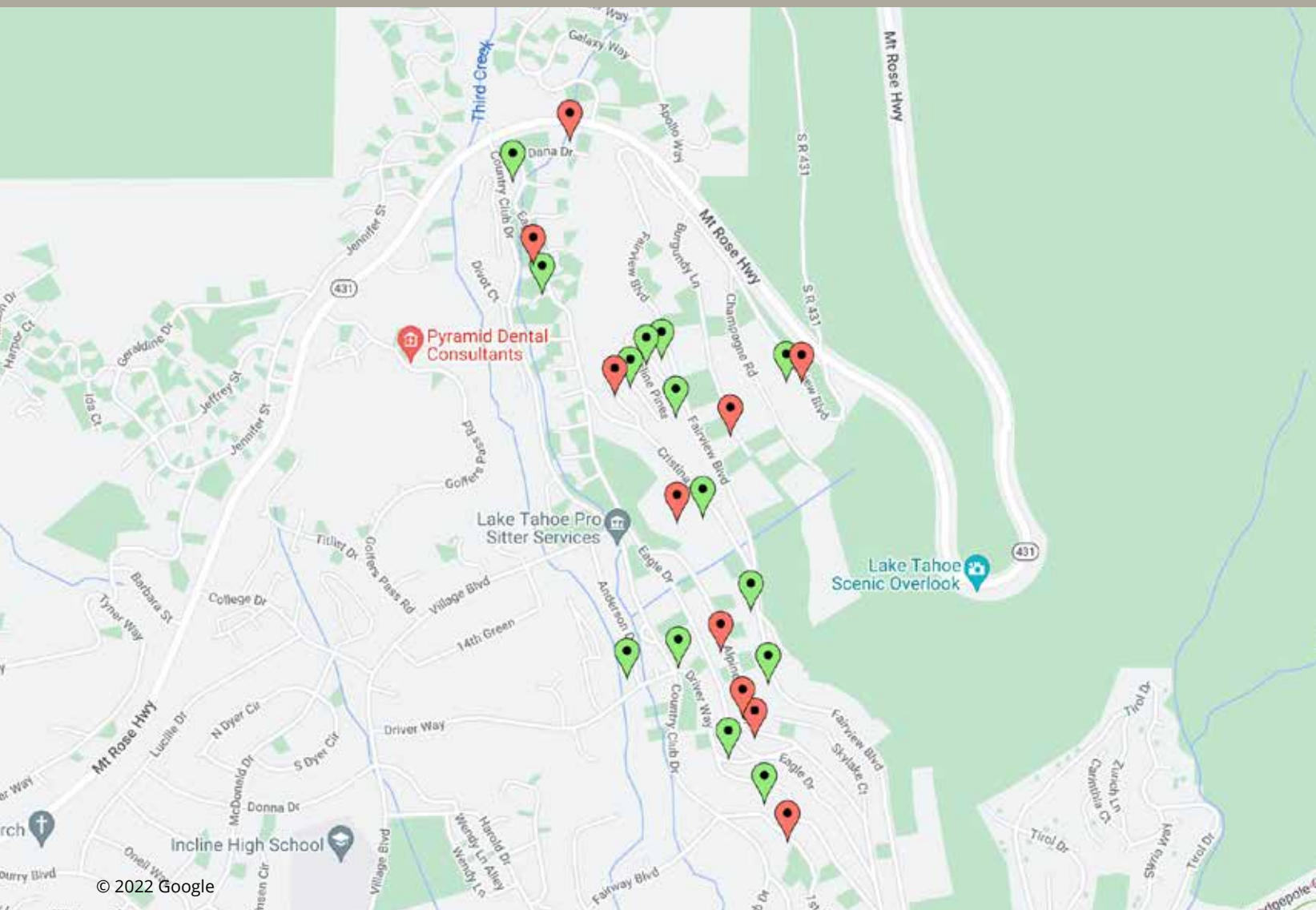
Dear Future Friends and Neighbors,
 Receive the most accurate assessment of your home's value, provided to you as a complimentary service by Sabrina Belleci, your East Slope real estate specialist. You will not be contacted with any other solicitation.

VISIT WWW.INSIDEINCLINE.COM

CURRENT EAST SLOPE ACTIVITY

● Active ● Pending ● Sold

If you want to know what your home would sell for in today's market, contact me today at **775.354.9745**.



EAST SLOPE

REAL ESTATE MARKET REPORT

HOMES FOR SALE (SHOWING 5 OF 14)

Status	Street Name	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price
Active	Fairview	5	4	4,100	\$4,200,000
Active	Eagle	4	6	5,500	\$7,995,000
Active	Fairview	5	5	4,600	\$9,288,000
Active	Driver	5	6	6,100	\$10,000,000
Active	Eagle	5	5	5,900	\$11,250,000

THERE ARE 0 HOMES CURRENTLY PENDING

HOMES RECENTLY SOLD

Status	Address	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price	Sold Price	Sold Date
Sold	551 Alpine View	4	6	4,458	\$9,475,000	\$9,175,000	07/15/22
Sold	715 Burgundy	5	7	5,595	\$7,200,000	\$7,200,000	07/05/22
Sold	760 Eagle Drive	3	3	2,850	\$1,675,000	\$1,634,000	06/30/22
Sold	725 Fairview #5	4	3	2,368	\$2,195,000	\$2,050,000	05/06/22
Sold	477 1st Green	4	4	3,125	\$2,995,000	\$2,650,000	05/06/22
Sold	949 Fairview	4	7	7,349	\$3,500,000	\$4,480,000	05/01/22
Sold	593 Alpine View	6	6	4,830	\$9,390,000	\$10,000,000	04/29/22
Sold	976 Dana	3	3	3,156	\$2,300,000	\$2,300,000	04/26/22
Sold	545 Alpine View	4	5	4,752	\$5,995,000	\$5,995,000	04/04/22
Sold	674 Alpine View	8	10	11,136	\$18,000,000	\$17,500,000	03/10/22

EAST SLOPE
AT A GLANCE

10
 Homes Recently Sold

\$4,561,357
 Average Active List Price

\$6,298,400
 Average Sold Price

99
 Average Days On Market (Solds)

This map is a visual representation of the data on the opposing page. The data and corresponding location pins are deemed to be accurate but not guaranteed. Some location pins may not be visible and/or updated with the latest location data.

Sabrina Belleci and RE/MAX are not in any way affiliated with East Slope Home Owners Association, nor is this in any way an official advertisement or publication of East Slope. © 2022 All rights reserved. This representation is based on sales and data reported by multiple brokers/agents to the IVR MLS between March 10th and August 12th, 2022. Listings and sales may not be those of RE/MAX. The IVR MLS does not guarantee the accuracy of this data, which may not reflect all the real estate activity in the area. E&OE covered. This market report is not intended to solicit properties already listed for sale nor intended to cause a breach of an existing agency relationship. *Estimated square feet rounded down to nearest hundred.





RE/MAX
SABRINA BELLECI
 REALTOR® | INCLINE NEIGHBOR
775.354.9745

923 Tahoe Blvd #101
 Incline Village, NV 89451

PRESORTED
 STANDARD
 US POSTAGE
 PAID
 REAL MARKETING



E: sabrina@insideincline.com
 W: www.insideincline.com
 Connect with me at InsideIncline on:



Published by REAL Marketing (RM) | www.REALMarketing4You.com | 858.952.4280 | © 2022

McCLOUD CONDOMINIUMS

SUMMER 2022 | REAL ESTATE MARKET REPORT

PRESENTED BY
SABRINA BELLECI

PREPARED ESPECIALLY FOR
FUTURE FRIENDS AND NEIGHBORS



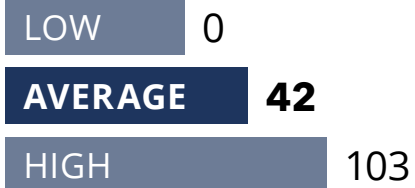
YEAR-TO-DATE
 REAL ESTATE REVIEW
**McCLOUD
 CONDOMINIUMS**

10 TOTAL HOMES SOLD

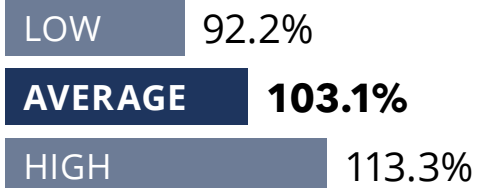
SOLD PRICE



DAYS ON MARKET



SP/LP RATIO



Dear Future Friends and Neighbors,
 These statistics represent the current market trends in your community.
 For an in-depth analysis on how these trends affect your home's value,
 call me today at **775.354.9745** for a free consultation.

Data based on listings from IVR MLS from January 1st to August 12th, 2022. Information deemed accurate but not guaranteed.



WHY YOU SHOULD WORK WITH A REALTOR



RE/MAX
SABRINA BELLECI
REALTOR® | INCLINE NEIGHBOR
775.354.9745

E: sabrina@insideincline.com
W: www.insideincline.com



Future Friends and Neighbors,
Receive the most accurate assessment of your condo's value, provided to you as a complimentary service by Sabrina Belleci, your McCloud Condominiums real estate specialist. You will not be contacted with any other solicitation.

VISIT WWW.INSIDEINCLINE.COM

EXPERTISE WILL HELP ENSURE YOU ACHIEVE REAL ESTATE SUCCESS.

Homeowners are still selling over asking price, potentially with multiple offers. However, buyers are also resorting to treacherous tactics to eliminate delays.

WAIVING HOME INSPECTIONS

This might seem like a great idea to save time and money or potentially sneak through minor issues the buyer may not notice but may cause unforeseen delays.

WAIVING APPRAISAL CONTINGENCY

More homebuyers are waiving the appraisal contingency to make their offer more attractive. While cash offers aren't affected by this, there could be huge repercussions for buyers looking to finance their purchase.

THE RACE TO CLOSE

Buyers want their deal to close as quickly as possible to beat out other potentially higher offers. A race to the finish line could impact your post-sale timeline.

Future Friends and Neighbors,
If you've been thinking of selling, I can help you navigate through market shifts and position your home to sell for more money in less time.
Call today to discuss your options.

If you want to know what your condo would sell for in today's market, contact me today at **775.354.9745**.

McCLOUD CONDOMINIUMS REAL ESTATE MARKET REPORT

CONDOS CURRENTLY LISTED

Status	Street Name	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price
Active	Village #151	2	2	1,000	\$998,000
Active	Village #1	2	2	1,100	\$1,025,000
Active	Village #149	2	2	1,000	\$1,150,000



There are 0 condos currently pending. Your McCloud Condominium is in demand. To know what your condo is worth, call me today at **775.354.9745**.

CONDOS RECENTLY SOLD

Status	Address	Bedrooms	Bathrooms	Est. Sq. Ft.	List Price	Sold Price	Sold Date
Sold	931 Incline #243	2	2	1,089	\$1,090,000	\$1,005,000	06/29/22
Sold	144 Village #91	2	2	1,089	\$998,000	\$998,000	06/23/22
Sold	939 Incline #212	2	2	1,111	\$1,100,000	\$1,100,000	05/20/22
Sold	144 Village #33	2	2	1,325	\$990,000	\$990,000	04/01/22
Sold	170 Village #23	2	2	1,089	\$1,150,000	\$1,150,000	03/30/22
Sold	120 Village #124	2	2	1,111	\$1,050,000	\$1,150,000	03/14/22
Sold	939 Incline #200	2	2	1,089	\$1,015,000	\$1,150,000	03/02/22
Sold	170 Village #17	2	2	1,111	\$949,000	\$945,000	01/24/22
Sold	120 Village #143	2	2	1,089	\$982,500	\$1,080,000	01/10/22
Sold	939 Incline #217	2	2	1,111	\$985,000	\$1,053,000	01/06/22

Sabrina Belleci and RE/MAX are not in any way affiliated with McCloud Condominiums Owners Association, nor is this in any way an official advertisement or publication of McCloud Condominiums. © 2022 All rights reserved. This representation is based on sales and data reported by multiple brokers/agents to the IVR MLS between January 6th and August 12th, 2022. Listings and sales may not be those of RE/MAX. The IVR MLS does not guarantee the accuracy of this data, which may not reflect all the real estate activity in the area. E&OE covered. This market report is not intended to solicit properties already listed for sale nor intended to cause a breach of an existing agency relationship. *Estimated square feet rounded down to nearest hundred.





RE/MAX
SABRINA BELLECI
 REALTOR® | INCLINE NEIGHBOR
775.354.9745

923 Tahoe Blvd #101
 Incline Village, NV 89451

PRESORTED
 STANDARD
 US POSTAGE
 PAID
 REAL MARKETING



E: sabrina@insideincline.com

W: www.insideincline.com

Connect with me at InsideIncline on:



Published by REAL Marketing (RM) | www.REALMarketing4You.com | 858.952.4280 | © 2022

PONDEROSA

SUMMER 2022 | REAL ESTATE MARKET REPORT

PRESENTED BY
SABRINA BELLECI

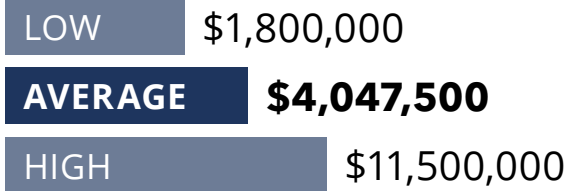
PREPARED ESPECIALLY FOR
FUTURE FRIENDS AND NEIGHBORS



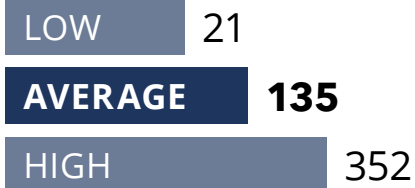
YEAR-TO-DATE
 REAL ESTATE REVIEW
PONDEROSA

10 TOTAL HOMES SOLD

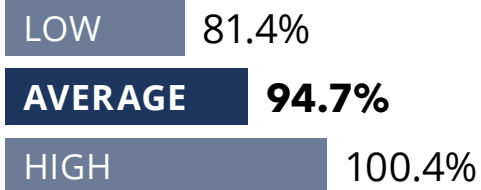
SOLD PRICE



DAYS ON MARKET

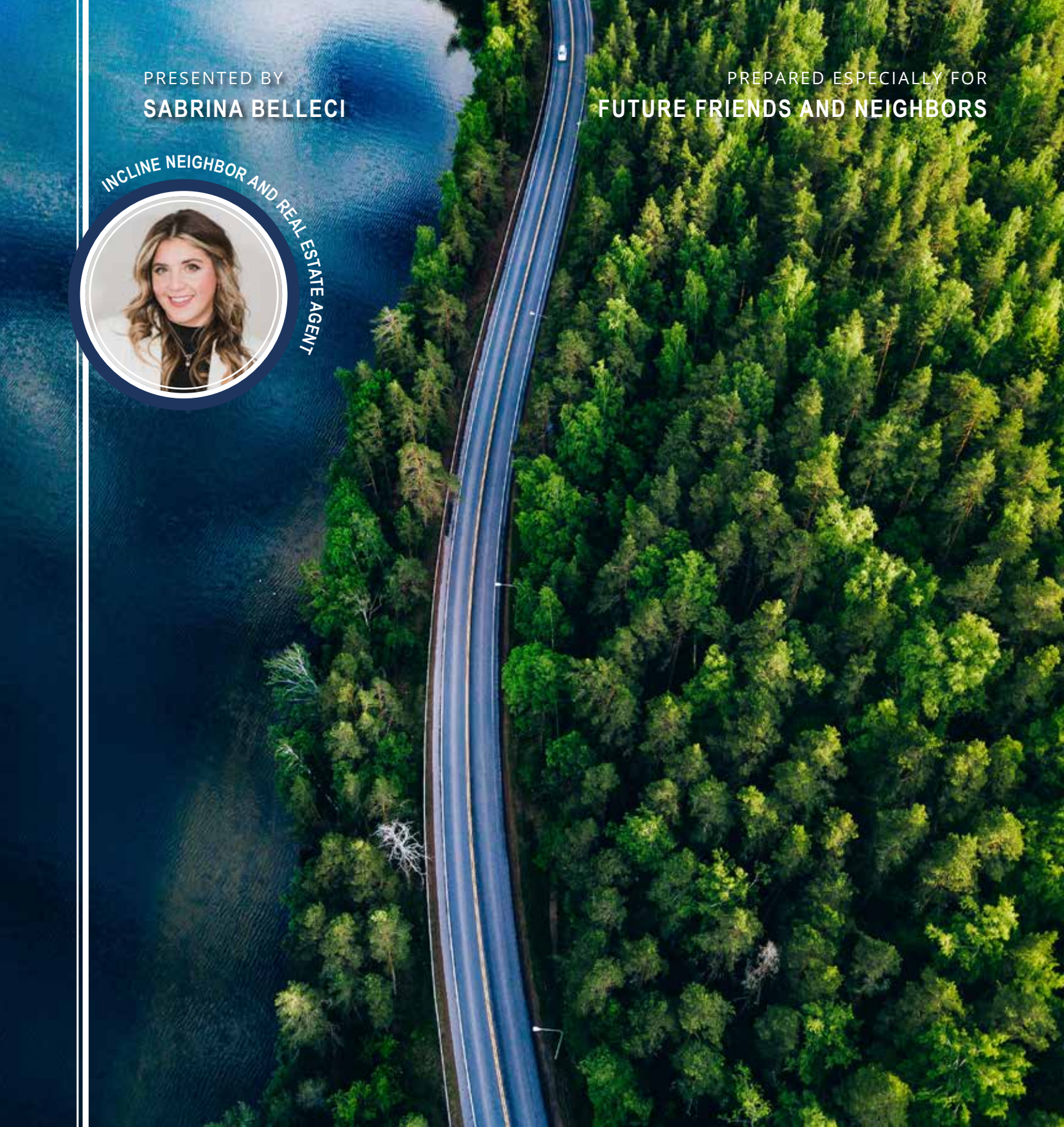


SP/LP RATIO



Dear Future Friends and Neighbors,
 These statistics represent the current market trends in your community.
 For an in-depth analysis on how these trends affect your home's value,
 call me today at **775.354.9745** for a free consultation.

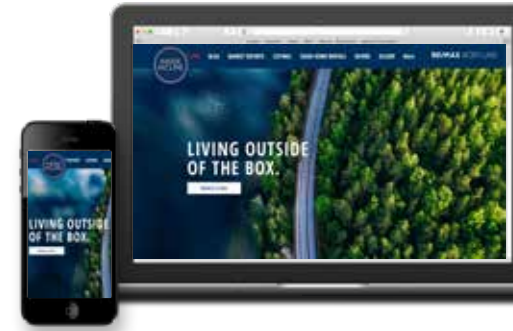
Data based on listings from IVR MLS from January 1st to August 12th, 2022. Information deemed accurate but not guaranteed.





RE/MAX
SABRINA BELLECI
 REALTOR® | INCLINE NEIGHBOR
775.354.9745

E: sabrina@insideincline.com
 W: www.insideincline.com



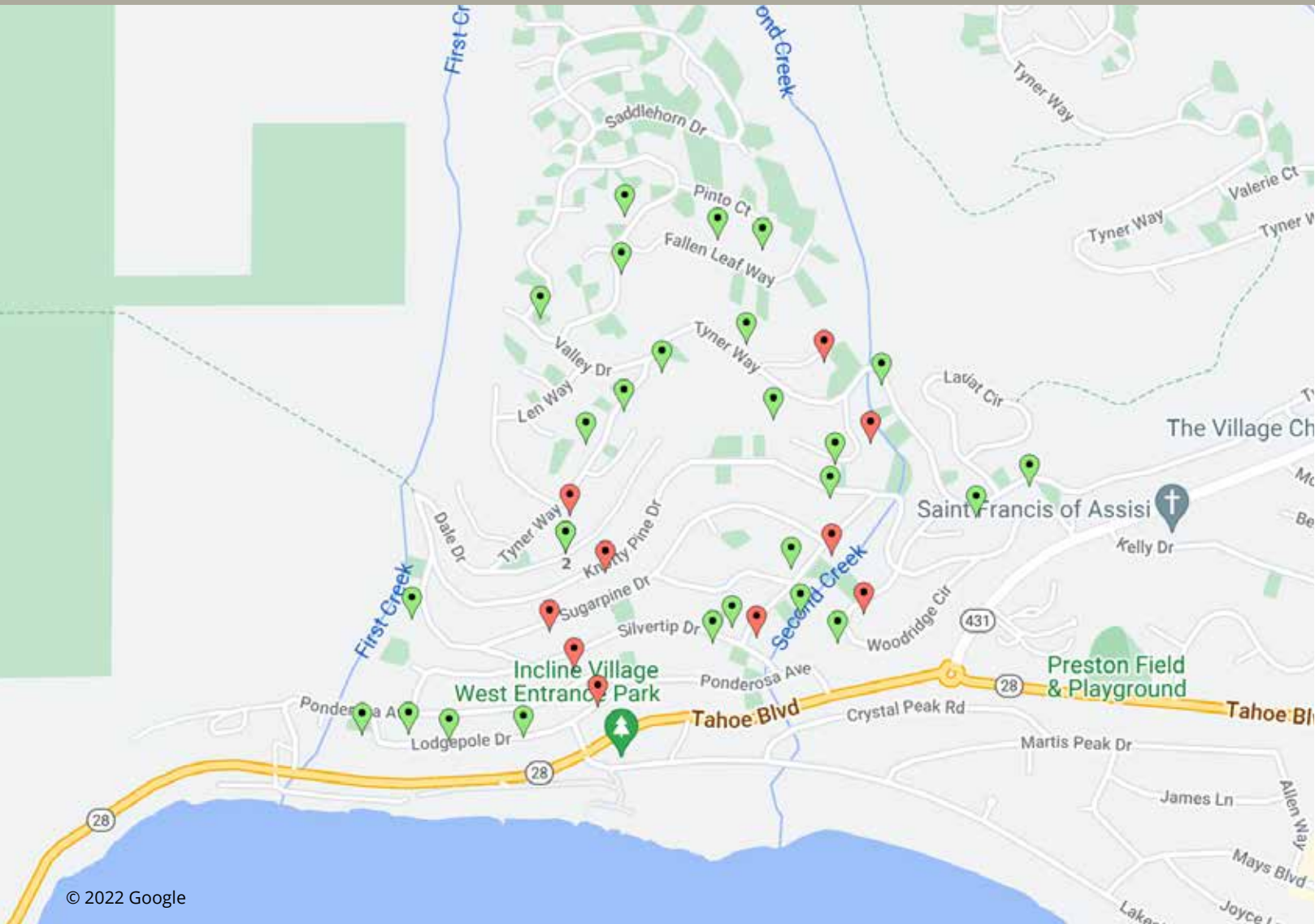
Dear Future Friends and Neighbors,
 Receive the most accurate assessment of your home's value, provided to you as a complimentary service by Sabrina Belleci, your Ponderosa real estate specialist. You will not be contacted with any other solicitation.

VISIT WWW.INSIDEINCLINE.COM

CURRENT PONDEROSA ACTIVITY

📍 Active 🟡 Pending 📍 Sold

If you want to know what your home would sell for in today's market, contact me today at **775.354.9745**.



PONDEROSA
 REAL ESTATE MARKET REPORT

HOMES FOR SALE (SHOWING 6 OF 27)

Status	Street Name	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price
Active	Spencer	4	5	4,200	\$6,300,000
Active	Tyner	5	6	7,400	\$6,400,000
Active	Dale	5	7	5,600	\$7,995,000
Active	Tyner	4	5	4,000	\$8,000,000
Active	Fallen Leaf	5	5	3,800	\$8,489,000
Active	Alden	5	6	5,400	\$9,750,000

THERE ARE 0 HOMES CURRENTLY PENDING

For more information about available homes call me today at **775.354.9745**.

HOMES RECENTLY SOLD

Status	Address	Bedrooms	Bathrooms	Est. Sq. Ft.	List Price	Sold Price	Sold Date
Sold	593 Rockrose	5	5	3,431	\$3,195,000	\$2,600,000	07/08/22
Sold	547 Sugarpine	6	7	8,316	\$13,000,000	\$11,500,000	06/30/22
Sold	560 Dale	3	4	3,050	\$2,988,000	\$3,000,000	06/15/22
Sold	609 Doeskin	7	6	4,868	\$5,975,000	\$5,975,000	05/20/22
Sold	559 Knotty Pine	4	3	3,330	\$4,725,000	\$4,500,000	05/18/22
Sold	116 Vue	3	3	2,016	\$2,499,000	\$2,300,000	04/25/22
Sold	334 Second Creek	3	4	2,648	\$1,950,000	\$1,950,000	04/21/22
Sold	617 Woodridge	3	2	1,632	\$1,858,000	\$1,800,000	03/24/22
Sold	300 Second Creek	4	4	4,111	\$3,498,000	\$3,350,000	02/17/22
Sold	559 Tyner	4	4	2,696	\$3,600,000	\$3,500,000	01/05/22

PONDEROSA
 AT A GLANCE

10
 Homes Recently Sold

\$4,179,259
 Average Active List Price

\$4,047,500
 Average Sold Price

135
 Average Days On Market (Solds)

This map is a visual representation of the data on the opposing page. The data and corresponding location pins are deemed to be accurate but not guaranteed. Some location pins may not be visible and/or updated with the latest location data.

Sabrina Belleci and RE/MAX are not in any way affiliated with Ponderosa Home Owners Association, nor is this in any way an official advertisement or publication of Ponderosa. © 2022 All rights reserved. This representation is based on sales and data reported by multiple brokers/agents to the IVR MLS between January 5th and August 12th, 2022. Listings and sales may not be those of RE/MAX. The IVR MLS does not guarantee the accuracy of this data, which may not reflect all the real estate activity in the area. E&OE covered. This market report is not intended to solicit properties already listed for sale nor intended to cause a breach of an existing agency relationship. *Estimated square feet rounded down to nearest hundred.





RE/MAX
SABRINA BELLECI
 REALTOR® | INCLINE NEIGHBOR
775.354.9745

923 Tahoe Blvd #101
 Incline Village, NV 89451

PRESORTED
 STANDARD
 US POSTAGE
 PAID
 REAL MARKETING



E: sabrina@insideincline.com
 W: www.insideincline.com
 Connect with me at InsideIncline on:



Published by REAL Marketing (RM) | www.REALMarketing4You.com | 858.952.4280 | © 2022

THE WOODS

SUMMER 2022 | REAL ESTATE MARKET REPORT

PRESENTED BY
SABRINA BELLECI

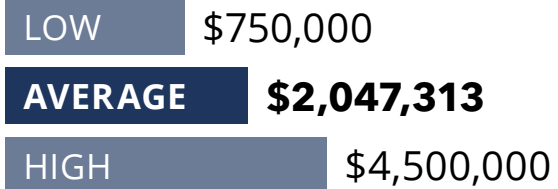
PREPARED ESPECIALLY FOR
FUTURE FRIENDS AND NEIGHBORS



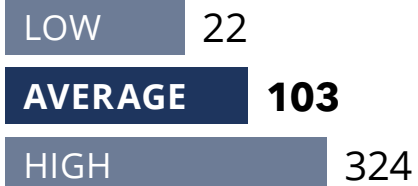
YEAR-TO-DATE
 REAL ESTATE REVIEW
THE WOODS

16 TOTAL HOMES SOLD

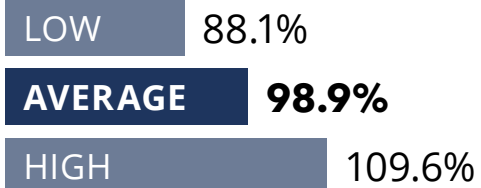
SOLD PRICE



DAYS ON MARKET

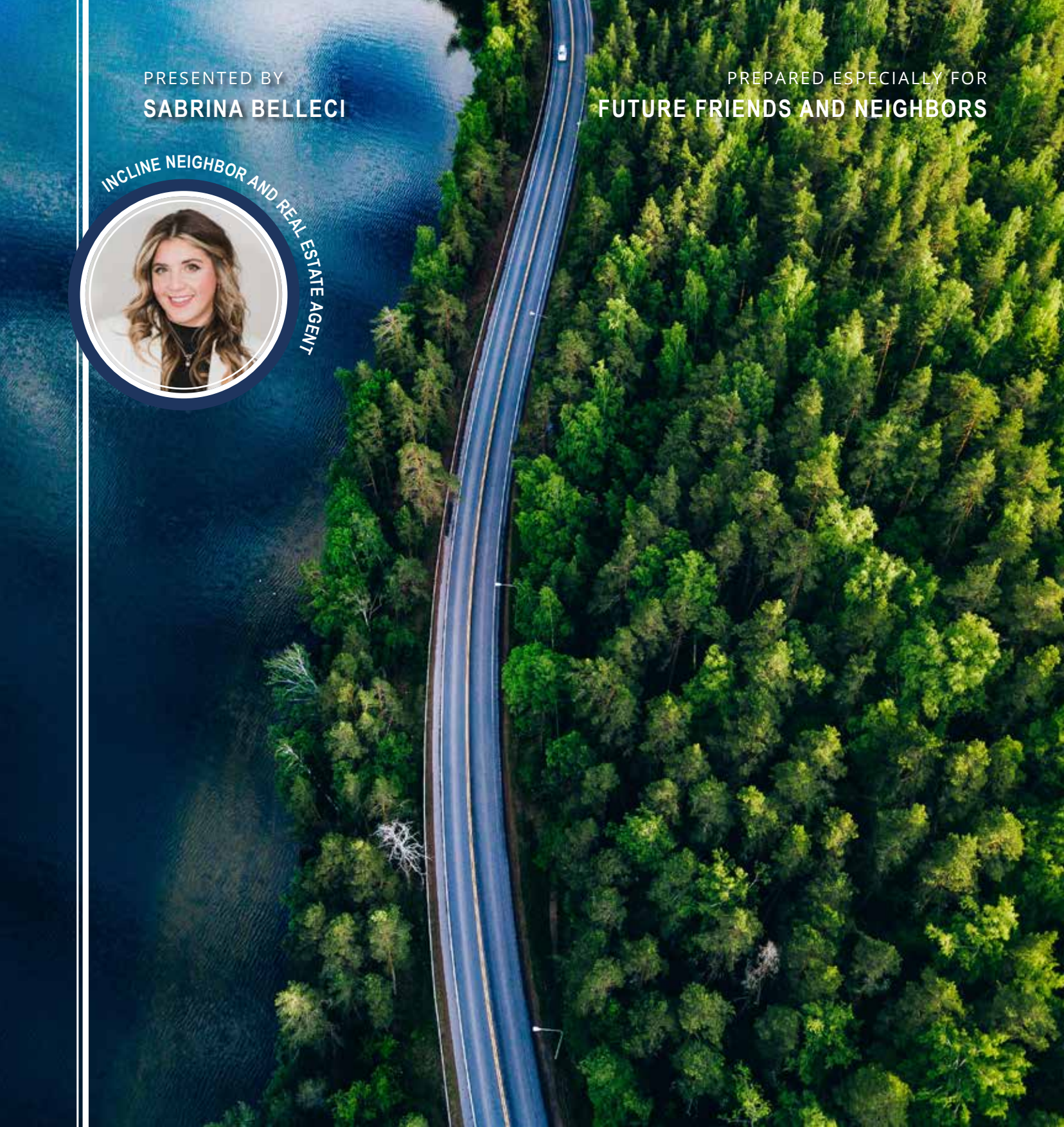


SP/LP RATIO



Dear Future Friends and Neighbors,
 These statistics represent the current market trends in your community.
 For an in-depth analysis on how these trends affect your home's value,
 call me today at **775.354.9745** for a free consultation.

Data based on listings from IVR MLS from January 1st to August 12th, 2022. Information deemed accurate but not guaranteed.





RE/MAX
SABRINA BELLECI
 REALTOR® | INCLINE NEIGHBOR
775.354.9745

E: sabrina@insideincline.com
 W: www.insideincline.com



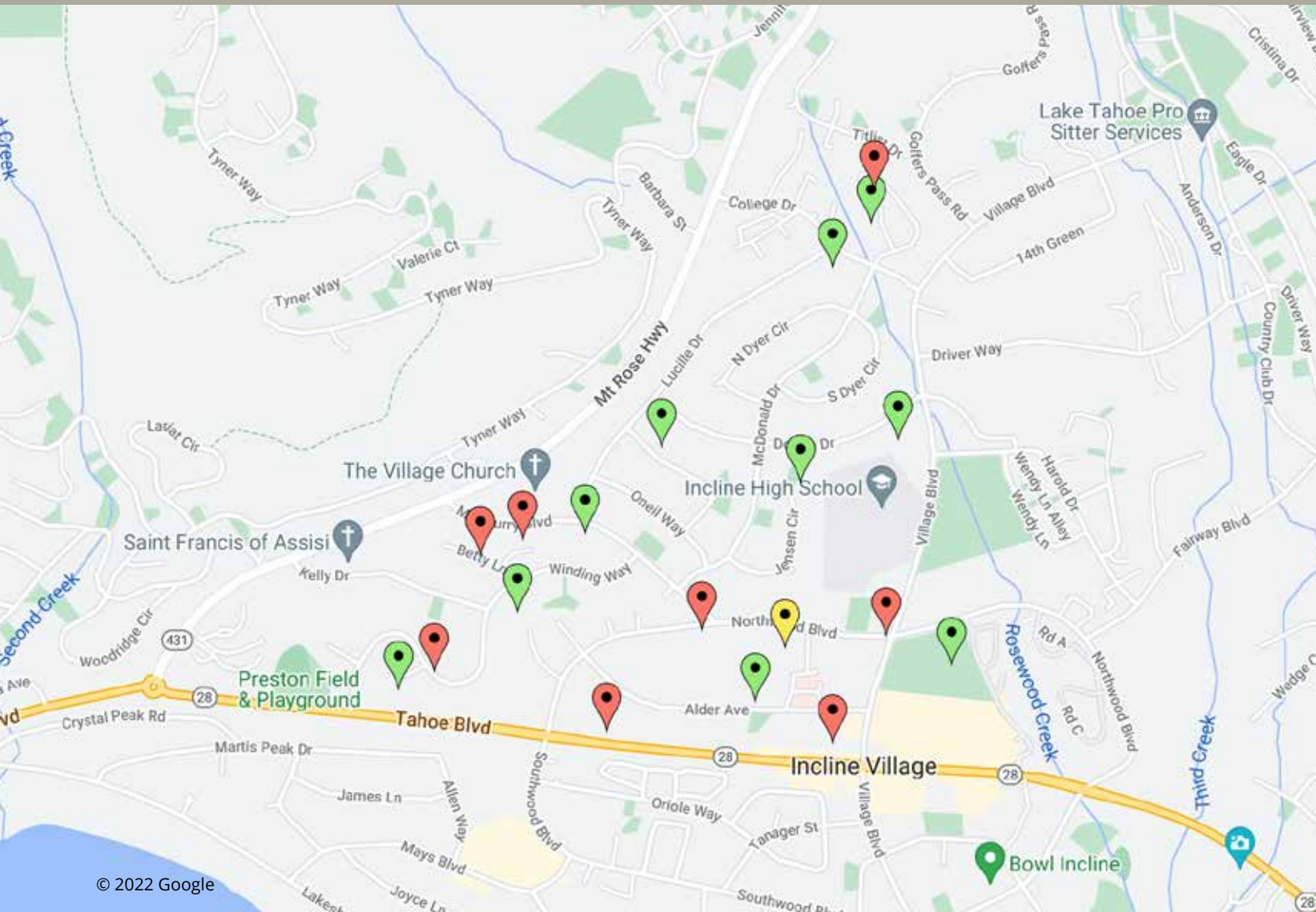
Dear Future Friends and Neighbors,
 Receive the most accurate assessment of your home's value, provided to you as a complimentary service by Sabrina Belleci, your The Woods real estate specialist. You will not be contacted with any other solicitation.

VISIT WWW.INSIDEINCLINE.COM

CURRENT ACTIVITY AT THE WOODS

● Active ● Pending ● Sold

If you want to know what your home would sell for in today's market, contact me today at **775.354.9745**.



THE WOODS
 REAL ESTATE MARKET REPORT

HOMES FOR SALE (SHOWING 5 OF 10)

Status	Street Name	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price
Active	Rosewood	4	4	2,700	\$2,250,000
Active	Donna	4	3	2,500	\$2,325,000
Active	Rosewood	4	4	2,700	\$2,600,000
Active	Pinion Pine	4	4	2,700	\$2,700,000
Active	Jensen	5	6	5,500	\$7,188,000

THERE IS 1 HOME CURRENTLY PENDING
 For more information about available homes, call me today at **775.354.9745**.

HOMES RECENTLY SOLD

Status	Address	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price	Sold Price	Sold Date
Sold	761 Rosewood	4	4	2,790	\$2,750,000	\$2,565,000	08/08/22
Sold	727 Lynda	3	2	1,344	\$1,498,000	\$1,442,000	07/13/22
Sold	551 Lucille	3	2	1,656	\$1,690,000	\$1,690,000	05/24/22
Sold	599 Crest #54	3	1	1,120	\$750,000	\$750,000	05/13/22
Sold	735 Betty	5	5	3,822	\$4,500,000	\$4,500,000	04/25/22
Sold	599 Crest #10	2	2	1,190	\$689,000	\$755,000	04/22/22
Sold	736 Rosewood	4	4	2,688	\$2,900,000	\$2,880,000	04/13/22
Sold	424 Pat Court	4	2	1,750	\$1,500,000	\$1,550,000	04/12/22

THE WOODS
 AT A GLANCE

8
Homes Recently Sold

\$2,529,900
Average Active List Price

\$2,016,500
Average Sold Price

82
Average Days On Market (Solds)

This map is a visual representation of the data on the opposing page. The data and corresponding location pins are deemed to be accurate but not guaranteed. Some location pins may not be visible and/or updated with the latest location data.

Sabrina Belleci and RE/MAX are not in any way affiliated with The Woods Home Owners Association, nor is this in any way an official advertisement or publication of The Woods. © 2022 All rights reserved. This representation is based on sales and data reported by multiple brokers/agents to the IVR MLS between April 12th and August 12th, 2022. Listings and sales may not be those of RE/MAX. The IVR MLS does not guarantee the accuracy of this data, which may not reflect all the real estate activity in the area. E&OE covered. This market report is not intended to solicit properties already listed for sale nor intended to cause a breach of an existing agency relationship. *Estimated square feet rounded down to nearest hundred.





RE/MAX
SABRINA BELLECI
 REALTOR® | INCLINE NEIGHBOR
775.354.9745

923 Tahoe Blvd #101
 Incline Village, NV 89451

PRESORTED
 STANDARD
 US POSTAGE
 PAID
 REAL MARKETING



E: sabrina@insideincline.com

W: www.insideincline.com

Connect with me at InsideIncline on:



Published by REAL Marketing (RM) | www.REALMarketing4You.com | 858.952.4280 | © 2022

THIRD CREEK CONDOMINIUMS

SUMMER 2022 | REAL ESTATE MARKET REPORT

PRESENTED BY
SABRINA BELLECI

PREPARED ESPECIALLY FOR
FUTURE FRIENDS AND NEIGHBORS

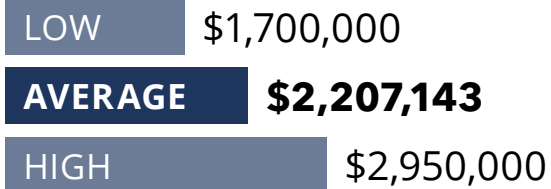


YEAR-TO-DATE
 REAL ESTATE REVIEW

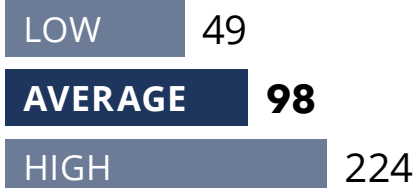
THIRD CREEK
 CONDOMINIUMS

7 TOTAL HOMES SOLD

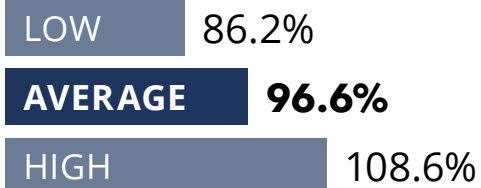
SOLD PRICE



DAYS ON MARKET



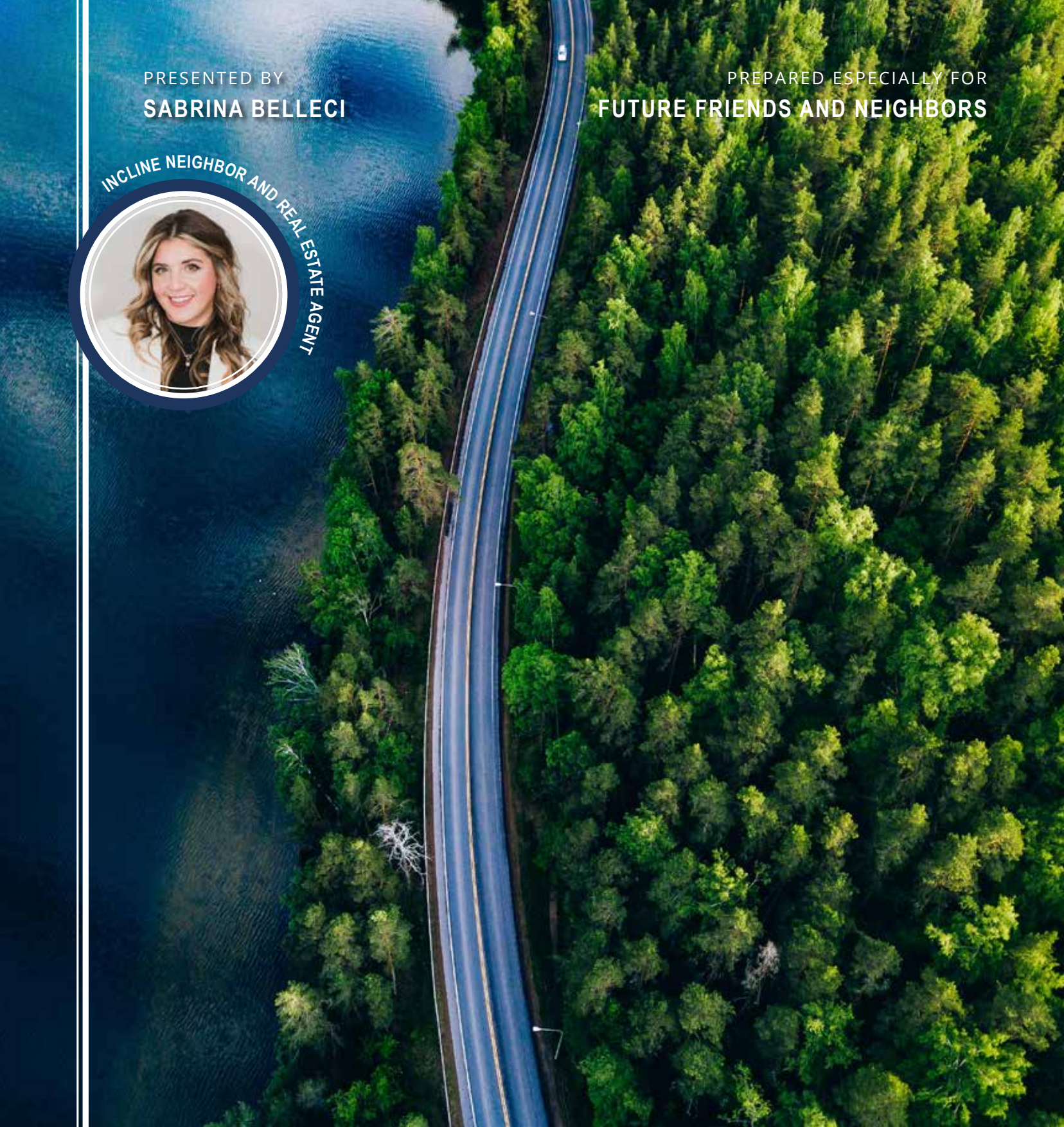
SP/LP RATIO



Dear Future Friends and Neighbors,

These statistics represent the current market trends in your community. For an in-depth analysis on how these trends affect your home's value, call me today at **775.354.9745** for a free consultation.

Data based on listings from IVR MLS from January 1st to August 12th, 2022. Information deemed accurate but not guaranteed.





WHY YOU SHOULD WORK WITH A REALTOR



RE/MAX
SABRINA BELLECI
REALTOR® | INCLINE NEIGHBOR
775.354.9745

E: sabrina@insideincline.com
W: www.insideincline.com



Dear Future Friends and Neighbors,
Receive the most accurate assessment of your condo's value, provided to you as a complimentary service by Sabrina Belleci, your Third Creek Condominiums real estate specialist. You will not be contacted with any other solicitation.

VISIT WWW.INSIDEINCLINE.COM

EXPERTISE WILL HELP ENSURE YOU ACHIEVE REAL ESTATE SUCCESS.

Homeowners are still selling over asking price, potentially with multiple offers. However, buyers are also resorting to treacherous tactics to eliminate delays.

WAIVING HOME INSPECTIONS

This might seem like a great idea to save time and money or potentially sneak through minor issues the buyer may not notice but may cause unforeseen delays.

WAIVING APPRAISAL CONTINGENCY

More homebuyers are waiving the appraisal contingency to make their offer more attractive. While cash offers aren't affected by this, there could be huge repercussions for buyers looking to finance their purchase.

THE RACE TO CLOSE

Buyers want their deal to close as quickly as possible to beat out other potentially higher offers. A race to the finish line could impact your post-sale timeline.

Future Friends and Neighbors,
If you've been thinking of selling, I can help you navigate through market shifts and position your home to sell for more money in less time.
Call today to discuss your options.

If you want to know what your condo would sell for in today's market, contact me today at **775.354.9745**.

THIRD CREEK CONDOMINIUMS REAL ESTATE MARKET REPORT

CONDOS CURRENTLY LISTED

Status	Street Name	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price
Active	Northwood #86	2	3	1,500	\$1,350,000
Active	Northwood #143	2	2	1,500	\$1,350,000
Active	Northwood #129	3	3	1,700	\$1,800,000
Active	Northwood #19	3	3	2,500	\$2,250,000
Active	Northwood #59	3	3	2,400	\$2,490,000



There are 0 condos currently pending. Your Third Creek Condominium is in demand. To know what your condo is worth, call me today at **775.354.9745**.

CONDOS RECENTLY SOLD

Status	Address	Bedrooms	Bathrooms	Est. Sq. Ft.	List Price	Sold Price	Sold Date
Sold	929 Northwood #120	3	3	1,787	\$1,750,000	\$1,750,000	06/15/22
Sold	929 Northwood #16	4	5	2,943	\$2,500,000	\$2,350,000	06/07/22
Sold	929 Northwood #45	2	2	1,711	\$1,749,000	\$1,700,000	05/23/22
Sold	929 Northwood #64	4	4	2,959	\$2,950,000	\$2,950,000	04/26/22
Sold	933 Northwood #8	4	4	3,314	\$2,550,000	\$2,300,000	04/08/22
Sold	929 Northwood #121	3	3	1,787	\$1,750,000	\$1,900,000	01/14/22
Sold	933 Northwood #4	3	3	2,871	\$2,900,000	\$2,500,000	01/14/22
Sold	929 Northwood #147	3	3	1,822	\$1,725,000	\$1,800,000	12/02/21
Sold	929 Northwood #46	2	3	1,392	\$1,285,000	\$1,260,000	11/19/21

Sabrina Belleci and RE/MAX are not in any way affiliated with Third Creek Condominiums Owners Association, nor is this in any way an official advertisement or publication of Third Creek Condominiums. © 2022 All rights reserved. This representation is based on sales and data reported by multiple brokers/agents to the IVR MLS between November 19th, 2021 and August 12th, 2022. Listings and sales may not be those of RE/MAX. The IVR MLS does not guarantee the accuracy of this data, which may not reflect all the real estate activity in the area. EBOE covered. This market report is not intended to solicit properties already listed for sale nor intended to cause a breach of an existing agency relationship. *Estimated square feet rounded down to nearest hundred.

