

RogueReview

By Rogue Real Estate

Issue 61

January 2024

Central Oregon Edition

Let's Ring In The New Year...



Details of this property on pg. 3

Neighborhood Highlights

LOCAL STATISTICS

Welcome 2024! It's a new year and new opportunities are in abundance for buying or selling real estate. Mortgage interest rates have dropped making it more affordable to buy a home. Coupled with a rate buydown home purchases could become very attractive. If you're looking to buy this year, contact a Rogue agent to help you find your forever home, or your next home. 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 261
- * Homes sold are currently at 114
- * Homes pending are currently at 122
- * The average price per square foot for sold homes is currently at \$363
- * The average active price is currently at \$730,000
- * The average sold price (under \$1M) is currently at \$667,000
- * There are 2.0 months of inventory currently on the Bend market.

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WHAT SHOULD YOU NOT DO BEFORE SELLING YOUR HOME?

Most realtors advise *not* undergoing costly renovations or long, time-consuming changes to your home unless it's necessary. You also do not want to choose the wrong real estate agent to list your home. Be sure to interview a Rogue agent and consider their pitch before choosing a realtor for the job. Choosing the right realtor will set your home sale up for success.

Don't forget to also assess the local housing market to get a sense of your competition and your home's value. The last thing you want to do is list your home too high or too low. The wrong listing price is probably the biggest mistake you can make when selling a home.

Finally, it's important to declutter and clean when selling a home. Many sellers overlook the importance of a clutter-free home when showing a house. Don't let your things (and mess) distract buyers from the house itself.



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\$512,000

3348 SW Salmon Ct—Redmond
4 Bds / 3 Ba / 1559 SF / .24 Acres
Beautiful Views and Room To Grow!



\$549,000

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



\$209,900

733 E. Milton St—Lebanon
3 Bd / 1 Ba / 920 SF / .23 Acres



\$375,000

5191 SE Bridge Ct—Prineville
3 Bdrm / 2 Ba / 1296 Sf / 5 Acres
Large Shop/Garage!



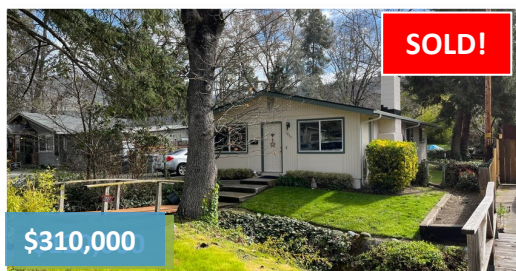
\$374,000

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



\$424,900

2500 SW Kalama—Redmond
3 Bdrm / 2 Ba / 1200 SF / .14 Acres



\$310,000

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

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YOUR JANUARY VEGETABLE AND FRUIT GARDEN

- Dream & draw up your garden plan for the new season! I love this part of January the best - here is how I plan and organize.
- Check your vegetable and flower seeds and then order the seeds you need this month before things start selling out.
- Check your supplies, including seed-starting mix and organic fertilizers, and replenish as needed.
- Cover any root crops still in the ground with an extra layer of mulch in freezing weather.
- Remove yellowing leaves from winter brassicas - they are no use to the plant and may harbor pests and diseases.
- Start winter pruning of fruit trees, vines, and bushes - this is best done while they are dormant. (You may want to leave plum, cherry and apricot trees unpruned until the summer to protect against silver leaf infections.)
- Prune out old growth from blackberries, raspberries, blueberries, blackcurrant bushes, gooseberries and red currants if you haven't to maintain productivity.
- Shop online or locally for asparagus roots, strawberry plants, and fruit trees (all bare-root) to plant the end of the month.
- Near the end of the month is time to weed the asparagus and strawberry beds, cutting back as needed before feeding the plants and adding to the mulch.

QUOTE OF THE MONTH

*And now we welcome the new year.
Full of things that have never been.*

-Rainer Maria Rilke

SHOULD YOU LIST YOUR HOME IN JANUARY OR WAIT UNTIL SPRING?

Homes Sell In Winter And Yours Can Too

If you are in the mood to sell your house, doing so in winter can actually lead to really great results. January turns out to be a fantastic time to list your house, and winter in general is coming to be accepted as a good time as any – and better than some – for selling.

Many lament over selling a home during the holidays due to how busy they are but are now tuning in to the prospect of selling in January instead.

In fact some of our agents are having this discussion right now with a few of their clients including one who lives in a mountainous area. The debate is whether they should list their home in January or wait until spring.

Of course, the thought process with most sellers is their home looks best in the spring. I could write a book about how many people tell me how awful their home looks in the winter compared to the spring. What many don't realize is everyone is in the same boat.

We took a look at home sales from 2010 through 2014 to determine how well homes sold based on the season. The findings were surprising for many people, because they went against the standard assumption that winter was a time to avoid trying to sell a home.

The Statistics Are In Your Favor

Statistics found that homes did sell best in spring, but only by a small margin. The next best time to sell a home turned out to be winter, followed by summer and then fall.

The winter home sales were only one percentage point lower than the figures for spring, with summer trailing quite a bit behind.

Homes in winter often sell quickly and for a good price, something worth thinking about if you are in the position to sell in January, February or March.

Maybe listing your home for sale now instead of waiting until spring is not a bad idea after all? All real estate markets are different but what I have found here in Central Oregon is that just before Spring is a great time to sell.

You might be wondering why and the answer is simple. Most sellers wait until Spring to put their home on the market. All of a sudden there are a lot more houses for sale. Buyers have far more options to choose from.

If you get your house listed a bit earlier before the mad dash, you'll have less competition. There will be a pent up demand from buyers coming out of the winter months. Houses that come on in the January to March time frame tend to sell quickly.

Something you might want to consider instead of waiting until May like a lot of people do.

From The Cover...



332 NW 17th St—Redmond
4 Units— 2 Bd / 1 Ba / 975 SF Each
Nice 4-Plex—Excellent CAP Rate!

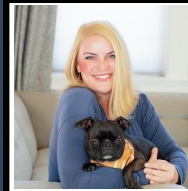
Listing Price: \$799,900

Top 3 New Year's Resolutions

1. *Improved Finances (38%)*
2. *Improved Mental Health (36%)*
3. *Lose Weight (34%)*



More Listings Available At
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Miranda Holloway

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Loan Consultant

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#1

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in Volume

Per
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Happy New Year! It's Tax Time!

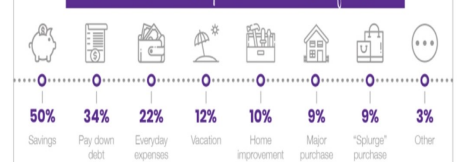
GETTING A REFUND? Apply it toward your downpayment!

As FHA loans and various down payment assistance programs make it possible to secure a home with less than 20% down, even a refund of a few thousand dollars could set you on the path to homeownership. If you're still renting, it might be a good idea to consider the benefits of using your tax refund toward a long-term investment such as a house.

REASONS to Purchase a Home:

- Relatively low interest rates
- Home price appreciation
- Equity Ownership
- Tax benefits
- Low down payment options available

How Americans Spend Their Tax Refunds



Make this year the year you buy a new home!

Contact me to learn how you can apply your tax refund towards your purchase.

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in Cascade Village Shopping Center across from JCPenney



15638 Sherrie Way—La Pine
3 Bd / 2Ba / 1800 SF / 1.01 Acres
River Frontage— Full Width of Property!



536 Tulipan Way—Talent
2 Units— 2 Bd / 1 Ba / 952 SF Each
Charming Duplex—Great Investment!

*The laughter and tears of
yesterday start fresh with the
dawn of a new year.*

IF ONE OF YOUR GOALS INCLUDE MOVING
TO A NEW HOME, LOOK NO FURTHER!
AT ROGUE WE HAVE IMMENSELY
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YOUR HOME WHILE AT THE SAME TIME
ASSISTING YOU IN FINDING THE RIGHT
HOME FOR YOUR CURRENT NEEDS.

*AT ROGUE, WE'LL TAKE YOU
HOME IN STYLE!*



6100 S. Hwy 97 —Redmond
3 Bdrm / 2Ba / 1404 Sf



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



1003 SE Camelot Dr—Grants Pass
Condo—2 Bd / 1.5 Ba / 1008 SF
Updated Condo—Private Back Patio!

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Bananas Foster Sticky Buns



Ingredients

- *6 tablespoons butter, divided
- *3/4 cup firmly packed light brown sugar, divided
- *2 medium-size ripe bananas, thinly sliced (about 12 oz.)
- *1 1/2 tablespoons (3/4 oz.) light rum, divided
- *1/2 teaspoon ground cinnamon
- *6 tablespoons granulated sugar, divided
- *2 (8-oz.) cans refrigerated crescent rolls
- *1/2 cup butter, very softened
- *1/4 cup heavy cream
- *1/4 teaspoon kosher salt
- *1/2 cup plus 1 to 3 Tbsp. powdered sugar, sifted
- *1/3 cup chopped toasted pecans

Instructions

*Melt 2 tablespoons of the butter in a medium skillet over medium; stir in 1/4 cup of the brown sugar until combined. Stir in bananas and 1/2 tablespoon of the rum; cook, stirring often, until bananas soften and begin to break down, 3 to 4 minutes. Set aside; let cool completely, about 20 minutes.

*Preheat oven to 375°F. Stir together cinnamon, 1/4 cup of the brown sugar, and 2 tablespoons of the granulated sugar in a small bowl. Unroll 1 can of crescent roll dough on a lightly floured surface. Separate dough piece along center perforation to form 2 (7 1/2- x 6-inch) rectangles; press perforations to seal. Repeat with remaining can.

*Spread the 4 dough rectangles evenly with the softened butter, and sprinkle each with about 2 tablespoons of the cinnamon-sugar mixture. Dollop each rectangle with one-fourth of cooled banana mixture, and carefully spread a thin layer of the mixture to within 1/4 inch of edges. Roll up each rectangle, jelly-roll fashion, starting at long end.

*Gently cut each dough log into 6 even slices, using a serrated knife. Place rolls in 2 (12-cup) mini muffin pans lined with miniature paper baking cups. Bake in pre-heated oven until golden brown, 14 to 16 minutes. Let cool on wire racks 15 minutes.

*Place cream, salt, and remaining 1/4 cup each butter, brown sugar, and granulated sugar in a small saucepan over medium. Bring to a boil, whisking constantly; boil 1 minute. Remove from heat, and whisk in remaining 1 tablespoon rum. Gradually whisk in 1/2 cup of the powdered sugar until smooth. Whisk in remaining 1 to 3 tablespoons powdered sugar, 1 tablespoon at a time, until desired consistency is reached. Drizzle slightly warm buns with glaze, and sprinkle with toasted pecans.

CODR

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JANUARY HOME MAINTENANCE CHECKLIST

Now that the holidays are over, it's time to focus on home maintenance once again. We have compiled a handy checklist of items that need to be taken care of during this time of the year. As always, if you can't get to any of these tasks, call on our sister company, Fieldstone Property Maintenance to handle them for you!

1. Replace filters or wash permanent ones in your HVAC system and humidifier. Filters should be cleaned or changed monthly during peak season (based on filter type no longer than 3 months).
2. Vacuum all heat vents.
3. Inspect, clean and test smoke and carbon monoxide detectors. January is a good time to replace the batteries in all your detectors. Check with your local fire department on where to install smoke and carbon monoxide detectors in your home.
4. Make sure you have properly charged and working fire extinguishers in your home. Consider placing within easy access to the kitchen, garage, furnace/boiler room, fireplaces and wood stoves.
5. Have a plan of action in place for the whole family to exit safely during a fire. Set a place to meet outside so you can count heads. Have practice fire drills, especially if you have kids!
6. Check for leaks in forced air heat duct joints and seal with duct tape.
7. Look for indoor condensation on windows and take corrective action.
8. Check electrical outlets for drafts and install foam gaskets to seal them.
9. Check and test GFCI outlets to make sure they are working properly.
10. Check snow removal equipment, shovels, ice melt etc. Make sure you have enough gas and or propane on hand to operate removal equipment or emergency generator if needed.
11. Pick one room in your home and organize it...de-clutter and call us to install a shelving system.
12. Review recommended maintenance for furnace, equipment, appliances, and tools. Mark your calendar to track scheduled upkeep and service.

New Year Trivia

Question: When did the ball first drop in Times Square?

Answer: 1907

Question: How much does the sparkling Waterford Crystal Times Square New Year's Eve Ball weigh?

Answer: About six tons (12,000 pounds)

Question: When was the first "time ball" drop on record?

Answer: 1833

Question: What two years did the Times Square New Year's Eve Ball not drop?

Answer: 1942 and 1943



Beyond Bees

I often share information about how to identify beehives and what is needed to check out a property around them for the general public. I was just picking up fresh eggs from a neighbor and saw some bee gear on the side of their home. It's something to know if you don't want to live next to a neighbor with bees and chickens. I can hear the roosters crowing in the distance.

Inspired by a recent post from a family trying to sell their property in, what has been a very lovely and desirable neighborhood, I'm pivoting away from bees this month. There was a property in that very neighborhood I would have loved to land when I was searching for a home for myself in Central Oregon. Unfortunately, there was a lot of interest, actually a dog-pile for it and I was out bid.

The family trying to sell their lovely home in that beautiful neighborhood have had two Buyers back out of the sale during the due diligence period, likely due to a homeless camp that has popped up nearby. When the family bought their home many years ago, the adjacent area was forest, and still is public lands. No one could have foreseen the future of what is now the nearby homeless camp and the problems that came with it, I feel for them.

In the search for my home, I had made offers on 4 other bank-owned properties before landing mine. 3 of them were in established neighborhoods, 1 of those was adjacent to public lands and 1 had an easement due to a lovely canal in the back of the property. I thought about what had become of those other properties after reading the post. Three of them needed TLC. Two of those three, that were in established neighborhoods, are clearly now lovingly maintained. The third, the property with the canal, was sadly snapped up by a higher bidder who was willing to pay up for it. I really wanted that property; the enchanting canal had been there for decades and had become naturalized with abundant wildlife. But as it turned out this lovely property too would have significant changes.

What happened? Due to several years in a drought cycle, in an effort to preserve water, the little canal is being channeled into a large pipe to carry it into areas in need of the precious resource. Back then, I would not have anticipated the little canal that drew me to the property would be piped and buried, or that if I'd made my home there, would be spending money with my neighbors to fight a losing battle to keep it.

I was an expert in the bank-owned dog-piles by the time the home I landed came up for sale. Neighbors have since come and gone, some less desirable than others, and beautiful new homes have been built around mine. While not perfect, of the homes available back then, this one has had few surprises, but I'm watching and listening.

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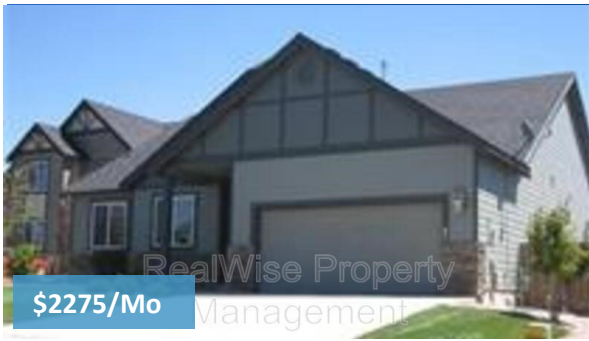


Available Rentals | Call Us for Details



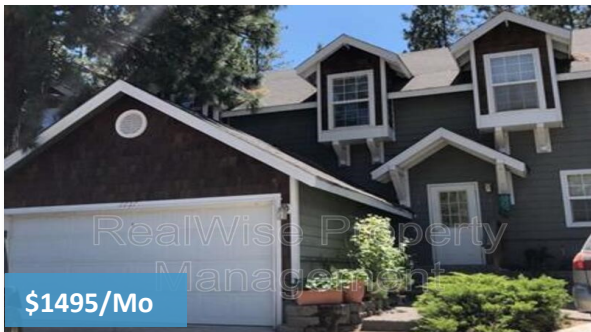
675 NE Brookstone—Prineville

- 3 Bd / 2.5 Ba / 1512 SF
- 6 Month Lease w/12 Mo Option
- \$3442.50 Security Deposit
- Apply Online
- Tentatively Available Late January



2644 SW 50th St—Redmond

- 3 Bds / 2.5 Ba / 1805 SF
- 9 Mo Lease w/Option
- \$3412.50 Security Deposit
- Apply Online
- Tentatively Available Late Dec



1757 SW Knoll Ave, Unit 1—Bend

- 1 Bds / 1 Ba / 672 SF
- 9 Mo Lease w/Option
- \$2242.50 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.

Please feel free to call or email Paula @ pdodge@realwise.com.



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Maybe this year, we ought to walk through the rooms of our lives not looking for flaws, but looking for potential.

-Ellen Goodman



Miranda Holloway

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Events & Traditions

HOW AMERICA CELEBRATES THE NEW YEAR



As everything is closed on New Year's Day, and public transport doesn't run as frequently as usual, many Americans will choose to drop in on loved ones. It's common for people to gather together to eat, to reflect on the previous year, and to look ahead at what's to come – we're sure that'll involve some interesting conversations this year! Americans are big on resolutions. New Year's is seen as a chance to wipe that slate clean and to start again.

As well as getting together to eat and drink, many gather to watch sports – in particular, American football. In the US, January 1st is the date of many post-season college football games. As well as the match, there are often parades and other festivities to celebrate the games. Ice hockey is another popular choice to watch live or on TV.

If crowds and the cold don't faze you, you could opt to enjoy your New Year's Eve in Times Square. As well as being present for the infamous ball drop, there are fireworks displays and lots of live entertainment to enjoy.

Should you want to be in the heart of the action, and enjoy the chance for a New Year's Eve flutter, consider visiting Las Vegas. As well as spectacular New Year's live concerts and entertainment, there are incredible restaurants and bars.

And outside on The Strip the street is completely shut down, turning it into one big street party. Come Midnight, the casinos club together to put on a fireworks display like you've never seen before. In fact, many people think it's the most spectacular in the world.

Perhaps you might prefer to keep things a little more low key, and if so, the Rose Parade, which takes place on January 2nd, could be more up your street. To celebrate being the home of the Rose Bowl Football Game, the city puts on a wonderful parade of flowers, music and, of course, sports. If you can't make it, you'll be able to watch it live on TV across the country.

JANUARY EVENTS

- **01/03/24 Community CPR Training**
5:30pm—6:30pm Bend Fire Dept Training Center
- **01/05/24 First Friday Art Walk**
5:00pm—9:00pm Downtown Bend
- **01/11/24 Trivia Night @ Deschutes Brewery**
2:30pm—4:30pm Deschutes Brewery Bend
- **01/12/24 Elan Trotman at Jazz At The Oxford**
6:00pm—8:00pm Oxford Hotel
- **01/20/24 2024 Cascades Wedding Show**
10:00am—3:00pm Riverhouse
- **01/21 & 01/28/24 Fiddler On The Roof**
2:00pm Cascades Theatrical Co.
- **01/25/24 Performance: Ghost of Brian Craig**
8:00pm—9:30pm Open Space Event Studios

FEBRUARY EVENTS

- **02/02/24 First Friday Art Walk**
5:00pm—9:00pm Downtown Bend
- **02/07/24 Community CPR Training**
5:30pm—6:30pm Bend Fire Dept Training Center
- **02/09/24 Valentine's Weekend Romance In The Snow**
7:00pm—11:00pm Wanderlust Tours Bend
- **02/13/24 Member Appreciation Night**
6:00pm—7:30pm High Desert Museum
- **02/16—02/18/24 Oregon WinterFest 2024**
Hayden Homes Amphitheater
- **02/24/24 Monster Truck Nitro Tour—Redmond**
1:30pm—3:30pm First Interstate Bank Center
- **02/28/24 Community Nordic Day**
9:30am—12:30pm Mt. Bachelor Nordic Center



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*Happy
New Year*

