



FEBRUAR

**DISCOVER A NEW HOME WHERE THERE'S NO STATE TAX**  
*"Nevada. A World Within. A State Apart."*

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Dear Louise,

This month, I would like to share a little about the current real estate market conditions in the Reno/Sparks area. 6,077 single family homes sold last year, only 22 more than in 2012, but we had a 21% increase in dollar volume from \$1.24 Billion in 2012 to \$1.57 billion in 2013. This tells us that there was a nice gain in the average price per home. The average price per home increased \$55,209 to \$258,246, and the median price per home increased \$48,000 to \$213,000.

### In This Issue

Homes Pending & Sold

Featured Homes

Special Offer

My Contact information

If we look at this percentage-wise, we see a 21% increase in average price, a 23% increase in median price, a 20% increase in average price per sq. ft. and a 24% decrease in days on the market. Days on the market decreased from 138 days in 2012 to 111 days in 2013, so prices went up and homes sold faster, all positive real estate market trends.

### Quick Links

[City of Reno](#)

[Visit Reno Tahoe](#)

[Reno Is Artown](#)

[Nevada Art](#)

[Reno Philharmonic](#)

[Reno Tahoe Open](#)  
[Nevada Children's Museum](#)

The lowest home sold was \$31,000, and the highest was a home overlooking the 6th and 7th hole in Montreux for \$3,000,000. In total, 33 homes sold in Montreux at an average of \$284.92 per sq. ft. in 2013.

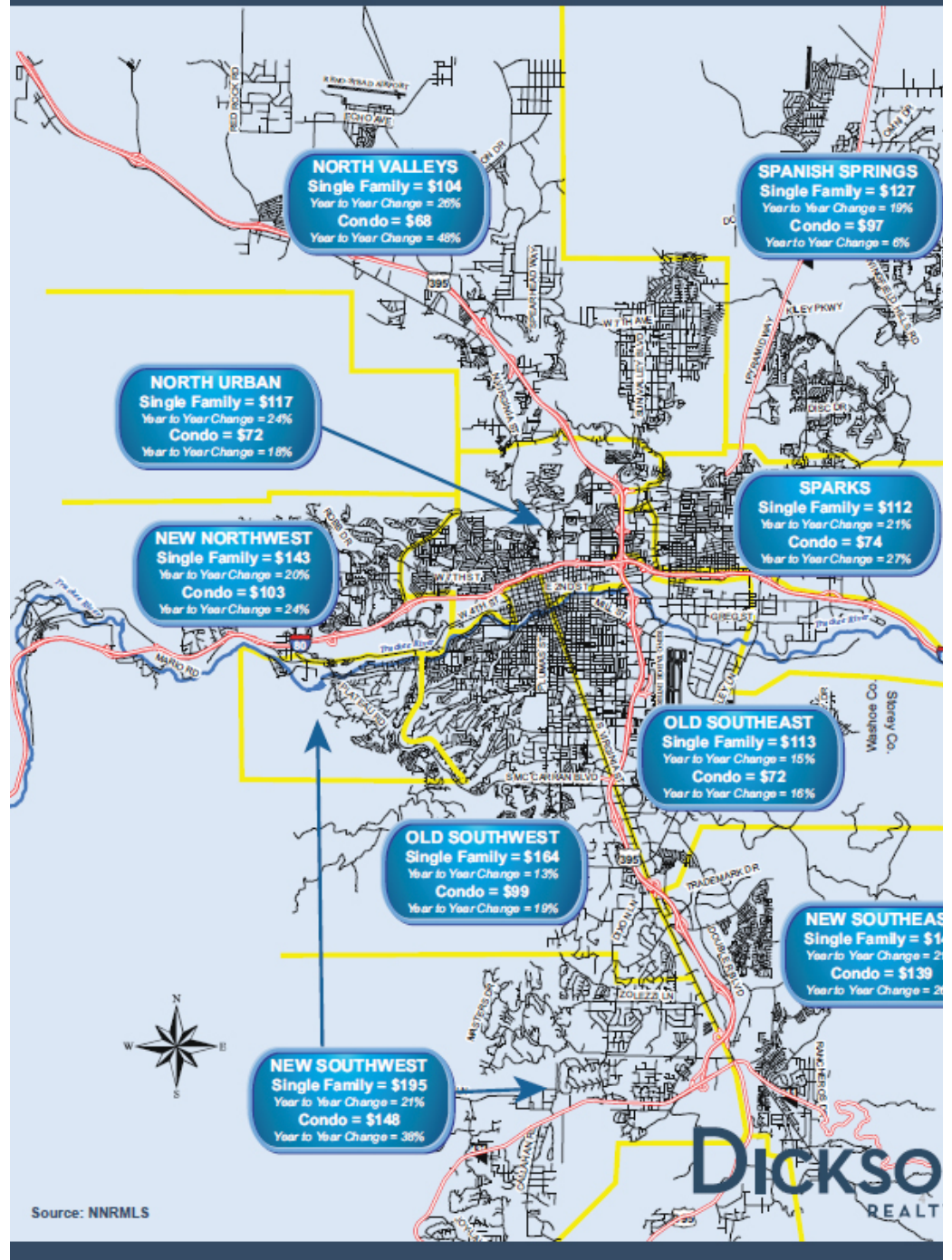
Please see the below graphic which details the 4th Quarter average price per sq. ft. in the Reno/Sparks subregions.

Biggest Little City



# Average Price per SF - 4th Quarter 2013

## Reno-Sparks Subregions



### HOMES FOR SALE

#### MONTREUX

Completed Parc Foret ready to move in!  
 Located in the pines backing up to a park. Open floor plan, vaulted ceilings. 4,44

ft, 5 bedrooms en suite and a powder room. 4 car garage with ample room for a golf cart. Separate Cassita leading onto a private court yard, fully landscaped with drip system and sprinklers. Quite a few upgrades included.  
**Priced at \$1,399,000**



**6626 Gebser - Priced at \$2,400,000**

3 bedrooms and bathrooms, huge private office with separate door. Wine cellar 2 full baths and 4 car garage. Located on 2nd fairway with great views. Cabinets are fantastic. 0.79 acre's



**"Parc Foret" 20705 Pomerol Drive - Priced at \$915,000**  
 2,873 sq ft 3 bedrooms, 3 1/2 bathrooms.  
 Other floor plans and models available to build to suit

Plan 1A 

Creekside Manor: 6573 Champetre - Priced at \$2,599,000 - Maintenance free.  
2 Story, 6,078 ft, 4 bedrooms, 4 1/2 bathrooms, 2 car garage



Chalet: 5725 Nordend Way. Single Story, Huge upgrades, 3,200 sq ft, 3 bedrooms master suites, fully landscaped and fenced back yard, views of Mt Rose. Oversized garage Fully furnished with purchase if desired. Priced at \$1,250,000. **PENDING**



#### LOTS IN MONTREUX



At the end of Bordeaux there is a large 3.69 acre lot for sale for \$895,000. This piece of land is on the 8th fairway and is zoned for two to three homes. Great investment down the road.

Any piece of property that is one acre or more can have a wood burning fire place is a county law.

#### Montreux Memberships

Starting May 1, 2014 the prices will *increase* as follows:

Golf - \$18,500

Sport - \$12,500

Clubhouse - \$3,500

## MY CONTACT INFORMATION

If you would like a complete updated sales list please email me at [louise@montreuxgolf.com](mailto:louise@montreuxgolf.com), or contact me on my cell phone at 775 1901. I am also available to show property outside of Montr  ux. Please contact me if you need any help in purchasing your dream home. So let me know what you are looking for and I will get back to you with details. I can also search the MLS from my website. I would be happy to list your home or property if you are in the market to sell: [www.montreuxreno.com](http://www.montreuxreno.com)

I look forward to hearing from you.

Sincerely,



**Louise Simpson**

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