

Issue 21
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 **GARDEN VALLEY PROPERTIES.com**



Real Estate News

Call or Email us today
for a FREE copy of the
Garden Valley Guide

Garden Valley Properties
Office will be closed
Sunday April 12th
In observance of the
Easter Holiday

*SPRING FLING
SATURDAY APRIL 25
ALL DAY
DOWNTOWN CROUCH*

**PARADE OF HOMES
SATURDAY MAY 30th
10-4**

Give us a call for more
information or to receive
a map prior to the event

search **EVERY** property
for sale from
Garden Valley,
Horseshoe Bend,
Lowman and beyond.
Sign up to receive email
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criteria.
24 hours a day, 7 days a
week - one website.

IT'S TIME AGAIN FOR ANOTHER... **SPRING FLING**

NEW MEDICAL BREAKTHROUGH: CURE FOR CABIN FEVER, GARDEN VALLEY!

Whether you are a longtime sufferer or just have a weekend itch, Garden Valley's Spring Fling is the cure! Spring Fling is a day long event that benefits the Garden Valley Chamber Scholarship fund and gives one lucky and deserving student \$1,000 towards college.

When using this cure, you will benefit from the following suggestions: Don't take on an empty stomach, fill up at the Longhorn, which will be serving a cowboy breakfast buffet from 8a-10a. (cost is \$5.50 with \$1.50 of every buffet going to scholarship fund). Get enough exercise with the 5k sponsored by GV Fitness (cost is \$5 and all goes to scholarship) or a stroll through Crouch, while participating in the Downtown Business Poker Run (all proceeds go to scholarship). Get plenty of rest, stay the weekend with Idaho Cabin Keepers, Garden Valley Motel, or The Wander Inn.

Side effects include: May cause feeling of fullness after BBQ lunch at the Longhorn, may cause gas (tank being full at Garden Valley Chevron), possible hair darkening/lightening or toe nail redness with pedicure or hair color at Mtn. Daisy Salon, has been known to cause light tingling in nose when smelling fresh flowers at Green Thumb Florist & Gift Shop or fresh cup of coffee at Coffee's N Cream, may see multitude of colors when browsing through the many items at Red Rooster or Middlefork Trading Post, slight dizziness when perusing the many items sold at the Crouch Merc or shopping the Arts and Crafts Fair at the Community Hall (10a-4p, outdoor booth space still available!) Will cause general feelings of fun for the whole family!



Whether a local resident or day tripper from the valley, Spring Fling is the cure for your cabin fever! Garden Valley has many products and services for you to rediscover or see for the first time. One trip to Garden Valley, and you'll be back! Call Windy Cooke or for more details 462-2778 or email Tanis Austin @ tanisaustin95@frontiernet.net. Article contributed by Tanis Austin

Live where you play... We'll show you the way!™

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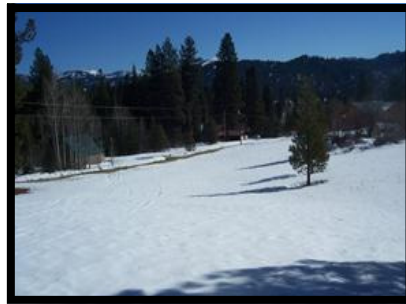
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Featured Home

UNRESTRICTED 5.5 acres! Great view of the South Fork of the Payette River! Custom cedar home w/floor to ceiling rock fireplace. 4 Bedrooms 3 baths 2900+ sf oversized 3 car garage. Might be possible to split off a portion of property for another residence. Great commuting home just off Hwy 17. Only 40 minutes to State Street (weather permitting). Generator ready, will run freezer, refrigerator, furnace, well and some lights. Two water heaters propane and electric. Lots of amenities. Price: \$489,900



Featured Lot



Lot 28 Scriver Woods Road .75 acres

Nice buildable lot with great open views, community water and irrigation. Easy access year round. Some mature trees. Partially fenced on back of lot. Enjoy all the amenities of mountain living. Homeowner Association Dues \$230/yr road maintenance and \$320/yr water. Price: \$60,000

Why are the prices of homes dropping substantially in today's market?

An article from Realtor Magazine April 2009

Prices are dropping because of the anomaly that occurred during the market boom. Professor Karl Case of Wellesley College and contributing author of the Case-Schiller Home Prices Indices, a quarterly nominal housing price report, looked closely at the appreciation of median home value over five-year increments dating back to 1980. His research shows that home values appreciated 26.5 percent on average for the 20-year period from 1980 through 2000. In the six years that followed, average appreciation was 89 percent.

Prices are now adjusting to the inconsistent and unsustainable growth that occurred during the first six years of this decade. In other words, the market is not on the decline. Rather, it is moving toward stability, which will mean healthier markets in the future.

Why should I buy now?

Any investment consideration, whether it be real estate, gold, or fine art, follows a predictable cycle with nine stages. Let's start with optimism, the period in which many people are excited about buying a home. When the market is strong, people's purchases quickly increase in value, which leads to euphoria, which can lead to rash decision making.

From euphoria starts a downward cycle. As prices start to fall, buyers go into denial, with statements such as "I'll be in the house a few years, so this won't be a challenge." After denial comes fear, as prices continue to fall, followed by panic, despondency, and depression. After depression comes hope and then optimism (back to stage one).

The point of maximum risk for any investment is during the euphoria stage. The point of maximum opportunity is at the lowest point, between despondency and depression. That's exactly where we are in many real estate markets today. Clients who are motivated and qualified to buy will be able to look at the market cycle chart and understand why now is the best time to invest in real estate.

Visit our website 24/7 at www.GARDENVALLEYPROPERTIES.com

We hope that you are having a wonderful spring and remember, we serve the Garden Valley, Horseshoe Bend, Lowman, Centerville and Placerville markets in SW Idaho. As most of our business comes from referrals and repeat clients, we value your referrals. If you know anyone who is looking to buy or sell real estate in any of these communities, please give us a call.