



# Market Report—Winter 2010

## The Moscow Real Estate Market in Review!

Is 2010 over yet? What a year. There was good activity in the spring market owing to tax credits stimulating housing sales. Our summer market was slower than usual. Unable to sell homes elsewhere, many people moving into the area chose to rent instead of buy. Starting in September, the market became much more active than during the summer months.

Investors are starting to return to the real estate market. They are realizing it is possible to actually make a decent return on their money by investing in real estate verses putting it in a money market account at less than a 1% return. Contact us before you make your next move or if you would like to discuss real estate investment opportunities.

We would like to wish you healthy and happy holidays and New Year. May it be merry and bright,

*Gail, Johnnie Sue, Susan, and Amberlyn*

### Single Family Residential, Condos with Moscow Address

Sold	Number	High	Low	Avg Price*	Avg DOM**
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
1/1/10 to 12/2/10	176	\$620,000	\$45,000	\$218,498	141

\* 2 additional homes sold (listed at \$429,000 & \$1,500,000) but were not reported in MLS. \*\*Days on Market

GAIL BYERS REAL ESTATE

# Byers' Guide



### WALKER JAY MORRIS

Walker arrived November 16, 2010 weighing 9 lbs 3 oz and measuring 22 inches. His dad, EJ, came home on a 2 week leave from Iraq, where's he's on active duty in the Army. Amberlyn is recovering; EJ was granted a 14 day extension on his leave; and Walker has impressed the medical community with his appetite, growth, and good health. And of course, he's cute as a bug.

### Gail's Moose Sightings!

A cow moose and her calf walked into my yard just about 3 weeks ago where they proceeded to trim all the bushes and shrubs. They hung around until after dark. It was so exciting to see them. What beautiful animals. Well perhaps not beautiful, but so impressive and magnificent. In September my husband, Bob, was surprised by a young bull moose that was nonchalantly walking through the yard. Bob made a slight detour around the house to keep out of the moose's way. It is not good to surprise a moose!



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

## Award Winning Office!



We hope you got a chance to see our signature page in the October/November/December 2010 edition of the Real Estate Review. It featured two awards that our office recently received. First, Johnnie Sue was selected as the 2010 Latah County Board of Realtors Realtor of the Year.

Second, the Moscow-Pullman Daily News submitted three of our previous signature pages to a competition and received PNNAEA 2010 Award of Excellence for them. Doing the signature pages have been at times challenging but

have always been fun. It's not easy to get three women to always smile and look good at the same time. There were a lot of "Oh, I blinked" or "I wasn't smiling". Thanks to Doug Davidson for photographing us for all these years and to Brian Cleveley for pitching in when Doug was unavailable.

Third, Real Estate offices in Idaho are subject to periodic auditing by the Idaho Real Estate Commission. We are proud to say that this May we passed our audit with flying colors and were awarded a Honor Roll Certificate For An Exemplary Audit. Our score card is perfect. Gail Byers Real Estate has been on the Honor Roll for every single audit since opening its doors in 1999.

## RESCUE KITTEN ONE YEAR LATER

Remember last year when we were shocked to discover 5 abandoned kittens at a house we were selling. Well, the kitten Gail adopted has decided he likes being an indoor cat. This is Abner, one year later. Is it any wonder the ancient Egyptians worshiped cats?



### It's a Win-Win-Win

Local real estate agencies are having a friendly competition to see which office can gather the most pounds of food for the local food banks. Winner gets bragging rights. If you'd like to make a contribution to the local food banks and help us win at the same time, bring your contribution to our office before December 14th, or call us (882.8070) and we'll come and get it.

## What's For Sale at Gail Byers Real Estate

### HOMES

**1358 Chaney Rd**—3BD/3B, 40 acres, shop, top-of-the-world views, \$625,000

**1026 Kasper Rd.**—4BD/3.5B craftsman style, 34 acres, barn, pond, \$525,000

**586 Hathaway**—4BD/3.5B, 3,700 sq. ft., Moscow Mtn views, near park, \$399,900

**103 S. Van Buren**—4 BD/2B, Fort Russell location, built-ins, apt, \$399,888

**415 S Lincoln**—5BD/3.75B, hardwood flrs, remodeled top to bottom, \$389,000

**733 Indian Hills Dr.**—3 BD/2.5B, double lot, stylish finishes, open design, \$329,500

**1110 Orchard Loop**—3BD/3B, 6+ acres, 2 ponds, updated farmhouse, \$329,000

**2075 Sunnyside #10**—3BD/2.5B, park location, heated garage, \$290,000

**1681 E 6th**—4BD/3B, huge master suite, open floor plan, fenced yard, \$274,900

**2373 Moser**—4BD/3B, supersized family room w/ wet bar, several additional rooms

**820 Courtney**—3BD/2B, tile flrs, family rm, lovely, private fenced yard, \$209,500

**390 Quail Run**—3B/2B, updated tri-level, 4th BD possible, storage bldg, \$199,000

**399 Mallard Ct.**—3BD/2B, top notch home w/deck and fenced yard, \$196,900

**2070 Concord**—3BD, single level living, large deck, xeriscaped yard, \$168,000

**211 N Cleveland**—3BD, fresh paint, updated kitchen, near schools, \$155,000

**240 N Jefferson**—2BD, charming cottage, near downtown, fenced yard, \$129,000

**2125 N Polk Ext**—2BD, edge of town location, all appliances included, \$115,000

### MULTI-FAMILY

**628 Deer Meadow Ct.**—Fourplex, 2BD/2B units, \$339,000

**937-939 Johnson**—Duplex 2 BD units, \$159,900

**943-945 Johnson**—Duplex 2 BD units, \$159,900

### LOTS AND LAND

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

**4 Building Lots on Genesee-Troy Rd**—5.4—9.25 acre parcels, priced from \$125,000-\$210,000

**000 Kasper Rd.**—20+ acres, fenced, views, one building permit, \$150,000

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

**1117 Foothill Rd.**—3.47 acre building site, close to Moscow/Pullman, \$79,000

### PENDING

**Genesee-Troy Rd, Parcel 8**—\$125,000

