

Market Update



Not much has changed in the market since writing the November newsletter. Although I would like to mention the recent drops in the interest rates. We've seen big reductions across the spectrum of Conventional to VA, FHA and RD loans. Today's rates were the lowest we've seen since this summer, which is an exciting change to the previous trajectory. The market traditionally slows down this time of year, so what we are witnessing right now is very normal.

I have been working on something exciting and I look forward to sharing the update with you in February 2023.

Finally, I'd like to take a little bit of space and wish you a Merry Christmas. From my family to yours, we are wishing you Peace and Joy this Christmas Season and into the New Year. It has been, and always will be, a pleasure working with and for you on your real estate needs in the Lemhi County area. Thank you for the opportunity to be a part of your journey. I look forward to continuing to serve you in 2023 and beyond.

WHAT'S IN THIS MONTH'S ISSUE:

- Market Update
- Featured Properties
- Client Feedback

Last 30 Days

13 New Listings

10 Properties Sold

3 Properties Under Contract

Sales Price = 97% of List Price

\$372,125= Average Price of Residential Home Listings

Interest Rates

(as of 12/14/2022)

Conventional: 6.25%

FHA/VA/RD: 6.0%

Merry
Christmas





EXCLUSIVE PRIVATE RETREAT

OWN YOUR OWN CANYON & the ultimate private retreat. Located at the base of the Beaverhead Mountains in Lemhi, ID, this 321 acre property is just 1 mile from the Continental Divide. Surrounded by federal land with year-round access, this stunning property offers unimaginable views of Idaho's Lemhi Range, the convergence of 2 creeks, a multitude of springs, 5 water rights and a 40' deep creek-fed pond filled w/ wild trout. With 68ac of Meadow, 50 irrigated ac and 202ac for Dry Grazing, bring your livestock. Peterson Creek runs through the entire 1.5+ mile length of this property, which also features an 800yd private rifle range. Truly an off-grid retreat, the imported Canadian Western Red Cedar log cabin has a 2KW solar system and a backup Kohler generator with a 500-gal buried tank. Originally planned as the guest quarters, the 2 bed/1 bath cabin features locally sourced rustic barnwood interior with knotty pine doors, wrought iron fixtures, random width tongue and groove pine cathedral ceilings and 2 antique cast iron stoves. Current infrastructure can accommodate an additional, larger main house. No light or noise pollution here, you can escape & be completely self-sufficient.

MLS#2143411

REDUCED List Price: \$2,750,000





New Listing

Salmon River Views!

Seller Financing Available! Located 20 minutes outside of Salmon, ID sits this 1.56 acre property with incredible views of the main Salmon River, well known for its steelhead fishing. From here, you're a 3 mile drive from Gold Bug Hot Springs, nearby boat launch and local watering hole: The Dusty Mule. Enjoy the many recreational activities that are nearby: fishing, hunting, hiking, rafting and much much more! From the top of this property there are beautiful views of the mountains and river and you can enjoy peace and quiet. Community water is available in this area, however, it is not currently at the property line. Buyer will be responsible for installing a septic system and power runs along Galena Grade Rd above the property. There is a possibility for property access from either Galena Grade Rd or Cinnabar Circle.

List Price: \$39,900 | MLS#: 2151698



Nikki was an amazing advocate when we sold our home! She was knowledgeable, thorough, caring and kind. I highly recommend Nikki, as any client she represents will be in good hands!



Referrals are the heart of my business, if I can help your family or friends in the purchase or sale of property in Lemhi County, please feel free to connect us.

Nikki

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