



18887 State Hwy 305, Suite 600  
Poulsbo, WA 98370

CHANGE SERVICE REQUESTED

PRSR STD  
US Postage PAID  
98383  
Permit No 111

Prowse and Company News  
*P R O W S E   a n d   C O M P A N Y   N E W S*



Kitsap County's Most Referred Realtors!

### November 2009

Congratulations to Washington Federal Savings, Central Sound Construction, Ted Udhus and Family, Norman and Barbara Fallehy, and Dave and Vicky Reische, all of whom have pending or closed sales on their properties!

Thank you to David and Sarah Fuller and to Craig and Sally Kvam 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 Margaret Bradshaw, Bob Spader and Judy Conlow, and Diane Dahl 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!*



## Congress Extends and Modifies the First Time Home Buyer Tax Credit

You may already have heard that the homebuyer tax credit has been extended, with an important modification that lets move up buyers participate even if they aren't first time home buyers.

Here is part of the press release from NAR, including a link to a table that explains the new law in detail:

Expected to contribute approximately \$22 billion to the economy, Congress overwhelmingly passed a bipartisan measure this week extending the \$8,000 home buyer tax credit to April 30, 2010.

The legislation, which is part of a larger bill that also extends unemployment benefits, was signed into law by President Obama today.

More people are now eligible to take advantage of the law, which includes a \$6,500 tax credit for buyers who are current home owners and have lived in their home for five of the past eight years.

Income limits for eligible home buyers were also expanded to \$125,000 for single buyers and \$225,000 for couples, up from \$75,000 for individuals and \$150,000 for couples. Qualifying home prices are capped at \$800,000.

NAR's Government Affairs Division has compiled facts on the changes made to the current tax credit at the following Link:

[http://www.realtor.org/fedistrk.nsf/files/government\\_affairs\\_tax\\_credit\\_ext\\_chart\\_110409.pdf](http://www.realtor.org/fedistrk.nsf/files/government_affairs_tax_credit_ext_chart_110409.pdf)

November 2009

As the Holidays approach we always see the real estate market slow down. The number of listings decline and there are fewer sales. If you recall October of last year, it was the start of all the financial upheaval that has led to over 10% unemployment and put millions of homeowners underwater, owing more on their homes than they can sell for. Going forward into next year, I hope that comparisons with a year ago will no longer reveal how far we have fallen, but instead show how things are starting to improve.

October this year has been a good month for sales in Kitsap County. Thank you for your business and referrals. We are grateful, and we wish you and your family a lovely holiday season. Please enjoy Sheri Johnson's recipe for pumpkin pie. It's a favorite here at Prowse and Company and is a delicious treat for holiday guests.

Cheers,

Brenda Prowse  
Broker/Owner



CERTIFIED DISTRESSED  
PROPERTY EXPERT™



Find us on  
**Facebook**

Presented by Prowse & Company  
18887 State Hwy 305, Suite 600  
Poulsbo - WA 98370  
www.browse.com

(360) 779-2888 or (206) 842-0117  
Toll Free: (888) 842-0117  
Fax: (360) 779-6522  
topagent@browse.com

Presented by Prowse & Company  
18887 State Hwy 305, Suite 600  
Poulsbo - WA 98370  
www.browse.com

(360) 779-2888 or (206) 842-0117  
Toll Free: (888) 842-0117  
Fax: (360) 779-6522  
topagent@browse.com

## Sheri's Super Pumpkin Pie

1/2 cup pecan pieces  
 1/2 cup dark brown sugar  
 3 TB softened butter  
 2 large eggs  
 3/4 cup dark brown sugar  
 1 cup solid packed pumpkin  
 1 TB all purpose flour  
 1/4 tsp ground cloves  
 1/4 tsp ground mace  
 1/2 tsp ground ginger  
 1/2 tsp ground cinnamon  
 1/2 tsp salt  
 1 cup evaporated milk

In food processor, add pecan pieces, dark brown sugar, and butter. Process until ingredients hold together like a paste, making sure the pecans are a fine "meal". Press very firmly into bottom only of the pie crust so it will not float up during baking.

In mixing bowl, beat eggs until frothy with hand-mixer or standing mixer. Then with mixer on low, or stirring by hand, add in order the rest of the ingredients. Beat only until well mixed. Pour slowly into praline lined crust.

Bake in oven checking after 45 minutes. Cover edges of crust to prevent over browning. Pie is done when filling is set but still slightly jiggly in center. Depending on oven 45 - 50 min. total. Remove from oven and let cool on counter until room temperature. Chill in refrigerator. Garnish with whipped cream and caramelized pecans, if desired.

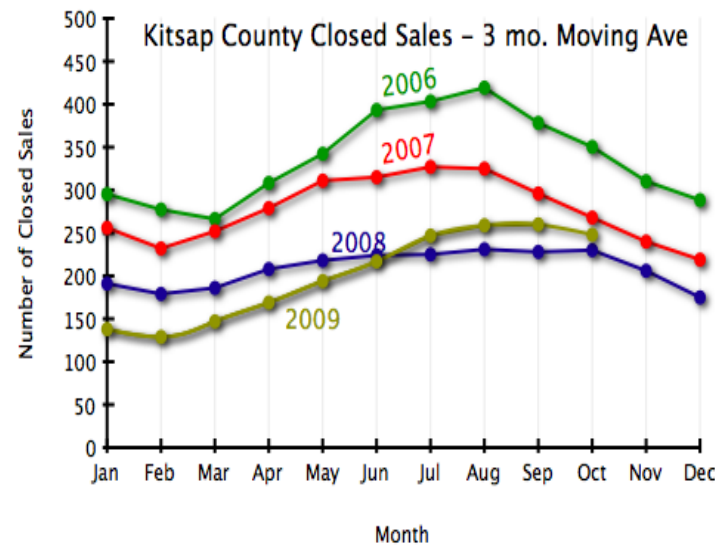
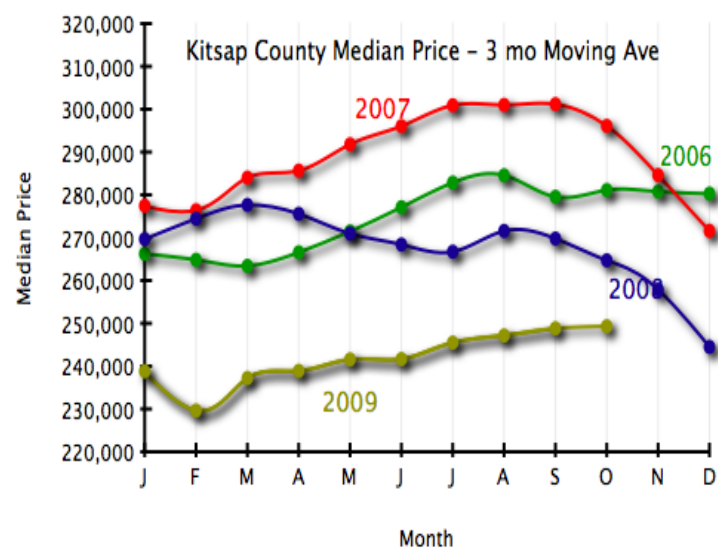
## Cami Gurney Joins Prowse and Company



Cami Gurney, who was previously a long time staff member at Prowse and Company in our early years, is back with us again. Cami is a licensed real estate agent who has worked in various real estate positions in Washington and Oregon for the past 10 years. She has taken over the duties of listing coordinator - the person who manages our listings, follows up to get feed back on property showings, answers questions, solves problems, and helps you with anything you need to get your home sold. You can find her at the front desk when you walk in the door. Welcome back Cami!

## Kitsap Real Estate Market Highlights

There is lot of evidence that the real estate sales in the 4th quarter this year should easily surpass the rapidly declining numbers from last year and that the total for closed sales this year may well exceed the numbers in 2008. At the same time there is no real evidence that there has been a turn around in prices. It will be interesting to see what will happen to sales now that buyer tax credit has been extended. There will be not only a seasonal drop off in November, but perhaps also a drop off because so many buyers were rushing to purchase homes before the previous tax credit expired. Closed sales this year are 1.4% behind last year (2% behind last month), pending sales are running 27% ahead (24% ahead last month). In September, there were 253 closed sales and 350 pending sales. In October there were 249 closed sales and 359 pending sales. Shown below are graphs of median price and closed sales for Kitsap County. (See more details at [bprowse.com/kitsap\\_market\\_trends](http://bprowse.com/kitsap_market_trends))



## Prowse & Company's Featured Listings

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

**Almost 2 acres in Poulsbo!**  
 223 NE Anna Rd, Poulsbo  
 \$199,000 MLS#29105443  
 3 BDR, 1.75 BTH one story home with approx. 1131 sq. ft.

**Shop and compare, you'll love this!**  
 117 NE Myreboe St, Poulsbo  
 \$200,000 MLS#29143303 **Just Listed!**  
 3 bedroom, 1.5 bath, 2 story with approx. 1222 sq. ft.

**Best Value in Waterfront!**  
 326 NW Wesley Way, Poulsbo  
 \$575,000 MLS#29144273 **Just Listed!**  
 2 bedroom, 1.75 bath rambler with approx. 1734 sq. ft. on .60 acres with 200 feet of low bank waterfront and dock rights.

**Low Bank Bulkheaded Waterfront home!**  
 7256 NE William Rogers Rd, Indianola  
 \$950,000 MLS#29110650 - **New Price!**  
 3 bedroom, 3.5 bath, 3 story with approx. 4692 sq ft on 65 feet of bulkheaded waterfront at the Indianola sandspit

**Log Cabin in the Woods!**  
 7894 Phillips Rd SE, Port Orchard  
 \$285,000 MLS#29117512  
 3 bedroom, 2.5 bath log cabin with approx. 2700 sq. ft. on 5.1 acres

**Move In Ready Bungalow in Manette!**  
 1323 Trenton Ave, Bremerton  
 \$138,000 MLS#29139085 **Sale Pending!**  
 2 bedroom, 1 bath rambler w/basement

**Lovely condo with a breathtaking view!**  
 400 Washington Ave, #203, Bremerton  
 \$325,000 MLS#29031951 **Back on Market!**  
 2 BDR. 1.75 BTH one story condo with approx. 1298 sq. ft.

**Welcome Home to the Country!**  
 11094 NE Tulin Rd, Kingston  
 \$400,000 MLS#29038393 **Sale Pending!**  
 3 BDR, 2.5 BTH remodeled two story with approx. 2478 sq. ft on 5 acres with pond

**New Construction, with New Well!**  
 27776 Big Valley Rd NE, Poulsbo  
 \$399,000 MLS#29144451 **Just Listed!**  
 3 bedroom, 2.75 bath two story with approx. 2569 sq. ft. on 1 acre

**High Bank Hood Canal Waterfront!**  
 35421 Hood Canal Dr NE, Hansville  
 \$419,000 MLS#29094336 - **Sale Pending!**  
 3 bedroom, 2.5 bath 2 story with approx 2252 sq. ft. on 1 acre with 90 feet of high bank wtrft.

**Prime No-Bank Beach House in Hansville**  
 7832 NE Point No Point Rd, Hansville  
 \$650,000 MLS#29058618  
 3 bedroom, 1.75 bath with approx 2590 Sq Ft on .34 acres. 45 feet of waterfront.

**Private Home on 6.75 acres!**  
 25295 Norman Rd NE, Kingston  
 \$435,000 MLS#29058650 **Sale Pending!**  
 3 bedroom, 2 bath, rambler with approx 1548 sq. ft. plus and guest house on 6.75 acres.

**Great floor plan in Edgewater Estates!**  
 26528 Edgewater Blvd NW, Poulsbo  
 \$164,900 MLS#29048979 **Sale Pending**  
 4 bedroom, 2.75 bath 1 story with basement with approx 2320 sq. ft. on .32 acres

**Country Living at its Tranquil Best!**  
 10249 NE Kingston View Ct, Kingston  
 \$359,000 MLS#29068572  
 3 bedroom, 2.5 bath, 1.5 story with approx. 1727 sq. ft. on 2.29 acres.

**Opportunity is Knocking!**  
 1331 NE Rogaland Ct., Poulsbo  
 \$250,000 MLS#29124202 - **Sold!**  
 3 bedroom, 2.5 bath split entry with approx. 1520 sq. ft. on .19 ac.

**The Bargain of Kingston!**  
 8850 NE Nature Way, Kingston  
 \$450,000 MLS#28144844 - **Sale Pending!**  
 4 BDR, 2.5 BTH two story home with approx. 3008 sq. ft. on 8.79 acres

**Great Buy in Kingston!**  
 9051 NE State Hwy 104, Kingston  
 \$235,000 MLS#29086684 - **Sale Pending!**  
 2 bedroom, 3 bath rambler with approx 1336 sq ft on 2.16 acres

**Lovely View of the Hood Canal and Olympic Mountains!**  
 1770 Brothers LN NW Poulsbo  
 \$330,000 MLS#29134943 - **Sale Pending!**  
 3 bedroom, 2.5 bath, split entry with approx. 2089 sq. ft. on .41 acres.