

HOME

Sellers need a listing checklist

Even though it is the dead of winter, this is the time of year when sellers began to contemplate whether or not to put their property on the market. Due to the seasonal nature of visitor traffic at Lake Tahoe and the concomitant increase in real

estate sales during the summertime, most sellers put their property up for sale sometime between the beginning of April and the end of July. Whether or not you put your property up for sale this year is a purely individual decision


based on your family and financial situation, the direct competition your property will be facing, the demand for properties similar to yours and whether or not the market supports the price you are seeking. If you get past the first hurdle and believe that you have a reasonable chance of

selling at a fair price in the next 6 to 12 months there are a host of other issues that have to be considered. Take a good look around your property and see if there are items that need to be repaired or anything that could create a hazard to people who are viewing your property. Getting a physical inspection report and a pest inspection



Don Kanare & Sabrina Belleci
Special to the Tribune

CUTE, AFFORDABLE CABIN IN THE WOODS!



2 bedrooms, 1 bath, tons of storage. Near Conservancy and USFS lands. Fantastic location in the county just a few blocks off of Pioneer Trail. Priced Reduction **\$349,900**

Mark Lucksinger
CA and NV Broker
(530) 318-1590 cell
mark@lakevalleyproperties.com



Lake Valley
PROPERTIES
1151 Emerald Bay Rd.
South Lake Tahoe

Matt Lucksinger
(831) 747-7734 cell
matt@lakevalleyproperties.com

WEEKLY REAL ESTATE UPDATE

Statistics gathered from the Incline Village Multiple Listing Service

	Houses	Condos	PUDs
For Sale	78	43	14
Under \$1 million	11	22	7
Median Price For Sale	\$1,998,000	\$895,000	\$940,000
YTD Sales 2020	16	15	5
YTD Sales 2019	13	17	6
New Listings	5		
In Escrow	2		
Closed Escrow	4		
Range in Escrow	\$619,000 - \$1,095,000		

These statistics are based on information from the Incline Village Board of REALTORS® or its Multiple Listing Service as of Feb.9.

WE BUY HOUSES



Close in 3 Days
Any Condition • Any Situation
We Pay All Closing Costs
Locally Owned
Full House Realty
701-361-9018

report in advance of putting your property up for sale might cost \$500 to \$1000, but it can uncover maintenance items that you may have missed. Most sellers are not going to repair every little item in advance of putting their property up for sale. But taking care of those “deal killers” in advance of showing your property will make it much more appealing to a greater number of buyers. Decluttering and staging are critical elements of preparing your property for sale. While many sellers and agents believe they can do an adequate job, the

REAL ESTATE, A22

REDUCED TO \$391,500



TAHOE ISLAND PARK#4 2332 Washington Ave. LEAST EXPENSIVE 3 Bdrm 2 Bath with Double Heated garage in Tahoe Island Park. Walking distance to School bus stops, Meadow & River and access to Tahoe Keys Outdoor pool & pier. **\$391,500**




Condo #74 @ 489 TAHOE KEYS BOULEVARD. ON THE WATER at Tahoe Keys with Mountain & Water views. FULLY FURNISHED; just bring your toothbrush & groceries! INCLUDED is a DELUXE CABIN CRUISER BOAT & Trailer, Boat Slip, Deluxe Vintage Vehicle, a motorcycle, bicycles & More! Please call Davey for details on furnishings and an appointment to view. **\$555,000**



“OLD TAHOE” UPDATED IN SOUGHT-AFTER AL TAHOE ON 1/4 ACRE LOT. TWO BEDROOMS + LARGE LOFT, 2 BATHS, GARAGE. **\$577,000**

FEATURED LISTING

Half Acre Commercial Land/ Mixed Use Parcel
Call Davey for details.
\$289,000



PRIME LOCATION @ stoplight of AI Tahoe Blvd. & Hwy 50; Modern Passive Solar Commercial Building w/6 suites/4 baths, 2 lobby's & storage rooms. Owners may finance qualified Buyer. Call Davey for pricing.

INCOME & LAND LISTINGS

Mary's Alterations Business
Well established, great lease. **\$60,000**

Half Acre Commercial/ Mixed Use Parcel
Site assessment & city building department details in file. Flat area with few trees. city may have floor area available, depending on planned use. **\$289,000**



BEST RENTALS





Area Specialist

“Make My Experience Work For You!”

(530) 318-8660 • daveyp@laketahoe4sale.com
VIEW ALL MLS LISTINGS @ www.laketahoe4sale.com



BROKER/OWNER/REALTOR