



SKY RIDGE REALTY

BLUEJAY VILLAGE
LO. BOX 1089
LAKE ARROWHEAD, CA 92352

BUS. (909) 336-2131
FAX (909) 336-2400
www.cbskyridge.com

MARKET STATUS REPORT 4TH QUARTER 2008

In an effort to provide the latest report on market activity in the Arrowhead Woods area, I have compiled the following figures for your review. This information is taken from the Rim of the World Multiple Listing Service and is accurate as of December 31, 2008 and includes residential properties only.

MARKET ANALYSIS FOR LISTINGS

Active listings	325
New listings 4th quarter 2008	91
Expired listings 4th quarter 2008	92
Price range	\$180,000 - \$5,995,000

LISTING MARKET SHARES

Coldwell Banker Sky Ridge Realty	41%
Office #2	22%
office #3	8%
Office #4	0%
office #5	5%
All other offices combined	27%

MARKET ANALYSIS FOR SALES

Sold homes 4th quarter 2008	63
Sold homes 4th quarter 2007	65
Sold homes 3rd quarter 2008	63
Currently in escrow	27
Average days on market	114
Price range	\$169,900 - \$3,490,000

SALES MARKET SHARES

Coldwell Banker Sky Ridge Realty	33%
Office #2	27%
Office #3	5%
Office #4	4%
office #5	4%
All other offices combined	27%

TOTAL ANNUAL SALES

2008 Total Sales	255
2007 Total Sales	322

Each Office Is Independently Owned And Operated

COMMENTARY

Happy New Year and might I add a not so fond farewell to 2008! What a volatile 4th quarter! While we learned we are now officially in a recession, watched the stock market tumble, were educated about Ponzi schemes, and learned more about "bailouts" than we ever wanted to know, we also elected a new president, saw a lot of reorganization in the banking arena, see interest rates dropping and are entering 2009 with a modicum of optimism that by the end of 2009 we will be on our way to stability. While it's not unreasonable (by historic figures) to think the recession will end towards the end of the year, what kind of recovery will follow? Probably a very slow and gradual one, finding us limping into 2010 but happy to be there.

While the Inland Empire was one of the hardest hit areas for foreclosures in the country, our local area shows a good amount of resilience. In looking at the 4th quarter sales over 3rd quarter sales, we find little change and total sales for 2008 over 2007 we see just a 21% decline. Of the 63 sales in Arrowhead Woods for the 4th quarter, 32% were foreclosures. A figure lower than one would expect and lower than the Inland Empire in general, showing us that many sellers can compete with the foreclosures and indeed sell their homes. On the reverse side of this commentary is a list of the 4th quarter sales in your area.

It remains a great time for many sellers to refinance their existing mortgage at a great new rate and maybe even use some of the proceeds to purchase investment or retirement property. Keep in mind, I can be a great source for mortgage companies or information about property in any area you may be interested in.

If you are considering selling now or anytime in 2009, a call to me is a good place to start! Our office was #35 out of 2300 offices across the US in 2008! With more than 400 agents to choose from up here you may think choosing one is difficult, it isn't!

Andrea Lassak
Coldwell Banker Sky Ridge Realty
direct line: 909-336-7955
cell: 909-633-8106
cbllassak@aol.com
www.AndreaLassak.com

PROPERTIES SOLO 10/1/2008 TO 12/31/2008

- 120 N Joaquin Miller Road - \$228,000 - 3Bd, 2Ba, Level Lot, Move In Condition
- 27809 Alpen Drive - \$260,000 - 4Bd, 3Ba, Bank Owned, Sold As Is, Carport
- 1148 Voltaire Drive - \$270,000 - 4Bd, 2 1/2Ba, 1 Car Garage, Short Sale, 1/3 Acre
- 29092 Mammoth Drive - \$275,000 - 3Bd, 2Ba, 1 Car Garage, Landscaped Yard
- 27998 Saint Bernard Lane - \$300,000 - 3Bd, 2 1/2Ba, Family Room, Loft, Almost Level Lot
- 26627 Thunderbird Drive - \$310,000 - 3Bd, 2 1/2Ba, Nice Peek Of The Golf Course
- 27978 Saint Bernard Lane - \$338,000 - 3Bd, 2Ba, 2 Car Garage, Bank Owned, Sold As Is
- 28922 Lassen Drive - \$360,000 - 3Bd, 3 1/2Ba, 2 Car Garage, Renovated, Nice View
- 1423 Yosemite Drive - \$360,000 - 3Bd, 3Ba, 1 Car Garage, Spacious Decks, Panoramic View
- 28833 Manitoba Drive - \$365,000 - 3Bd, 2 1/2Ba, Beautifully Remodeled, Fantastic Views
- 26468 Spyglass - \$370,000 - 3Bd, 2Ba, Furnished Per Inventory, Plans For Garage
- 1229 Montreal Drive - \$426,000 - 4Bd, 2Ba, 2 Car Garage, Bank owned, Large Private Lot
- 26505 Walnut Hills Drive - \$448,000 - 3Bd, 2Ba, 2 Car Garage, 3 Fireplaces, Great Views
- 128 Brentwood Drive - \$499,000 - 4Bd, 4Ba, 2 Car Garage, Facing the 16th & 17th Fairway
- 253 El Dorado - \$518,000 - 4Bd, 3Ba, 2 Car Garage, Level Parking & Entry, Workshop
- 1393 Calgary Drive - \$581,000 - 4Bd, 2 1/2Ba, 2 Car Garage, Bank owned, Sold As Is

**All Information Believed To Be Correct, But Not Warranted
Based On Information From
The Rim Of The World Association of Realtors**