



Market Report—Winter 2009

Tax Credits and Low Interest Rates Save the Day for the Moscow Real Estate Market

The Moscow Real Estate Market continues to offer stability, and for this we can be grateful. We do not have massive numbers of foreclosures or short sales. The chart on the next page shows comparable sales from 1/1/07 to 12/2/07; from 1/1/08 to 12/2/08; and from 1/1/09 to 12/2/09.

Interest rates for real estate loan remain at historic lows, under 5 % for 30 year fixed. Check with your lender.

Cats Land on Their Feet for the Holidays!

Recently, we discovered 5 kittens left behind at a house we listed for sale. They were about 5 months old and quite skittish so it was a real adventure trying to catch them and get them to safe havens. Kathy Beerman and Steve McGeehan agreed to foster one until we found it a home; one was boarded at the vet (while getting the necessary shots, spaying, etc) Johnnie Sue fostered two; and Gail took one home to stay. After a lot of pleading and begging we found homes for all five. Thank you to everyone who helped in finding these little orphans good homes and especially to everyone who adopted one. (Photo of Lucy and Abner not available.)



Are You In the Market?

It's never too early to plan for the New Year. We would love to provide you with a market analysis and help you with strategies to market your home in 2010. We provide this analysis free of charge.

Often the spring market appears earlier than spring on the Palouse. It depends on the year, to be sure, but often January and February see an increase in activity as buyers think forward to being settled by spring/summer.

In order to create your comprehensive market analysis we complete three steps.

- We gather all of the public information available and conduct a walkthrough of the property.

- We evaluate the data and information and prepare the written market analysis and marketing plan.
- We meet with you, present our analysis and formulate your marketing strategy.

With interest rates at historical lows and tax credits available, this might be the right time to make a move. Give us a call. We would be happy to provide addition information and assistance in helping you make a decision.

Happy New Year to All! Our new year's wish to you is that you have your best year ever.



Remember we can show you any property listed in Latah County Multiple Listing Service (MLS). See us on the web @ www.gbyers.com or give us a call 208.882.8070

Single Family Residential, Condos with Moscow Address

	Number Sold	High Sold Price	Low Sold Price	Average Sold Price*	Average Days on Market
1/1/07 to 12/2/07	300	\$558,333	\$65,000	\$222,816	122
1/1/08 to 12/2/08	244	\$545,000	\$98,000	\$214,166	134
1/1/09 to 12/2/09	229	\$550,000	\$72,500	\$210,718	164

* Average Sold Price does not include sold prices reported as either \$0 or \$1

Tax Credit Extended



First time home buyers were actively engaged in the Moscow market because of the historic first time home buyers tax credits.

The \$8000 first time home buyer tax credit has been extended from January 1, 2009 –April 30, 2010. If a binding sales agreement is in effect, the closing can occur as late as June 30, 2010.

Income limits do apply.

Repeat buyers will qualify for a \$6500 tax credit if the house is purchased after November 6, 2009 and before April 30, 2010. If a binding sales agreement is in effect, the closing can occur as late as June 30, 2010.

Please check the government web site for additional information in regard to the tax credits, www.federalhousingtaxcredit.com.

What's For Sale at Gail Byers Real Estate

HOMES

2542 Blaine Rd—3BD/3.5B, views, 16+ acres, media room, 3 car-garage, \$649,000

1354 Chaney Rd—5 BD/3B, 40 acres, 2 story with verandas, views, \$625,000

103 S. Van Buren—4 BD/2B, Fort Russell location, large kitchen, apartment \$399,888

2266 West View Dr—3 BD/3.5B, New roof, flooring, paint. Extra lot, \$365,000

812 N. Meadow—4 BD/2B, gardens, shop building, RV parking, \$294,500

3130 Flomer—3 BD/2.5B, single-level brick rancher, fenced, \$279,900

1837 E 6th St—4 BD/3B, large bonus room, hardwood floors, \$275,900

1811 Appaloosa—4 BD/3B, family room, private backyard w/ hot tub, \$269,500

786 Fairview Dr—3or4BD/3B, gas fire-place, large deck, \$236,000

222 Lieuallen—5BD/3.5B, open kitchen, close to U of I, deck, \$229,000

253 Hazel, Genesee—4BD/2B, 2-story Victorian, large lot, \$187,500

807 Ford—3BD/2B rancher, move-in ready, large family room, \$185,000

2122 East D—2BD, hardwood floors, fire-place, shop, fenced, \$165,000

1028 King St., Viola—3BD, open floor plan with loft, exposed beams, \$149,000

562 Deer Meadow Ct #3—3 BD, 2.5 Bath condo, fireplace, 1800+ sq. ft., \$145,000

1217 S Lynn—cozy, 1 BD, \$79,000

MULTI-FAMILY

509 W. A St—1BD/1B Duplex, near UI, great investment, \$130,000

725/727 Pine St., Potlatch—Duplex 2 BD & 3 BD units, possible finance, \$93,500

LOTS AND LAND

44+ acres Chaney Rd—one building permit, mix of timber, crop land, \$199,000

7 Building Lots on Genesee-Troy Rd—3.7—10 acres parcels, priced from \$125,000-\$185,000

000 Highway 95 N—44.9 acres, views, one building permit available, \$130,000

1009 Slonaker Dr—.61 acre building lot, Moscow Mountain views, \$101,500

PENDING

1781 Hwy 99—\$349,900

813 Indian Hills Dr—\$239,000

