



### Kitsap County's Most Referred Realtors!

#### May 2009

Congratulations to Julie Nelsen and family, Norma Hoover, William and Sharon Johnson, Erik and Heidi Arnold, Nita Behrens, and Paul and Mary Lou Vibrans, who have pending or closed sales on their properties!

Thank you to Kurt Nelsen, Joeseeph and Sue Ellis, Ted and Erin Halla, Gary and Gerry Vance, Jeff and Paula Petersen, and Craig and Ivy Adams for recently purchasing a home with the help of Prowse & Company!

We love referrals! A referral is the greatest gift you can give Prowse & Company! Thank you to Todd Tidball, Russell Ervin, Chris Madison, Larry Elfendahl, Ron Perkerewicz, Don Schwartz, Gretchen Pickens, and Caroline Stein for your referrals. We really appreciate you!



*Brenda Prowse  
Broker/Owner  
(360) 779-2888*

*Please contact Brenda or any of her agents for all of your real estate needs! Remember that if you buy or sell through Prowse & Company, you can use our moving van for free!*



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#### May 2009



Hope you've enjoyed some of the warm sunny weather (and I hope there's more to follow)! Hugh and my mom and I finished another Bloomsday Race in Spokane - 50,000 people proving they can do the 7.5 mile course - year after year. It was my mom's 30th year in a row - see the photo of her finishing. Bloomsday is a great community and family event, and we wouldn't miss it. That's not to say that my legs aren't sore for a few days afterward.

Our stats for new sales in May subject to satisfying the inspection contingency shows that we are having one of our best months since 2007 - hope it keeps up. We are grateful for our great clients and all the referrals they have sent. Thanks for helping us keep the lights on.

If you need to buy or sell right now, please call.

Cheers,

Brenda Prowse  
Broker/Owner



Find us on  
**Facebook**

Presented by Prowse & Company  
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## Noelle Osborn Receives Accredited Buyer Representation (ABR) Designation



Noelle Osborn of Prowse and Company has been awarded the Accredited Buyer Representation designation by the Real Estate Buyer's Agent Council (REBAC) of the National Association of Realtors (NAR).

Noelle joins more than 32,000 real estate professionals in North America who have earned the ABR designation. All were required to complete a comprehensive course in buyer representation and an elective course focusing on a buyer representation specialty, both in addition to documentation verifying professional experience.

REBAC, founded in 1988, is the world's largest association of real estate professionals focusing specifically on representing the real estate buyer. There are more than 43,000 active members of the organization world-wide. The National Association of Realtors, "The Voice for Real Estate", is the world's largest professional organization, representing over 1,000,000 members involved in all aspects of the real estate industry.

Way to go Noelle!

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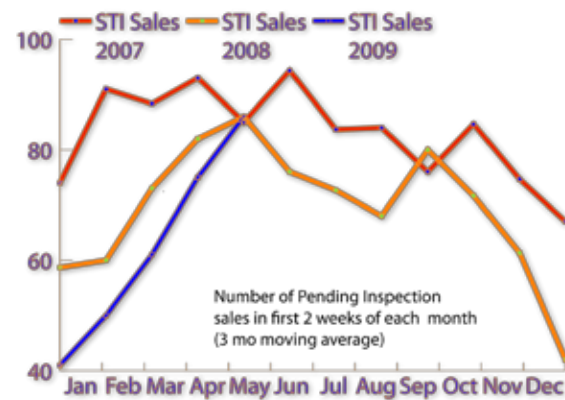
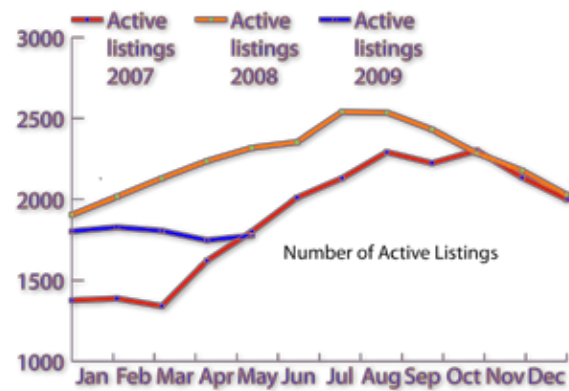
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## Kitsap Real Estate in Mid May 2009

Here are the current statistics for Pending - Inspection and Active Listings. You'll recall that Pending Inspection status represents a newly signed around contract prior to the buyer and seller agreeing on the home inspection. Below we show the number of Pending Inspection contracts signed around in the first 2 weeks of the month. The number of Pending Inspection contracts is a good gauge for telling us how our market is doing. This category also excludes short sales awaiting bank approval, a category that has pumped up the pending sales numbers with contracts that may take months to be rejected or approved. Some of the pending inspection sales will fall apart because buyer and seller will not be able to agree on the home inspection repairs.

Our market, at least in this instant, is looking better. The number of Pending Inspection deals the first two weeks of May rose by 17% from the same period in April. The activity is 17% higher than it was in May 2008, and was the highest month on record since mid 2007. That's a pretty good indicator. The number of active listings (1777) in our residential inventory rose about 1.7% from April. In a typical year it would have risen sharply by now, and we don't have a good explanation for the current trend. The ratio of sales to number of active listings rose from 5% to 5.8%. About 85% of the sales were under \$400,000 (75% last month - so fewer higher priced homes are now selling) and 69% were under \$300,000 (69% last month). There were no pending inspection sales above \$900,000.

Here are graphs of the mid month Number of Listings and the Pending Inspection Sales (note the graph uses the 3 month moving average to better show the trends).



May's APR is 4.96% on a 30-Year and 4.862% on a 15-Year, both Conforming. April's rates were 4.96% on a 30-Year and 4.989% on a 15-Year, both Conforming. If you qualify for FHA or VA loans (or the newly popular USDA loans), these programs have become much more attractive for low downpayment buyers. Limits for FHA and conventional conforming loans just went up with the stimulus bill signed yesterday. FHA maximum is \$475,000, and the conventional conforming limit has returned to \$475,000. Lending programs for jumbo loans reportedly getting better, with the larger banks starting to come back to this market. A typical 30 year fixed jumbo APR (with total costs of the loan, not just the rate factored in) is 6.273% on one major bank web site). Local savings and loans and credit unions may well be able to beat this rate for jumbo loans. To check the daily rate you can contact your lender or preview web sites such as this one - <http://bankrate.com/>.

### Thoughts for the Day

Knowledge tells us that a tomato is a fruit; wisdom prevents us from putting it into a fruit salad.

-Miles Kington  
British humorist  
as reported in Heinz  
Hellin's letter to  
Smithsonian Sept 2003

Perfection is reached, not when there is no longer anything to add, but when there is no longer anything to take away.

-Antoine de Saint-Exupery

## Prowse & Company's Featured Listings

For more information, photos, and virtual tours, visit our website at [www.browse.com](http://www.browse.com)!



### One level living in town Poulsbo

989 Sol Vei St, Poulsbo  
\$189,900 MLS#28068819  
3 BDR, 1 BTH one story home with approx. 1144 sq. ft. on 0.38 acres



### Private, custom constructed home!

12445 Olympic View Rd NW, Silverdale  
\$395,000 MLS#28111807  
3 BDR, 2 BTH tri level home with approx. 2800 sq. ft. on 2.42 acres



### Buildable View Lot!

38256 Fawn Rd NE, Hansville  
\$98,000 MLS#28107072



### Newly remodeled home!

7805 NE Hackamore Ct, Bremerton  
\$275,000 MLS#28129795  
3 BDR, 2.5 BTH split level home with approx. 1864 sq. ft. on 0.22 acres

### Come Join this Hood Canal Waterfront Community!

672 Allan King Rd W, Seabeck  
\$650,000 MLS#28133400 - **New Price!**  
2 BDR, 2.5 BTH one story with basement home has approx. 3380 sq. ft. on .38 acres with 98 ft of low bank waterfront



### Hood Canal Waterfront Land!

XXX Seabeck Holly Rd W, Seabeck  
\$295,000 MLS#28149268  
0.85 acres of vacant land with 100ft of medium bank waterfront

### Beautiful home with large shop on acreage!

1825 NW Ponderosa Pl, Poulsbo  
\$470,000 MLS#29033002  
3 BDR, 1.75 BTH one story home with approx. 1868 sq. ft. on 1.94 acres



### Welcome Home to the Country!

11094 NE Tulin Rd, Kingston  
\$450,000 MLS#29038393 - **New Price!**  
3 BDR, 2.5 BTH remodeled two story with approx. 2478 sq. ft on 5 acres with pond



### Convenient & Desirable Neighborhood!

1391 NE Rygg Ct., Poulsbo  
\$245,000 MLS#29036876 - **New Price!**  
3 BDR, 2.5 BTH two story with approx 1568 sq. ft on .19 acre.



### This Home Has It All!

23225 Aldo Rd NW, Poulsbo  
\$427,500 MLS#29054360 - **Just Listed!**  
3 bdr, 1.75 bth, rambler with approx. 1741 sq. ft on .95 ac.



### Prime No-Bank Beach House in Hansville

7832 NE Point No Point Rd, Hansville  
\$810,000 MLS#29058618 - **Just Listed!**  
3 bedroom, 1.75 bath with approx 2590 Sq Ft on .34 acres. 45 feet of waterfront.



### Peaceful and Private Home on 6.75 acres!

25295 Norman Rd NE, Kingston  
\$435,000 MLS#29058650 - **Just Listed!**  
3 bedroom, 2 bath, rambler and guest house with approx 1548 sq. ft. (main home) on 6.75 acres.



### Big home with a great floor plan in Edgewater Estates!

26528 Edgewater Blvd NW, Poulsbo  
\$229,900 MLS#29048979  
4 BDR, 2.75 BTH



### Country Living at its Tranquil Best!

10249 NE Kingston View Ct, Kingston  
\$399,000 MLS#29068572 - **Just Listed!**  
3 bedroom, 2.5 bath, 1.5 story with approx. 1727 sq. ft. on 2.29 acres.



### Blue ribbon condition

22916 Carmella Rd NW, Poulsbo  
\$369,000 MLS#29070910 - **Just Listed!**  
3 bedroom, 2.5 bath 1.5 story with approx 2143 sq. ft on .22 ac



### Magnificent Mountain View Home!

4001 NE Lookout Ln, Poulsbo  
\$475,000 MLS#29013918 - **Sale Pending!**  
3 BDR. 3.5 BTH one story w/basement home has approx. 3628 sq. ft. on 2.63 acres



### Beautiful View Craftsman in Manette!

2704 E 10th St, Bremerton  
\$385,000 MLS#29058667 - **Sale Pending!**  
3 bedroom, 1.75 bath, with approx 2959 sq ft (2018 finished).



### No bank Lemolo Waterfront!

16319 Lemolo Shore Dr NE, Poulsbo  
\$650,000 MLS#29067416 - **Sale Pending!**  
3 BDR, 2.5 BTH 1 1/2 story home with approx. 2215 sq. ft. on 2.4 acres and 150 ft of waterfront.