



Details of this townhome on pg. 3

Neighborhood Highlights

LOCAL STATISTICS

The Central Oregon housing market is continuing 2023 as a sellers' market and we expect the market to remain favorable to sellers in the first half of the year. Home prices are showing signs of stabilizing, a likely sign that prices will start appreciating by spring, as more inventory comes to market. If you're a homeowner who's been waiting to sell, this may be the perfect time. Call a Rogue agent today to get started!

Figures now on Bend single family homes on less than an acre most recent statistics are as follows:

- * Homes for sale are currently at 188
- * Homes sold are currently at 84
- * Homes pending are currently at 126
- * The average price per square foot for sold homes is currently at \$335
- * The average active price is currently at \$685,000
- * The average sold price (under \$1M) is currently at \$639,000
- * There is 1 month of inventory currently on the Bend market.

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GRANITE COUNTERTOPS

What Is Granite? Granite is considered the most popular igneous rock and can be found around the world, primarily in mountainous areas. Its durability and versatility—not to mention wide-spread availability—make it an alluring option for homeowners who want the perks of a natural material in their kitchen without incurring the high costs seen with other options like marble. Granite comes in a variety of designs—in fact, there are over 200 different types of granite on the market, all of which vary in color and appearance.

How To Care For Granite One of the biggest draws for consumers when it comes to granite is just how easy the material is to care for. Like most natural stones, granite is porous and benefits from being sealed periodically to protect it against stains. This is typically done during installation and should be repeated every six months or so, depending on the amount of daily wear and tear your countertop experiences.

Beyond that, maintenance on granite is a cinch. Simply wipe down the countertop with a mild dish soap and water whenever it needs a clean—you can also use a stone cleaner if you think the surface needs a bit of extra TLC. Major chips or burns are rare thanks to the stone's durable nature, but if you do injure your countertops in that manner, a professional stone expert can typically fix (or disguise) the damage.

-Excerpts From House Beautiful



PRICE REDUCED!

\$695,000

805 Amerman Dr—Phoenix
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688 SE Centennial St—Bend
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\$815,000

ACREAGE

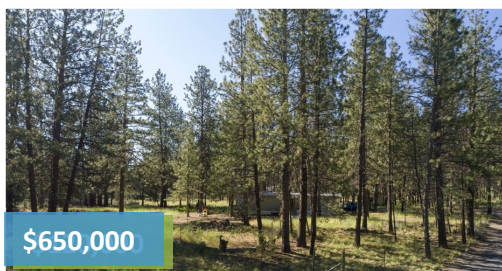
15780 SW Perch Rd—Terrebonne
3 Bdrm / 2 Ba / 1844 SF / 5.6 Acres



PRICE REDUCED!

\$375,000

94679 Raccoon Ln—Gold Beach
3 Bdrm / 2 Ba / 1350 SF / .52 Acres



\$650,000

19774 Buck Canyon Rd—Bend
7.17 Acres / RR10 Zoning



\$385,000

2881 SW Indian Circle—Redmond
3 Bdrm / 2.5 Ba / 1700 SF / .05 Acres



KITCHEN RENOVATION TRENDS TO WATCH

-Realtor Magazine

Electronics are seeing an increase in popularity in the kitchen, including docking stations, wireless speakers and stereo systems. Fifty-one percent of renovating homeowners also chose to install faucets with high-tech features, such as water efficiency and touch-only/touch-free activation. Also, nearly 40% of homeowners chose to install appliances with high-tech features, including Wi-Fi connectivity and smartphone/tablet controls.

White cabinets remain the most popular choice in renovated kitchens (40%), followed by wood-toned cabinets, which posted a three percentage point gain to 24%, according to the Houzz survey. About 46% of homeowners chose to install an island with contrasting cabinet colors. Blue and gray recorded slight declines in popularity while black, medium wood and dark wood saw increases.



\$575,000

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WORLD.

-Franklin D. Roosevelt

QUOTE OF THE MONTH

You can cut all the flowers but you
cannot keep Spring from coming.

-Pablo Neruda

5 TIPS FOR GETTING YOUR HOME READY FOR SPRING



Spring, being the time of fresh starts and renewal, just seems like the right time to clean up the home and grounds and get ready for a bright new beginning.

Plus, if you are getting ready for a new beginning and listing your home for sale, spring is a great time to do so!

Here are some tips to help you spring forward as you get ready to list your home among the Oregon homes for sale.

1. Clean your rain gutters.

Rain gutters on Central Oregon homes and other areas in Oregon get plenty of use with our annual precipitation, so homeowners should make sure those gutters are free and clear of leaves and other debris. If you don't have guards on your gutters, you definitely need to see about a spring cleaning. Even with guards, animals can make nests, and other debris may clog them up as the fall and winter pass. If you clean gutters yourself, you'll need a tall ladder and someone to hand things to as you clear them out.

2. Clean the yard to prepare for spring gardening.

Curb appeal is extra important in the spring, so don't slack on your post-winter clean-up. Clean up around your air conditioner compressor, clearing weeds, leaves, and other debris, in preparation for turning it on as the humidity and temperature rise. Clear flower beds of dried plant stalks, then add compost and mulch in preparation for planting. Prune summer-blooming flowering shrubs. Inspect trees and shrubs for any winter or wind damage and trim it back.

3. Check the HVAC system, as well as smoke and carbon monoxide alarms.

Spring is a good time to change your HVAC filters. Dirty filters can slow down your HVAC and make it run inefficiently, leading to higher bills and HVAC breakdowns. Make sure vents are free and clear of obstructions such as furniture and rugs. Schedule a preventative maintenance visit for your air conditioner. Also, test your smoke and CO alarms to make sure they are in good working order. Check wires or change batteries if needed.

4. Check for dampness and mold.

In some areas of Oregon, mold and excess humidity are problems every season, but more so during spring rains. Always check your house for signs of moisture from roof or plumbing leaks, window condensation, plugged air conditioner condensate drain, or moisture from the ground seeping into the home. Check fixtures such as toilets and faucets for leaks and repair them or replace them as needed. If you don't fix problems as soon as you find them, moisture and mold may damage drywall, wood, and flooring, so that you need to replace them.

5. Inspect and clean windows.

Moisture, high winds, and UV rays can be hard on your window treatments. Inspect your windows, and if need be, repair crumbling caulk and worn-out weatherstripping to keep conditioned air inside and unconditioned air out. Clean your windows inside and outside with a solution of vinegar and water to get them bright and shiny for spring.

From The Cover...



2881 NW Indian Circle —Redmond
3 Bdrm / 2.5Ba / 1700 Sf / .05 Acres
Cute Townhome—Great Condition!

Listing Price: \$385,000

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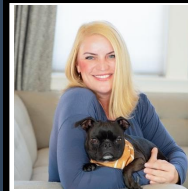
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#1

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Per
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Guide

Department of Housing and Urban Development (HUD) Reduces Mortgage Insurance on Federal Housing Administration (FHA) Home Loans!

This February the HUD made a decision to reduce their mortgage insurance premium on FHA loans- taking the MI premium from .85% to .55%. This becomes effective March 20, 2023.

Whoa whoa! HUH? What is mortgage insurance? And what does this mean if you're considering buying a home?

Mortgage insurance (MI) is in addition to homeowners insurance when you're buying a home- and included often as a part of your monthly mortgage payment. The MI can vary based upon loan program- and other loan programs may have a different name- but all essentially have the same purpose: insurance for the loan servicer or bank to help insure the loan and helps lower the risk to the lender who is making the loan for you, the customer. MI is insurance that helps protect the lender in the case that you missed a mortgage payment.

Well- what does MI do for you- the customer and home buyer?

Besides increasing your monthly mortgage payment - it also may increase the cost of your loan via your loans closing costs. So, by lowering the monthly MI rate, means YOU the customer and home buyer may cut your monthly mortgage payment and closing costs when buying a home!

YES- this is all GREAT NEWS!

This new cut in the MI rate by .30% means that an average annual savings on your mortgage may be cut by ~ \$800 (and higher, depending up on your loan amount)!

Want to know more about this, and other, new FHA changes? Check out the HUD website at:

[https://www.hud.gov/press/press_releases_media_advisories/ HUD_No_23_040](https://www.hud.gov/press/press_releases_media_advisories/HUD_No_23_040)

Interested in learning more about buying a home and what it takes? Give me a call- I'm here to help!

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The promise of spring's arrival
is enough to get anyone
through the bitter winter!

— Jen Selinsky



1742 Alcan Dr—Medford
3 Bdrm / 2 Ba / 1784 SF / .02 Acres
Great opportunity! Ample Space!



190 Hargadine St—Ashland
Duplex + House On One Tax Lot



104 S. 1st St—Ashland
3 Bdrm / 1 Ba / 1,605 SF / .26 Acres
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TO A NEW HOME, LOOK NO FURTHER!
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BATHROOM FAUCET TYPES

Bridge

Combining old-fashioned style with modern technology, bridge faucets hark back to a time when plumbing was simpler—minus the problems of leaking washers. Undermount sinks offer freedom to experiment with bridge faucets, which usually mount to the countertop and make cleaning the sink and countertop around the faucet easier.

Center-Set

With a spout and handle(s) in one unit, these faucets typically have double-handle controls. Most are designed to mount to a sink deck or countertop with three predrilled holes, with the outside holes spaced 4 inches from center to center. However, some have a single-post design that requires only one hole.

Single-Handle

These faucets have one spout and one handle that controls the flow of both hot and cold water. They mount to a sink deck or countertop with one predrilled hole and are easier on the joints than two-handle faucets. New sensor-controlled models allow you to start and stop the water flow and adjust the temperature without touching the faucet.

Spread-Fit

With the connection concealed below the sink deck, these faucets have a separate spout and handles. They fit holes spaced 4 to 10 inches apart and can be mounted in nonstandard configurations, such as positioning the spout on a rear corner and the handles off to one side, making it handy for tight installations.

Wall-Mount

This type of faucet attaches to the wall instead of the sink or counter. When choosing a wall-mount faucet, be sure it works with your sink, and follow the manufacturer's specifications for the correct height and placement to minimize splashing. It's typically suggested that the water stream be positioned just behind the sink drain.



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THE IMPORTANCE OF PRICING A HOUSE TO SELL

A buyer can offer what they think the home is worth, but the listing price is crucial to set expectations. It influences how potential buyers view the home and any offer they make.

When a home is overvalued, it will put many off making an offer for fear of paying too much. This inevitably means the home will stay on the market longer than it needs to, which could make buying another home more difficult.

If the home is priced lower than it's really worth, you stand to lose out when it's sold. Lower-priced homes might also make buyers think there is some problem with the property. You might appear to be desperate to sell because something is wrong, preventing buyers from making an offer.

An experienced realtor's advice can guide you toward a price point that avoids these problems. The price should consider the direction of the local market, along with the features your home offers.

If your property has some unique features like a gorgeous finished basement, this might not properly be represented compared to other homes.

If many buyers compete for homes, lower pricing could increase interest, resulting in offers from multiple buyers. This could trigger a bidding war, pushing up the price of your home.

Adjusting The Price Becomes Essential

Sometimes, it might be necessary to drop the price of your home. If things change in the local market, perhaps influenced by national trends, it is essential to be willing to alter the price to find a buyer.

If buyers' expectations change, and your price doesn't, your home could be on the market for a long time.

If you stubbornly refuse to reduce the price, you could have no choice if you want to find a buyer. The longer your home stays on the market, the more you could lose if house prices are trending downward.

Final Thoughts on House Pricing

While online valuations are quick and easy, they don't give you the most accurate price to sell your home. A Realtor or appraiser assessment will help you find a price that sells your home, giving you more to fund your next purchase.

Remember that home pricing is the #1 factor in selling quickly for top dollar. Pricing mistakes lead to homes languishing on the market and selling for less.

St. Patrick's Day Trivia...



Question: Each year in Chicago since 1962, the Plumber Union dyes what Kelly green?

Answer: The river

Question: What mythological being is a part of St. Patrick's Day lore and Irish culture?

Answer: Leprechauns

Question: Even though it's a big drinking day now, St. Patty's Day used to be a dry holiday up until what decade?

Answer: The 1970s

Question: Saint Patrick wasn't actually Irish like many think. Where was he believed to have been born?

Answer: Scotland or Wales

Question: The most popular drink to have on St. Patrick's Day is Guinness. Roughly how many pints are served on St. Patty's Day?

Answer: Approximately 13 million pints

Question: What was St. Patrick's Day originally meant to celebrate?

Answer: It was a day honoring Saint Patrick for introducing Christianity to Ireland in the fifth century.

Question: The first-ever St. Patrick's Day Parade in 1762 didn't take place in Ireland as you might have thought. Where did it take place?

Answer: The United States



Oregon's New Plate

With much excitement among local beekeepers it was announced that Oregon is going to have a bee pollinator license plate. Hurray! The revenue from these plates goes to two Oregon State University Horticulture programs – Pollinator Health and Honey Bee Labs. For those grumbling, where is the money really going, it's going to technician salaries in the Honey Bee Lab and a taxonomist for Pollinator Health ...and other worthy uses.

How did this plate come to be? Like many things in life, anything that needs approval from a government legislative body can become subject to more than the average person or group can navigate. There is a Pollinator Health Task Force that entertained the idea several years ago but it needed Oregon's State Legislature involvement to get it off the ground...years passed.

Then things changed! Now there is a process to apply for a license plate through the DMV instead of the State Legislature. Oregon State University's Dr Sagili, and Andony Melathopoulos, and others could now get-to-it. The winning design came from Marek Stanton, age 16, a talented artist and a volunteer in the OSU Master Melittologist program. If you haven't seen it, the beautiful plate is called Pollinator Paradise. The art has a honeybee and a yellow-faced bumble bee among Oregon landscape. Up close you can see a stack of bee hives, and red clover blooms with a back drop of trees and hills in the distance. It is meant to celebrate the 600 bee species in Oregon.

Now, 3000 people had to buy a voucher in advance before the plates could be produced. Did I buy a voucher? Are you kidding, I tripped over myself on the way to my laptop to secure my plate. The confirmation came back saying the vouchers would be sent out closer to when the plates are produced. Would they sell enough? The first 3000 vouchers sold out quickly and they are not accepting any more orders.

FOMO - Did you miss out? The good news is with the success of the preorder this new plate will be available from the DMV. We are told the production is expected in August 2023. Post Cards and tablecloths are also available from OSU.

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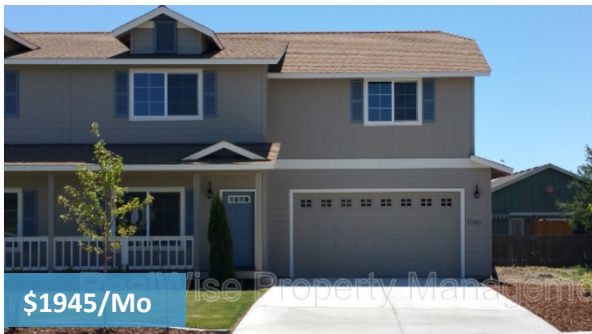
62038 Quail Run Pl—Bend

- 4 Bd / 2.5 Ba / 2414 SF
- 12 Month Lease
- \$3195 Security Deposit
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- Tentatively Available Mid-March



735 NE Negus Pl—Redmond

- 3 Bds / 2 Ba / 1675 SF
- 12 Mo Lease
- \$2900 Security Deposit
- Apply Online
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1080 NW Redwood Ave—Redmond

- 3 Bds / 2.5 Ba / 1350 SF
- 12 Mo Lease
- \$2445 Security Deposit
- Apply Online
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A good friend is like a four-leaf clover, hard to find and lucky to have.

-Irish Proverb



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Events & Traditions

Did You Know?



The Real St. Patrick Was Born in Britain

Much of what is known about St. Patrick's life has been interwoven with folklore and legend. Historians generally believe that St. Patrick, the patron saint of Ireland, was born in Britain (not Ireland) near the end of the 4th century. At age 16 he was kidnapped by Irish raiders and sold as a slave to a Celtic priest in Northern Ireland. After toiling for six years as a shepherd, he escaped back to Britain. He eventually returned to Ireland as a Christian missionary.

The Shamrock Was Considered a Sacred Plant

The shamrock, a three-leaf clover, has been associated with Ireland for centuries. It was called the "seamroy" by the Celts and was considered a sacred plant that symbolized the arrival of spring. According to legend, St. Patrick used the plant as a visual guide when explaining the Holy Trinity. By the 17th century, the shamrock had become a symbol of emerging Irish nationalism.

Leprechauns Are Likely Based on Celtic Fairies

The red-haired, green-clothed Leprechaun is commonly associated with St. Patrick's Day. The original Irish name for these figures of folklore is "lobaircin," meaning "small-bodied fellow." Belief in leprechauns likely stems from Celtic belief in fairies—tiny men and women who could use their magical powers to serve good or evil. In Celtic folktales, leprechauns were cranky souls, responsible for mending the shoes of the other fairies.

Corned Beef and Cabbage Was an American Innovation

The meal that became a St. Patrick's Day staple across the country—corned beef and cabbage—was an American innovation. While ham and cabbage were eaten in Ireland, corned beef offered a cheaper substitute for impoverished immigrants. Irish-Americans living in the slums of lower Manhattan in the late 19th century and early 20th, purchased leftover corned beef from ships returning from the tea trade in China. The Irish would boil the beef three times—the last time with cabbage—to remove some of the brine.

MARCH EVENTS

- **03/03/23 Romeo and Juliet—Ballet**
3:30 pm Tower Theater
- **03/03/23 First Friday Art Walk**
3:00—6:00 pm Old Mill District
- **03/15/23 MANIA: The ABBA Tribute**
8:00pm Tower Theater
- **03/18/23 St Patrick's Day Dash**
12:00 pm Bend
- **03/24 & 03/25/23 Central Oregon Ag Show**
9:00 am Deschutes County Fair & Expo Center
- **03/28/23 The Sweet Remains**
7:30 pm Tower Theater
- **03/30/23 Always...Patsy Cline**
7:30pm Tower Theater

APRIL EVENTS

- **04/01/23 Sky Hunters**
11:00am—2:00pm High Desert Museum
- **04/05—04/08/23 High Desert Stampede**
Deschutes County Fair and Expo
- **04/07/23 First Friday Art Walk**
6:00pm—9:00pm Downtown Bend
- **04/11—04/12/23 East Cascade Orchestra Festival 2023**
Mountain View High School (Check Times)
- **04/18/23 Jesse Daniel**
10:00pm Volcanic Theater Pub
- **04/22—04/23/23 Wild Ride Car Show**
10:00pm—3:00pm Wild Ride Brewing—Redmond
- **04/26/23 Central OR Business Expo**
1:00pm—5:30pm Deschutes Co Fair & Expo



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HAPPY
St. Patrick's
DAY
