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# PARADE OF HOMES

OCTOBER 3RD & 4TH, 2020  
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HOUSING TRENDS FOR 2020

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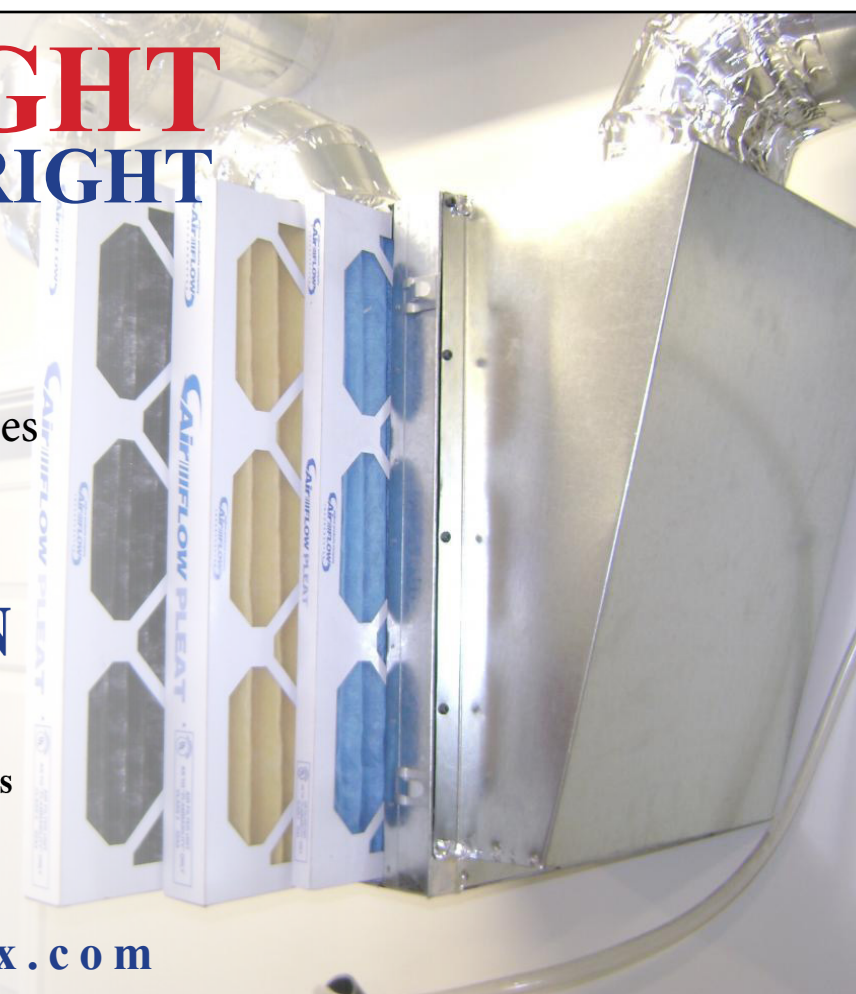
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Interior Alaska Building Association's

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Cover featuring the winner of the 2019 People's Choice Award built by Alaska Quality Insulators, Inc.

### HOW TO PARADE



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# PARADE MAP

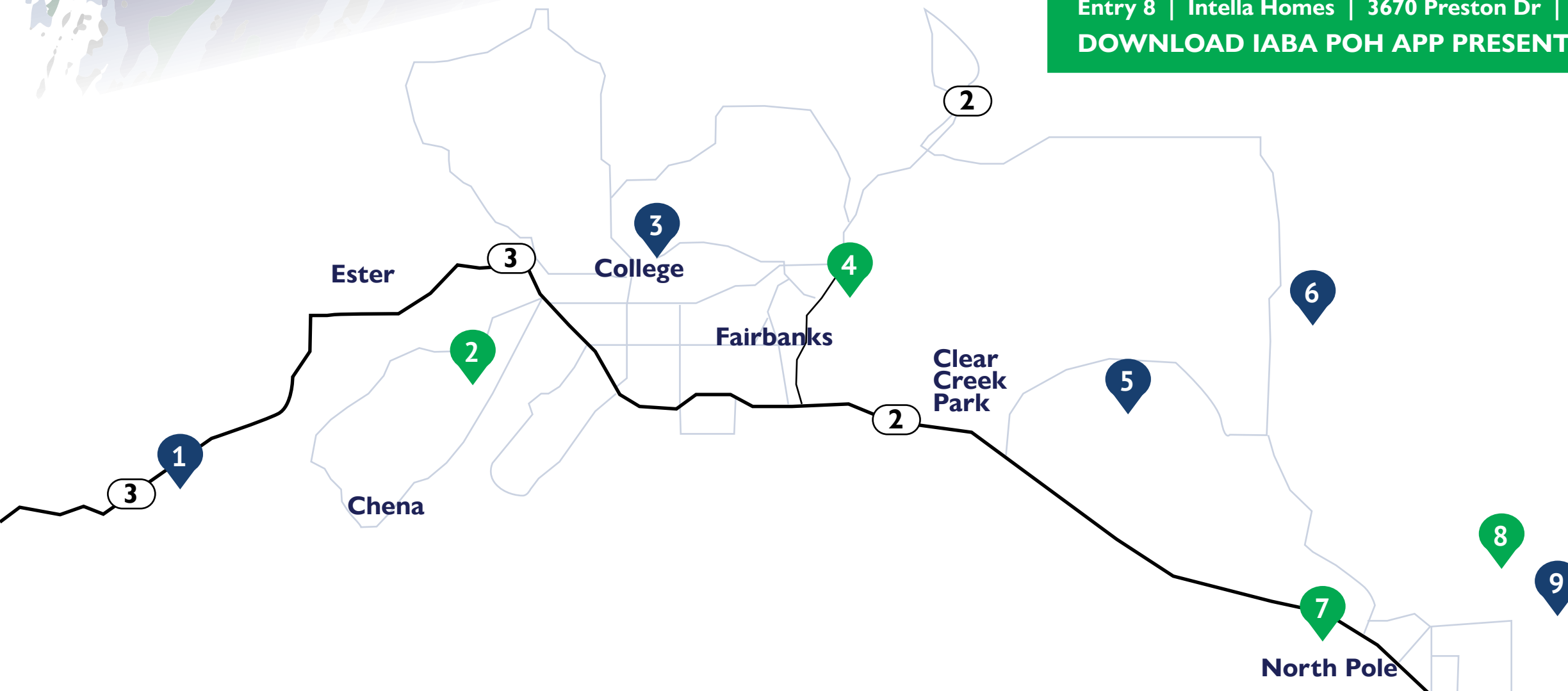
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# HOMEBUILDING HELPS ALASKA'S ECONOMIC RECOVERY



As COVID-19 brought most of Alaska to a near standstill, the state's housing industry was not only in full-swing, mortgage lenders became busier than ever. Historically low interest rates are driving the housing market's booming success. Alaskans are building, selling, upgrading, downsizing and refinancing at record rates.

Alaska homebuilders continued to operate throughout the shutdown. Interior Alaska Builders Association worked with the National Association of Home Builders to ensure building was designated critical infrastructure. The ability to continue work is one of the reasons homebuilding is poised to lead the nation's post-pandemic economic recovery. An already strong housing industry kept Alaskans employed and helped others get back to work. The industry faces a labor shortage and the pandemic became an opportunity to bring people into the industry.

Mortgage lenders predict low interest rates to stick around for a while and that's great news for the economy. Single-family homes are what's most popular among buyers and builders. In August 2020, the average residential sale price in Fairbanks was \$284,585. That number is up from a year ago. In August 2019, the average price for a home that sold in Fairbanks was \$259,970. Homes are also selling a little

quicker this year. The average listing that sells sits on the market for 39 days in August 2020, compared to 43 days in August 2019.

It's a very similar economic outlook in North Pole, with houses selling slightly faster and at a higher price point than a year ago. In August 2020, the average sale price of a sold home was \$268,697 compared to \$248,986 in August 2019. The average sold home sits on the market for 32 days this year compared to 39 days last year.

The combination of low interest rates and low inventory on the market is great news for Alaskans and Alaska's economy. As people continue buy, sell and build, it puts people to work and generates revenue. Despite the average housing price being more this year, low interest rates give homebuyers options. They can choose to spend more on a home than in previous years and have a similar mortgage because they'll be paying more on the principal and less interest. Or, they can buy something in the range they were looking at while interest rates were higher, and enjoy a lower mortgage because of the lower interest rates.

The bottom-line for Alaskans is that if you're thinking that it's time for a change, now is a great time to be a buyer, seller or both in the Last Frontier.



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## VIEWING ONLY

**Square Feet: 1,720  
Garage: 2**

## ASPENWOOD

**Bedrooms: 3  
Bathrooms: 2.5  
Energy Rating: 6 Star**

Cozy, spacious and energy efficient, this home was recently built for an active young family. This beautiful, modern home is equipped with radiant floor heat on all three levels to keep its occupants comfortable year round without the worry of high energy bills.

**Directions:** From Parks Hwy, Right on Milkmaid Ln, Left on Parks Ridge Rd



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**1**



## CONTACT

Jason Fails | [jtf.renewable@gmail.com](mailto:jtf.renewable@gmail.com)  
(907) 764-3952

## VIEWING ONLY

**Square Feet: 2,400  
Garage: 2**

## KOPONEN HOMESTEAD

**Bedrooms: 3  
Bathrooms: 2.25  
Energy Rating: 6 Star**

Designed for Fairbanks, this modern home was built with a remote wall system to keep in the heat, large triple-pane windows to let in the light and solar. It features practical building elements without compromising clean lines and beauty. It has a primary bedroom suite, 2 additional bedrooms, 2.25 bathrooms, a 24-ft. high great room, a 500 sq. ft. loft and 900 sq. ft. garage.

**Directions:** From Robert Mitchell Expy, take Geist Rd/Chena Pump Rd exit, West on Chena Pump Rd, Right on Roland Rd, Right on Haman St



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**2**



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# HOUSING TRENDS OF 2020



2020 changed the landscape of life in a lot of ways. Most Americans spent more time at home than ever before. This prompted people to look at their homes a little differently, in both good ways and bad. This year's pandemic affected people in many ways including having a major impact on housing trends.

### SAYING GOODBYE TO BIG CITIES

COVID-19 quickly made many Americans realize the limitations of urban life. Cities with high population densities, like New York, saw more cases and restrictions. Suddenly, people who swore they'd never leave the city, began pondering about what life would look like elsewhere. The glamor of bustling big city life was replaced by the prospect of a quiet home in a smaller community. States with lower population densities saw an uptick in people moving in. While others, are choosing to move from the heart of their city to somewhere nearby in the suburbs with more land.

### ACCESS TO THE OUTDOORS

Alaskans already know the importance of access to outdoor recreation, 2020 was just the year everyone else caught on. Without the availability of gyms, restaurants and movie theaters, people needed somewhere to go. City parks, walking trails and greenbelts became busier than ever. The outdoors let people exercise, relax and socialize, safely. Getting out broke up the monotony of being home and in turn, people began prioritizing having these areas close to home. People are now looking for homes with easy access to trail systems and greenbelts. This is one housing trend that is probably here to stay.

### ROOM FOR TOYS

Once again, Alaska is ahead of the trend and everybody else is just playing catch up. With severe air and travel restrictions in place, a lot of people swapped out their destination vacations for road trips. RV and camper sales and rentals spiked during the pandemic. Some dealers reported seeing a 1,000% increase in sales. Many people hit the road and rediscovered the joy of road tripping. But for some, problems arise when they pull into their driveway after the trip. Where do they park their new toy? Builders and contractors are seeing a surge in requests for additional parking space for campers and RVs. This is a solution many builders will be working into future design plans.

### HOME GYMS, OFFICES AND SCHOOL

The pandemic probably permanently altered home design. People aren't necessarily shopping for more square footage, instead they're looking for space that will work as offices, classrooms and home gyms. COVID-19 sent kids and parents home but the work didn't stop. Homeowners soon realized having a dedicated and private space to allow for work and/or schooling improves efficiency. They also needed a space to exercise. Retailers selling gym equipment couldn't keep up with the demands as people traded their gym memberships for the convenience of personal equipment.





## CONTACT

Aaron Welterlen | aaron@wvbuildersinc.com  
(907) 378-9241

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Garage: 0

Bedrooms: 2  
Bathrooms: 1.5  
Energy Rating: 10 Star

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Square Feet: 2,547  
Garage: 2

Bedrooms: 5  
Bathrooms: 3

Energy Rating: 5+ Star

This two-story house with a mother-in-law apartment above the garage has 5 bedrooms with 3 baths and boasts beautiful curb appeal with contemporary siding and Trex decking in a family-friendly neighborhood. The main living quarters of the home incorporate 3 bedrooms and 2 baths. This home is spacious with a contemporary kitchen that is open to the family room and an adjacent bay style dining area.

Off the master suite is a hotel grade master bathroom with jacuzzi tub and walk-in shower with dual shower heads and a spacious walk-in-closet. The mother-in-law apartment is accessed by a stairway adjacent to the garage. Open and airy with a fresh color palette the apartment boasts 2 bedrooms and 1 bathroom with an open concept kitchen.

**Directions:** From Richardson Hwy, Right on W Trainor Gate Rd, Left on Shannon Dr, Left on Joyce Dr



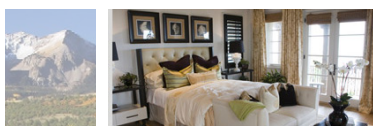
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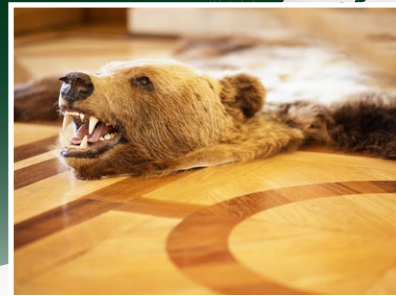


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# TIPS FOR TASTEFUL TAXIDERMISTRY



When it comes to Interior Alaska's interior design taxidermy has its place. Maybe it's a large, furry bear rug or a majestic moose mount. It might be a classic caribou antler chandelier or a tiny stuffed ptarmigan. Taxidermy has a rich history in Alaska décor. But not everyone wants animals all over their walls. If you're on the fence about taxidermy in your home, here are some ways to tastefully bring the outdoors in.

### ANTLERS ARE IN

Antlers are having a major moment in home design. Interior designers have found their simplicity compliments many design trends. Antlers are the perfect accessory to play up the cozy cabin look. Their neutral shades also provide an excellent accent to any modern farmhouse feel. And they're even popping up in high-end homes. Antlers are so popular right now that companies are manufacturing and selling fake ones as decor. The trend is turning the casual hobby of "shed hunting" into big business for some who sell antlers they find.

Antlers are versatile and simple, which makes them the perfect way to dip your toes into adding taxidermy to your home in a classic way. Add some antlers to a centerpiece at the dinner table. Place one next the mantle, or with some flowers or seasonal décor by the front door. Or turn a pile into a chandelier. There are a lot of options for antlers.

### CONSIDER ROOM SIZE

Taxidermy comes in many shapes and sizes. There are rugs, skull mounts, shoulder mounts, full-body mounts and more. If you're looking for a location for taxidermy, consider the size of the room compared to the size of the piece. Shoulder mounts, especially if they have large antlers like on moose and caribou, work best in rooms with high ceilings. Smaller mounts like fish and birds

can be hung in hallways or displayed on coffee tables. European mounts, which are just the skull/antlers, have found a place in bedrooms and offices. There's even a trend to add flowers to European mounts for a bohemian feel. While other people just choose to have "trophy room" where all their taxidermy is on display in a single space.

### TAXIDERMISTRY TELLS A STORY

Some people have taxidermy in their home because they like the look, but for most it tells a story. If you're not thrilled to have it on display, consider your roommate or partner, it likely represents an incredibly special memory. Plus, taxidermy isn't cheap. They probably paid a pretty penny to preserve this memory. Help tell the story by displaying information about where the animal was harvested. This adds a personal element. You can also hang photos from the hunt, or a metal or canvas landscape photo. Alaska hunting adventures take place in some beautiful country and the scenery will look great on the wall.

Whether you're looking to tastefully add a little taxidermy to your home or there's no room left on any wall, there's only one real rule that applies to taxidermy: Your home, your design. So, love it or hate it, having it in your house is up to you.





## CONTACT

Terry Duszynski | tduszy907@gmail.com  
(907) 479-3324

Square Feet: 2,462  
Garage: 2

Bedrooms: 4  
Bathrooms: 4  
Energy Rating: 6 Star

Two-story house with a beautiful log portico entry. Features a reverse floor plan with upstairs living. Includes a mother-in-law apartment on main level. Radiant heated, polished concrete and porcelain tile floors. Come and see the custom finishes throughout and bonus studio apartment.

**Directions:** From Richardson Hwy, take Badger Rd Exit, continue onto Badger Rd, Right on Holmes Rd, Left on Boyle, Left on Tramon Ave

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Square Feet: 3,332  
Garage: 3

Bedrooms: 3  
Bathrooms: 3

Energy Rating: 6 Star

"Cabin on the river," as the owners call it. A fabulous combination of craftsman and modern.

This charming home boasts an 18-ft. tall ceiling in the great room, an efficient Tulikivi soapstone masonry heater, grand windows overlooking the riverfront view and warm wood tones throughout. Tour the bar, solarium and so much more. Don't miss the custom tile work featured in this home, to include a fabulous and functional dog wash! A gorgeous Trex deck overlooks the Chena River and a tour through the garage will showcase a custom epoxy floor.

So much to see in this truly custom home.

**Directions:** From Richardson Hwy, take Badger Rd Exit, continue onto Badger Rd, Left on Markey Rd/Peede Rd, Left on Nordale Rd, Right on Dieringer, Right on Chena Bend, Right on River Park Dr



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## CONTACT

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### CONTACT

Kerry Hafele | hafele@live.com  
(907) 457-5905

**Square Feet: 2,250  
Garage: 2**

**Bedrooms: 4  
Bathrooms: 2.5  
Energy Rating: 6 Star**

This beautiful new construction home features concrete driveway, cedar trim and a 6 Star energy rating. It's location inside North Pole city limits means it is on city utilities.

**Directions:** From Richardson Hwy, Right on Old Richardson Hwy, Right on Rossons Cross Way, Left to stay on Rossons Cross Way



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## 3670 PRESTON DRIVE NORTH POLE

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### CONTACT

Brannon Richart | intellahomes@hotmail.com  
(907) 378-8538

**Square Feet: 3,900  
Garage: 3**

**Bedrooms: 5  
Bathrooms: 3  
Energy Rating: 6 Star**

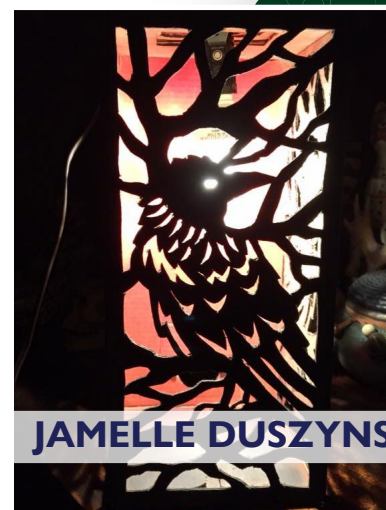
Come see this custom home that we have designed to suit the owner's needs and lifestyle. This energy efficient home features finishes chosen by the client and completed with the craftsmanship we pride ourselves on at Intella Homes. That's the custom home difference.

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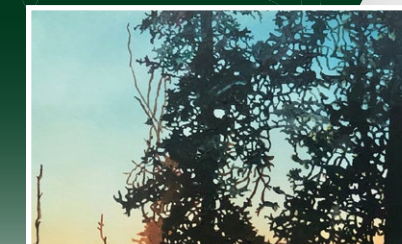
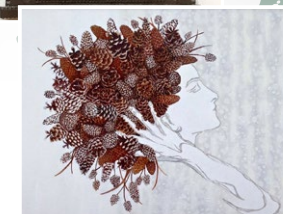
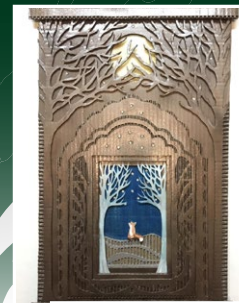


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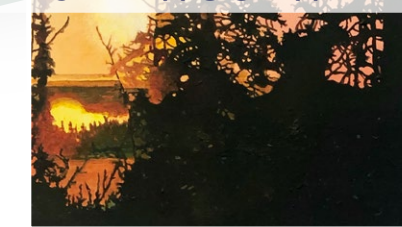
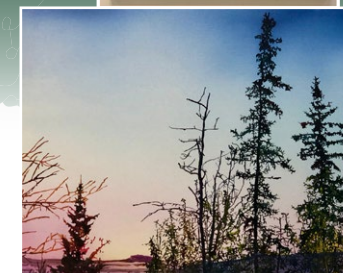
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**JAMELLE DUSZYNSKI**



**KESLER WOODWARD**



The economic crisis COVID-19 created hit independent contractors particularly hard. As the country entered lockdown and many people faced layoffs, the impacts quickly made their way into Alaska's arts community. Suddenly, writers, artists, performers and photographers were without work. Certain industries, like homebuilding, were deemed essential and able to continue operating. But members of the arts community were left wondering when work would pick up and if they'd survive financially in the meantime.

A large percentage of weddings across the country were postponed and photographers lost most of their clients during the busiest season. Without bars, crowds and restaurants, musicians had nowhere to perform. COVID canceled exhibits, concerts, and art and music classes, leaving behind a devastating economic impact.

Art plays an important role in what makes a house a home. Artwork and photography bring rooms to life. They invoke memories and emotions, start conversations and showcase personal style. Because the arts community is so closely tied to homebuilding, the Interior Alaska Building Association wants to help. Homes in the 2020 IABA Parade of Homes will feature the artwork of local artists. The art will be available for purchase.

### JAMELLE DUSZYNSKI

Jamelle Duszynski lives in Fairbanks. She specializes in cardboard art, oil paintings and hand-carved lanterns made from recycled Bota Box Wine boxes. Her art encompasses a wide variety of genres, drawing from her travels around the world and her own backyard. Prints are available. You can view her work on Facebook at Jamelle Duszynski Art.

#### WHERE TO FIND JAMELLE

[jduszynski12@gmail.com](mailto:jduszynski12@gmail.com) | (907) 460-1574

Jamelle Duszynski Art

### KESLER WOODWARD

An Alaska resident since 1977, Kesler Woodward of Fairbanks, is one of Alaska's best-known artists. He was a 2012 recipient of the Rasmuson Foundation's Distinguished Artists Award. In 2004, he received the first Alaska Governor's Award for Lifetime Achievement in the Arts. His recent work focuses on dusk, dawn and twilight. You can find his work on [www.keslerwoodward.com](http://www.keslerwoodward.com).

#### WHERE TO FIND KESLER

[kewoodward@alaska.edu](mailto:kewoodward@alaska.edu) | [www.keslerwoodward.com](http://www.keslerwoodward.com)

For additional information on featured artists visit  
[www.interioralaskabuilders.com](http://www.interioralaskabuilders.com).



**3860 SANGRIA AVE  
NORTH POLE**

**VINTAGE  
ESTATES**

**\$315,000**

**Square Feet: 1,472  
Garage: 2**

**Bedrooms: 3  
Bathrooms: 2  
Energy Rating: 6 Star**

Traditional ranch style home with radiant heat and 9-ft. ceilings throughout with cathedral ceiling in main living space. Spacious garage for two full-size vehicles. Energy efficient with HRV and 8-inch walls.

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## CONTACT

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