

Details of this property on pg. 3

## Neighborhood Highlights

### LOCAL STATISTICS

The Central Oregon housing market is busy and moving fast! Buyers and sellers are still taking advantage of interest rate buydowns to make homes more affordable. Home prices are still seeing a stabilization and the market continues to see an increase in inventory to help strengthen the summer 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 245
- \* Homes sold are currently at 157
- \* Homes pending are currently at 333 (1 week)
- \* The average price per square foot for sold homes is currently at \$371
- \* The average active price is currently at \$745,000
- \* The average sold price (under \$1M) is currently at \$671,000
- \* There are 1.7 months of inventory currently on the Bend market.

## This Issue

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## OUTDOOR LIGHTING FOR SUMMER AMBIENCE

This summer, illuminating your outside gathering place with an outdoor light strand is a terrific idea. However, there are many other ways to string them together. Add recycled bottles to your string of lights, or hang some unusually shaped or vibrantly colored lanterns. For memorable backyard illumination, make your light string distinctive.

The best thing about string lights is that they're typically simple to erect, move, and take down. This means you can quickly switch around the ideas according to the season. Your string of lights could include some Fourth of July-themed ornaments that you could quickly swap out for new ones after the holiday.

What would summer be without an outdoor party or two of those evening soirees? Outdoor lighting is a necessity for any nighttime gathering. That implies that patio outside lighting takes center stage. The ideal outdoor patio lighting elevates every event, whether you're hosting a small family gathering, a supper for two, or a large gathering. A patio's lighting needs are fairly comparable to those of an indoor entertainment space. Bright lights shining down on visitors won't be welcome. In outdoor dining areas, soft lighting helps create a relaxing ambience.

Softly glowing lighting fosters a more cozy, friendly atmosphere. The casual atmosphere of patio seating and dining areas can be improved with the use of wall lights, portable lanterns, outdoor hanging lanterns, ceiling fans with light kits, and portable lanterns. Additionally, more and more patio lights are being installed with dimmer switches so that they can be dimmed when dining and relaxing and cranked up when cooking or preparing food.





**PENDING**

**\$680,000**

**805 Amerman Dr—Phoenix**  
4 Bds / 3 Ba / 3,698 SF / .32 Acres  
Amazing Home w/Stunning Views!



**\$2,100,000**

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**688 SE Centennial St—Bend**  
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**PRICE REDUCED!**

**\$389,000**

**13214 SW Cinder Dr—Terrebonne**  
3 Bd / 2 Ba / 1188 SF / 1.01 Acres



**GREAT BEACH  
PROPERTY!**

**\$375,000**

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



**PRICE REDUCED!**

**\$310,000**

**1035 NW Conklin Ave—Grants Pass**  
3 Bdrm / 1 Ba / 1104 SF / .18 Acres



**SOLD**

**\$385,000**

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



## SUMMER NATURE ACTIVITIES FOR KIDS

Take advantage of long sunny days by exploring the natural world.

**Go bird watching.** Take photos and keep track of your sightings. Use an app or guidebook to identify feathered friends.

**Grow fresh herbs in containers.** Use old coffee cans, milk jugs, mason jars, plastic cups, or anything else you have around the house. Keep your herb garden on a patio or windowsill.

**Look for shapes in the clouds.** Put a blanket in the grass and stare up at the sky. Take turns talking about what you see in the clouds.

**Make a bird feeder.** Watch birds visit your yard and add to your list of bird sightings.

**Make fairy houses.** Use moss, bark, and leaves to create a dwelling fit for Thumbelina.

**Pick your own plants.** Find a farm with blueberries, strawberries, raspberries, veggies, or flowers and get picking.

**Plant a butterfly or hummingbird garden.** Create a backyard wildlife habitat.



**PRICE REDUCED!**

**\$549,000**

**508 NW E St—A,B,C—Grants Pass**  
3—2 Bdrm / 1 Ba Units  
Nice Triplex! Great Investment!



**PENDING!**

**\$289,000**

**102 Mistletoe St—Medford**  
1074 SF / .12 Acres  
Downtown Commercial Property!

## QUOTE OF THE MONTH

*Dream big, stay positive, work hard and enjoy the journey.*



## HOW TO REFRESH YOUR HOME FOR SUMMER

There are lots of ways you can refresh your home for summer. For a lasting impression try painting rooms in mood-enhancing vibrant shades such as yellow, leafy green and hot pink, or decorating with bold floral and botanical wallpapers –both will bring instant summer magic and will spark instant joy.

Yellow is a shade that provides positivity to a space. It is a color that makes us feel uplifted, happy, energized and invited. Yellow paint colors have an inherent brightness, freshness and warmth that makes them an ever-popular color all around the home, creating a feeling of warmth and coziness, it is sunshine in your home. 'Giallo' and 'Indian yellow' work beautifully in busy joyful spaces such as kitchens, dining spaces and living rooms.

Alternatively, for a quick update try styling up your kitchen with a joyful tablecloth, statement floral cushions and filling your home with plenty of fresh flowers.

Bring in that feeling of summer by using joyful colors and patterns through your table linen and flowers. Mix and match tablecloths and napkins to add as much interest and color as possible.

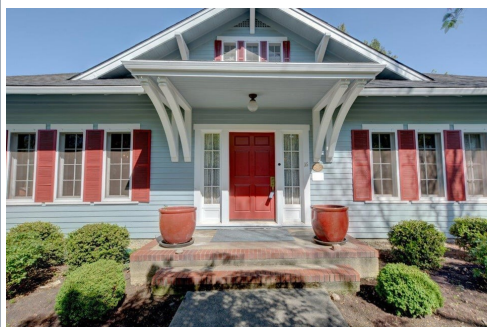


**There's just nothing like dining outside in the summer-time.** The soothing sights and sounds of nature surrounding you at mealtime is the quickest way we know of to lift our moods and make it feel like we've transported to a gorgeous escape just in time for dinner. For those who are lucky enough to have a sizable patio, porch or deck, setting up a functional and festive space to kick back with the kids (or with a few cocktails) and enjoy the weather can be as easy as peppering in a few lounge chairs and side tables, or as elaborate as tricking out a space with chaises, a built-in

bar, or even a full cabana.

But whichever option your space (and your budget) allows, the effect is the same: a home-away-from-home feeling, right outside your door. (We'll definitely raise a glass to that.)

### From The Cover...



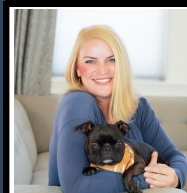
**16 Geneva Street — Medford**  
4 Bdrm / 2.5 Ba / 2992 Sf / .26 Acres  
**Old East Medford Historic District!**

**Listing Price: \$535,000**

### FUN FACTS...

- The average person in the United States can expect to move 11.6 times in their lifetime.
- From 1908–1940, Sears, Roebuck and Co. sold about 70,000 – 75,000 homes through their mail-order Modern Homes program. Some were no-bath cottages, for which a separate outhouse could be purchased.
- One in 10 people have sold their homes due to a paranormal experience.
- In 1886 the United States paid Russia \$7.2 million for the territory of Alaska – meaning that the U.S. acquired nearly 600,000 square miles for less than 2 cents an acre – now that's a deal!

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#1

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Guide

### Need Some Help Buying Your First Home?

#### Explore Loan Assistance Options from the Oregon Bond Residential Loan Program

Purchasing a home may be one of the most important decisions you will make for your financial future. Luckily, the State of Oregon provides a variety of loan options for eligible low-to-moderate income borrowers looking to buy their first home.

The Oregon Housing and Community Services (OHCS), the state's housing finance agency issues tax-exempt mortgage revenue bonds to fund lower-than-market interest rate mortgage loans. Getting a lower rate can help you maximize your purchasing power and keep monthly payments affordable.

#### Program Requirements:

- Qualified homebuyers cannot have an annual income that exceeds program limits
- Must be a first-time home buyer unless the homebuyer qualifies for the one-time Veteran's Exemption, or the property is in a targeted area.
- Must be a resident of the State of Oregon
- Funds cannot be used to refinance a home.

#### What are my Loan Options?

The Oregon Bond Residential Loan Program offers eligible borrowers a choice between assistance funds to apply towards closing costs or the best interest rate, using FHA, USDA, VA or Conventional Financing.

#### Cash Advantage Home Loan:

Buyers will get a low fixed interest rate on their home loan along with cash assistance equal to 3% of their loan amount. The cash assistance will help reduce the total closing costs needed to purchase a home. Cash Advantage funds cannot be used for the minimum investment required for an FHA loan.

#### Rate Advantage Home Loan:

Eligible borrowers will get the lowest fixed rate possible to maximize their home purchasing power with an affordable payment.

**For more information on eligibility requirements and additional resources, contact me today!**

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**1001 SE Camelot Dr—Grants Pass**  
Condo—2 Bd / 1.5 Ba / 1008 SF



**1005 SE Camelot Dr—Grants Pass**  
Condo—2 Bd / 1 Ba / 1008 SF /  
Updated—Near Shopping!

*Thinking is the hardest work  
there is, which is probably the  
reason so few engage in it.*

- Henry Ford



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**HAPPY  
4th OF JULY**

IF ONE OF YOUR GOALS INCLUDE MOVING  
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HOME IN STYLE!

## CHIA CHERRY SMOOTHIE



### Ingredients

*Chia Pudding Bottom*  
½ cup Almond milk  
3 tablespoons chia seeds  
1 teaspoon honey

*Cherry Smoothie*  
1 cup cherries  
1 cup Almond milk  
½ cup plain Greek yogurt  
2 tablespoons chia seeds  
1 teaspoon vanilla extract

*Toppings*  
Chopped chocolate  
Chia seeds  
Cherries

### Instructions

Whisk together the milk, chia seeds, and honey in the bottom of a glass, and place it in the fridge for 30 minutes or overnight.

Combine all the smoothie ingredients together in a blender and blend until smooth and pureed.

Pour the smoothie mixture over the chia pudding.



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## TIPS FOR SELLING YOUR HOME THIS SUMMER

### Highlight Your Outdoor Living Space

An excellent tip for selling a home during the summer is to focus on the outdoor living space. In many areas of the country, summer is a fairly short season, so many buyers spend as much time outside enjoying the weather as possible during the summer.

Many buyers put a premium on a great outdoor living space so highlighting the outdoor space is a great way to impress potential buyers. One of the **best staging tips** is to help buyers envision themselves spending time relaxing outside.

If your home has an incredible outdoor BBQ or a large concrete patio, make sure it's staged! Showcasing to a buyer how amazing a home's outdoor living space is for entertaining friends and family will have buyers lining up with a purchase offer in hand.

### Stage Your Home To Reflect The Summer Season

First and foremost, staging a home alone will not sell it. There are some professionals who convince home sellers that staging is absolutely necessary to sell their home and it's simply not true. In fact, many sellers will hire an agent solely because they have a staging "designation," which is one of the **worst mistakes made when choosing a real estate agent to sell a home**.

Staging certainly can enhance the appearance of a home though, which can make a positive impact on a seller's bottom line, as long as the cost to do so doesn't outweigh the potential return on the investment.

An excellent opportunity for home sellers who're selling their home during the summer is to stage it to reflect the season. Summer staging tips such as placing bright flowers on a dining room table, planting bright flowers in a window box, and having summer scented candles are all relatively simple and cheap, but can make a home stand out!

### Depersonalize And Declutter Your Home

When selling a home during the summer, another simple but effective tip, is to depersonalize and declutter the home. Home sellers who actually take action and follow this tip will give themselves an advantage over sellers who decide it's not important.

A home that has personal effects all over the place, such as family portraits or a report card on the fridge, provide another opportunity for a buyer to be distracted from viewing the home. Some buyers get distracted easily and will be more interested in seeing what the owner's family looks like rather than looking at the features of the home. Not only is depersonalizing a home a way to avoid distracting a buyer but it's also a great safety tip to follow when selling a home.

As for decluttering a home, regardless of the season, it's highly recommended. When selling a home during the summer, take the time to walk through your home and evaluate what you **actually** need to live comfortably while selling your home. If you believe you can live without something while selling your home, consider moving it into a storage unit or into the basement or garage. Decluttering a home is one of the best tips for staging a home on a budget.

### Get Ready For Showings

This last tip for selling a home during the summer is certainly not the least in importance. A seller to this point has maneuvered through the process of getting their home ready for the market, hiring a top agent, and pricing their home correctly, the last thing they want to do is not prepare their home for showings.

Home sellers are often not educated enough on **how to prepare a home for showings when selling**. A home that is not prepared for a showing can be spotted from a million miles away.

There are lots of great tips for preparing a home for showings when selling during the summer. Below are a few tips to consider while preparing a home for showings during a summer home sale.

1. Put out a refreshing beverage for potential buyers, such as lemonade, iced tea, or cold water
2. Turn on all lights
3. Open blinds to let natural light in
4. Set the thermostat to a comfortable temperature
5. Clean up after your children and/or pets



Beekeepers are called upon from time to time for community talks, demonstrations, and to write articles. Last weekend I was asked to do a demonstration with the public but had to respectfully decline because I had family business. Honestly, working with people one-on-one is easier when you have a hive open, bees flying and answering questions all at the same time. Public groups can be tricky, I'm not worried about someone getting stung; they've signed a liability release. It's the aged class clowns and, the can I stump the beekeeper sorts that are subject to my stink-eye. This can be a problem since we are asked to be both informative and patient with the attendees.

So, with that said, here are answers to some questions that have been coming up.

### 1. Why am finding bees in my hot tub filter?

**Answer** - Bees are attracted to the minerals in our hot tubs and end up drowning for their efforts. While we encourage people to put out water for bees, the little buzzers will seek out minerals where they have access. Block the access and they will seek another source.

### 2. I've heard honeybees are sentient, is this true?

**Answer** - We're just at the beginning of exploring this question, according to an article out of the UK last year. The human brain structure is different than a honeybee's and there are 10 quintillion insects out there that may have some marker of intelligence rather than just being hard wired, and sensory that is yet to be understood. (Thinking to myself this would not have been asked 2 years ago).

### 4. Aren't you enslaving the honeybees in order to steal their honey?

**Answer** - What I thought: Aren't you the same person who asked if they were sentient? What I said: Bees naturally forage nectar to make honey, it's hard wired. Ethical beekeepers leave enough honey for the colonies to successfully make it through the winter. You don't have to give up honey, just buy it from ethical beekeepers.

**5. Aren't you displacing native bees by keeping non-native bees?** What I thought: Aren't you the same person who asked if we enslave sentient honeybees so we can steal their honey? What I said: All that we do that benefits the wellbeing of honeybees creates a healthier environment for all bees, beneficial insects, and for humans too.

At this point I usually feel a stink-eye coming on and it's time for me to ask the attendees some questions.

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- 3 Bds / 2.5 Ba / 1800 SF
- 12 Mo Lease
- \$2250 Security Deposit
- Apply Online
- Available Now

## PROPERTY MANAGEMENT

By Paula Dodge  
Licensed Property Manager

Do you have an investment property and need help managing your tenant? Rogue Real Estate has a sister company, RealWise Property Management. Give Paula Dodge a call at **541-923-8222**. Mention this newsletter and receive a \$0 set up fee and 50% off your first month's management fee.

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*A dream does not become reality through magic ... it takes sweat, determination and hard work.*

-Colin Powell



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# Events & Traditions

## INDEPENDENCE DAY



Independence Day is celebrated to mark the end of the colonial rule of the thirteen colonies and the ratification of the Declaration of Independence. It also celebrates the establishment of the United States of America as its own country. This took place during the **American Revolution** which was a revolt against the rule of Britain over the colonies of America.

The legal separation of the US from Britain took place on the 2nd of July 1776 when the Second Continental Congress approved the resolution of independence. This is also known as the Lee Resolution because it was proposed by Richard Henry Lee. This resolution declared that the US was independent

of the rule of Great Britain. After the Second Continental Congress approved the Lee Resolution they shifted toward the document that would explain their decision. This document was the Declaration of Independence.

Thomas Jefferson was the primary author of the Declaration of Independence although it was drafted by the Committee of Five. Jefferson conducted extensive consultations with the other four members of this committee during the period in which he was writing the Declaration of Independence. However, he largely wrote the document in isolation over a period of 17 days in June 1776. This document was written at 700 Market Street in Philadelphia. This address is now known as the Declaration House.

### JULY EVENTS

- **07/04/2023 July 4th Pet Parade**  
10:00am Downtown Bend
- **07/07/23 First Friday Art Walk**  
5:00pm—9:00pm Downtown Bend
- **07/12/23 Music On The Green**  
10:00am—12:00pm Sam Johnson Park—Redmond
- **07/14/23 An Evening With Lyle Lovett & His Large Band**  
8:00pm—10:00pm Hayden Homes Amphitheater
- **07/20—7/22/2023 Flashback Cruz Classic Car Show**  
4:00pm Dandy's Drive In—Bend
- **07/21—07/23/23 Balloons Over Bend**  
(Check on Time) Bend OR
- **07/26/23 Tears For Fears**  
6:30pm—9:00pm Hayden Homes Amphitheater

### AUGUST EVENTS

- **08/04/23 First Friday Art Walk**  
5:00pm—9:00pm Downtown Bend
- **08/06/23 The Smashing Pumpkins**  
5:30pm—9:00pm Hayden Homes Amphitheater
- **08/11/2023 Bend Water Lantern Festival**  
5:30pm—9:30pm Riverbend Park
- **08/11—08/13/23 Sunriver Art Fair**  
9:00am—5:00pm The Village At Sunriver
- **08/18—08/19/23 Theater In The Park—"Rent"**  
6:00pm Drake Park
- **08/24—08/25/2023 Dierks Bentley Live In Concert**  
7:00pm Hayden Homes Amphitheater
- **08/29/23 Dave Matthews Band**  
7:00pm—11:00pm Hayden Homes Amphitheater (Doors open @ 5:30pm)



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HAPPY FOURTH OF JULY