



BASS LAKE REALTY

REAL ESTATE SALES • VACATION RENTALS • PROPERTY MANAGEMENT

EST. 1970



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SPRING NEWSLETTER 2011

Bass Lake Real Estate Update

Jumbo loans are once again available for higher-end home purchases

For quite some time, jumbo financing has been virtually non-existent, contributing to the difficulty of selling properties priced outside of conventional loan limits.

Jumbo mortgages are those with loan amounts greater than the current conforming limit of \$417,000 for a single family residence in Madera

County. In 2007, lenders discontinued these programs as thousands of jumbo mortgages went into default. That year 16 residential homes greater than \$417,000 sold at Bass Lake. Since then the number has steadily declined.

Since prices on higher-end homes have dropped considerably, this spring may be an excellent time to purchase a vacation home at the lake. Financing options

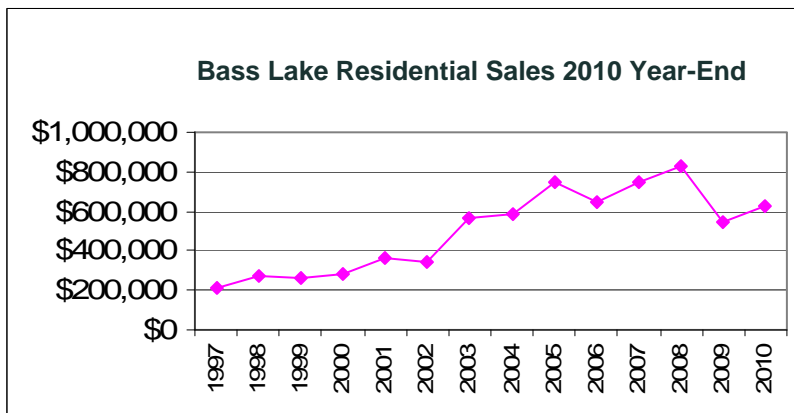


include programs for second homes and condos as well as for primary residences.

Contact one of our REALTORS® for information on current listings that may qualify for jumbo financing.

Bass Lake Property Residential Sales Chart—2010 Year-End

Year	No. of Sales	Avg. Price
1997	32	\$216,425
1998	32	\$270,185
1999	51	\$257,976
2000	71	\$277,988
2001	49	\$362,301
2002	38	\$339,867
2003	34	\$565,195
2004	44	\$588,905
2005	42	\$752,212
2006	26	\$645,953
2007	21	\$746,833
2008	17	\$824,882
2009	33	\$541,717
2010	25	\$628,040



Although the number of transactions was fewer in 2010, the average price saw an increase of 16% over 2009. Please consult one of our experienced Realtors who can give you specific information that may apply to your property.



WindoVision—New Interactive Display at Bass Lake



The Pines Village

Bass Lake Realty has recently contracted with Touch Point Systems to provide a new illuminated display in the front windows of the Bass Lake office in the Pines Village.

This interactive technology will attract buyers to our office, engage them with virtual tours on demand, and connect them to our agents 24 hours a day. Buyers will be able to retrieve detailed information on all of our listings,

providing our sellers with even greater visibility and accessibility.



Oakhurst Office,
Junction Plaza

Our new display has been installed and we expect it will be fully operational by late April. Feel free to stop by and try it out, virtually anytime!

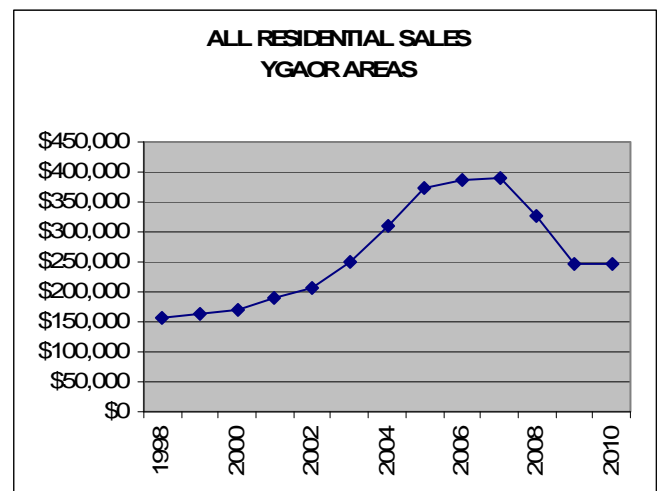
Bass Lake Classic Triathlon Set for June 4

The Bass Lake Triathlon is being revived and taking place June 4, 2011. In the early 1980's, Bass Lake was the site of the first ever national triathlon championship. Detailed information can be found on the website: <http://www.basslaketri.com>. The race will include an international distance and sprint distance competition, as well as a 5K run benefiting Yosemite High School and The Boys & Girls Club. The race will start at 7:30 am June 4 from The Pines Resort, the host hotel for the event. The swim course will start at the beach at The Pines and head south before going back to the transition area. From there the athletes will ride their bikes along the eastern shore of Bass Lake to the nearby mountain community of North Fork before coming back and riding along the western shore of the lake back to the transition area. The run will wind through North Shore Road, Bass Lake Estates and Mallard.



Eastern Madera County Sales Statistics

YGAOR MLS - ALL RESIDENTIAL					
YEAR	#TRANS	VOLUME \$	AVERAGE SALES PRICE	% OF LIST	DOM
1998	327	\$ 51,029,279	\$ 156,532	95.10%	239
1999	447	\$ 72,811,803	\$ 162,889	95.62%	258
2000	583	\$ 98,752,474	\$ 169,386	95.85%	245
2001	555	\$ 105,356,849	\$ 189,832	88.27%	201
2002	592	\$ 121,562,110	\$ 205,341	95.65%	167
2003	551	\$ 138,540,073	\$ 251,433	97.03%	140
2004	604	\$ 188,184,114	\$ 311,563	96.97%	130
2005	608	\$ 227,018,321	\$ 373,385	97.01%	127
2006	416	\$ 161,246,187	\$ 387,611	95.54%	142
2007	354	\$ 138,193,984	\$ 390,378	94.25%	191
2008	263	\$ 85,699,599	\$ 325,854	85.00%	198
2009	370	\$ 90,870,046	\$ 245,595	80.00%	187
2010	313	\$ 77,530,548	\$ 247,701	69.00%	149



Based on information from YGAOR MLS. Statistics deemed reliable but not guaranteed accurate by the MLS or Bass Lake Realty
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