

TIMBER REALTY

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Real Estate Times

Trending real estate news

Vol. 2

**Want to explore your options?
Wondering if the moment is right for you?
Give us a call: 208-245-2345**

Sellers raise to respond to high home values

* Homeowners are paying close attention as property values continue to climb, creating a window of opportunity.

* With limited inventory and steady buyer demand, sellers are finding themselves in a stronger negotiating position.

* Today's market conditions allow sellers to maximize equity, sometimes turning long-held homes into significant financial gains.

* This "seller's edge" is prompting many who had previously hesitated to list their homes to reconsider, especially as buyers remain motivated despite interest rate fluctuations.

I suggest that pricing strategically and preparing a home for market are

Tips & tricks to Selling your home..

Some add real value, others just make a home nicer for you. If your goal is resale impact, focus on projects buyers immediately notice and care about. **Kitchens still carry the most weight.** You don't need a full gut job—minor upgrades like new countertops, painted or refaced cabinets, updated hardware, and modern lighting often deliver a strong return without overspending.

Buyers want a clean, functional, move-in-ready feel.

Bathrooms are a close second. Simple improvements—new fixtures, vanities, lighting, mirrors, and fresh tile—can make a big difference. Even one nicely updated bathroom can elevate the whole home.

Curb appeal matters more than people expect. First impressions drive showings. Exterior paint, landscaping, a new front door, or updated garage doors can dramatically improve perceived value before buyers even walk inside.

Flooring is huge. Replacing worn carpet/outdated materials with consistent, modern flooring (like LVP or hardwood-style finishes) modernizes a home.

Fresh paint is one of the highest ROI upgrades. Neutral, light tones make spaces feel bigger, cleaner, and more move-in ready.

If you're preparing to sell, think "clean, updated, and move-in ready" rather than "luxury renovation." That's what drives offers.

Give us a call for a FREE home renovation consultation! Call us before you make that costly mistake.

*Thinking about selling your home/property/ranch?

Call us today! 208-245-2345

\$149,000

NEW LISTING



Highway 3 S, St. Maries
5.94 ACRES • TREED • MLS 26-3368
Come to the country and relax on this gorgeous heavily treed 5.94 acres with a seasonal creek. Surrounded by lots of wildlife; such as deer, moose, elk, etc. Located only 20 min's from the town of St. Maries on a public paved maintained rd. Electric close by.

\$590,000

NEW LISTING



480 Dunn Peak, Avery
44.66 Acres • River view • MLS 26-2771
Own your own slice of North Idaho paradise! 44.66 acres in Avery, Idaho with beautiful panoramic views of the St. Joe River. Avery Creek runs through the property year around. The property borders the town of Avery.

\$370,000

PENDING



2312 Cromwell, St. Maries
3 BEDS • 2 BATHS • MLS 26-2722
Well-maintained split-entry 3 bedroom/1.5 bath residence. 1,680 square feet, located at the end of a cul-de-sac. Main floor has living room, 2 bedrooms, full bath, dining room & kitchen with all new appliances.

\$875,000

NOW TRENDING



2035 St. Joe River Rd, St. Maries
3 BEDS • 3 BATHS • MLS 26-310
Your Private River & Lakeview Paradise. Calling all nature lovers, car or toy hobbyists, seeking privacy! This spectacular 3-bedroom, 3-bathroom (3,646 ft) home is nestled on 2.3 Acres, (shop 48x38 full service) offering breathtaking, unobstructed views of the St. Joe River & Bells Lake

\$1,295,000

NEW LISTING



232 Cheyenne Dr, St. Maries
3 BEDS • 2 BATHS • MLS 26-2903
This unique property offers a single-level home w/amazing views & privacy (private dead-end rd to property gate) 40 acres of beautiful/versatile land. The property is a true outdoorsman, equestrian & agricultural haven, 22 acres lush pasture & 18 acres mixed timber.

\$535,000

REDUCED



77523 HWY 3 S, St. Maries
3338 SF • 8.33 ACRES • MLS 25-7671
Embrace the ultimate country lifestyle on this expansive 8.33-acre property, featuring a custom 3-bedroom, 2-bathroom solid brick home with 3,338 square feet of living space, complete with a magnificent 39' x 26' wood deck that offers stunning mountain and pasture views.

\$220,000

PENDING



328 S 7th St, St. Maries
1420 SF • 3 Beds • MLS 26-289
Newly Reduced! Motivated Seller! Built in 1992 this home has tons of character! 2 bedrooms and one bath with a large size upstairs loft! Open living room, spacious kitchen with lots of cabinets and storage room. Appliances included! Live on one level!

\$210,000

NEW LISTING



2318 Saint Maries Ave, St. Maries
2 BEDS • 2 BATH • MLS 26-4243
a charming 2 bedroom, 2 bath home offering 1,303 sq ft of comfortable living space. Built in 1947, this property carries a unique connection to the area's rich heritage, tied to the historic Milwaukee Railroad, reflecting the town's deep railroad roots. Inside, you'll find a functional layout with inviting living spaces.



St. Maries Property Management

208-245-4935

stmariespropertymanagement@gmail.com

CALL US FOR ALL OF YOUR RENTAL NEEDS!



246 S. 13th St, St. Maries
2 Bedrooms/ 1 Bath
Large finished loft, Single level living
Vintage Style, lots of parking
Backyard, extra storage



2200 Washington #1, St. Maries
2 Bedrooms/ 2 Baths
Upscale property, new appliances
Privacy, backs up to trees
Newly remodeled



202 Pennsylvania Ave, St. Maries
3 bedrooms/1bath
Units A & B available now
Newly remodeled



912 Main Ave, St. Maries
1 bedroom and Studios
Brand new apartments available now
Community Laundry

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Hormone replacement therapy

