



Details of this property on pg. 3

Neighborhood Highlights

LOCAL STATISTICS

Spring is upon us and the real estate market is heating up! Despite mortgage rates and home prices fluctuating, real estate is still the best investment there is. If you're looking for long-term financial security, contact us today. Our largest hurdle we're experiencing right now is lack of inventory. If you have been thinking about listing, now is the time. If you're thinking you can't afford a new home right now, it's time to contact your favorite Rogue broker to explore your many options to purchase. 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 190
- * Homes sold are currently at 89
- * Homes pending are currently at 223
- * The average price per square foot for sold homes is currently at \$349
- * The average active price is currently at \$700,000
- * The average sold price (under \$1M) is currently at \$642,000
- * There are 1.5 months of inventory currently on the Bend market.

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ADD A FIRE PIT TO YOUR BACKYARD OASIS

One of the primary benefits of adding a fire pit to your backyard oasis is the ability to enjoy your outdoor living space throughout the year. As cooler months approach, the warmth and comfort provided by a fire pit allows you and your loved ones to gather outside, despite dropping temperatures. Consider the following:

- Year-Round Entertaining: Hosting outdoor gatherings no longer needs to be limited to the summer months. A fire pit creates a comfortable environment for outdoor entertaining, ensuring your guests stay warm and cozy during backyard get-togethers and celebrations.
- Ambiance for Outdoor Dining: Outdoor dining experiences become even more magical when accompanied by the warmth and glow of a nearby fire pit. Enjoy dinner parties, barbecues, or intimate meals beneath the stars with the added comfort of a blazing fire.
- Cozy Retreat for Cold Nights: A fire pit provides the perfect backdrop for a relaxing evening outdoors. Wrap yourself in a warm blanket, sip on your favorite beverage, and unwind while basking in the gentle warmth of a crackling fire.



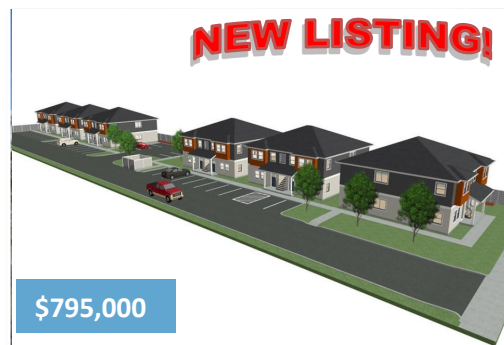
\$512,000

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!



\$795,000

2549 E. Barnett Rd—Medford
.97 Acres / SFR-4 Zoning
*Prime Development Opportunity for
24 Unit Apartment Complex!*



\$399,000

1794 Key Dr—Medford
3 Bd / 2 Ba / 1358 SF / .18 Acres
Open Floor Plan & Vaulted Ceilings!



\$374,000

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



\$189,000

3097 Old Highway 99 So—Roseburg
3 Bdrm / 1 Ba / 872 SF / .56 Acres
+ 700 SF ADU

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\$209,900

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



TIPS FOR YOUR MARCH GARDEN

This month's timely tips are all about getting a head start in the garden.

*Fertilize your beds. Once your soil is workable, dig a 5cm (or more) layer of compost or well-rotted manure into your beds to prepare for the growing season ahead. You can also work in a general-purpose fertilizer, such as pelleted chicken manure, or fish, blood and bone.

*Put supports in. If any of your garden plants or climbers need supporting this year, put them in now, so plants can grow up through them. Adding supports afterwards is trickier and often looks unattractive.

*Move deciduous trees or shrubs. Now is the time to do this task, provided the soil isn't frozen or waterlogged.

*Resurface paths before plants start to grow and smother them.

In The Flower Garden

*Feed trees, shrubs and hedges with a slow-release Fertilizer by lightly forking it into the soil surface.

*Feed roses with special rose feed or balanced fertilizer as they come into growth.

*Prune roses now to encourage strong new growth - follow our guide on how to prune roses for guidance.

*Prune clematis - prune early-flowering varieties once their flowers have finished and summer-flowering ones before they start into active growth.

*If you have a rhododendron that needs a new lease of life, choose a frost-free day this month to cut the branches hard.

*Finish cutting back dead foliage from perennials and ornamental grasses to make way for new growth.

*Prune overwintered fuchsias back to one or two buds on each shoot. This will encourage a bushy growth habit.

*Prune winter-flowering jasmine (*Jasminum nudiflorum*) after flowering, to encourage new growth for next year's blooms.

*Trim winter-flowering heathers as the flowers disappear, to prevent the plants becoming leggy.

*Cut the old leaves off hellebores to remove any foliar diseases and make spring flowers more visible.

*Continue to deadhead winter pansies to stop them setting seed. This will encourage flushes of new flowers throughout the spring.

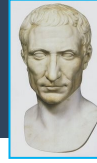
*Deadhead daffodils as the flowers finish and let the foliage die back naturally.

QUOTE OF THE MONTH

The bad news is time flies. The good news is you're the pilot.

— Michael Altshuler

BEWARE THE IDES OF MARCH! BEWARE OF THESE FIRST-TIME BUYER MISTAKES!



Learning About Loans

Talk to a mortgage broker or a loan officer and get educated! Chances are you are not a financial wizard or mortgage magician, so do not do this alone. Meet with one to discuss the best financial options for you. Many real estate professionals will require that you are pre-approved for a mortgage before they will even take you on a showing. It is best practice to be well informed, and know your budget.

Keeping Emotions in Check

Once you are pre-approved and have your "number" in mind, the fun part begins – actually shopping for your first home! It is very easy to get excited, as you should be, but it is very important that you keep your emotions in check while buying a home. First, you need to understand your personal situation fully. I do not mean go out and get your palm read or have a tarot card reading, but think about the future. What is your life going to look like 1 year, 5 years, 10 years from now? I know you cannot predict the future, but what is important to you – your career, starting or growing your family? If you can predict a life changing event, does the house meet your needs 1 year, 5 years, and 10 years from now?

House Rich Cash Poor

Being pre-approved in the post housing bubble era is a big deal, and getting a mortgage is not as easy as it used to be. It is exciting to know that magical number, but it is not necessarily advised to spend to that limit or to spend ALL of your hand money. There is a phrase in Real Estate – House Rich and Cash Poor. This means taking on a mortgage that either leaves you without any savings in the bank, or taking on a mortgage that leaves you very little left over every month to save up. Why does this matter? Imagine your quality of your life if you have an amazing house in a great location, but do not have the funds to furnish, paint, or even keep up with regular maintenance. It is like living in the shell of the home you imagined, instead of the actual dream home.

Love at First Sight

It may have been love at first sight when you met your spouse, but I guarantee that you went on a second or third date before deciding that they are the one. This day and age, mortgages last longer than a lot of marriages, so be smart and take that second, third, tenth date with the home that you have your eye on. What I mean is visit the house many times. Both good and bad – you may notice things that you did not notice during the first or second tour. Be sure that this home is the one.

Limiting Your Search

With the resources that are available for today's buyers, chances are you have a pretty good idea of the area, school district, or even a particular neighborhood before you even take your first tour. Even if your heart is set on a location, an experienced Realtor will suggest visiting a couple of areas. This will either confirm the feelings that you have about the area of choice, or give you more options that you were not open to before. Either way, you win in this situation.

The Home Inspection

Home inspections are not required when buying a house, and some sellers can rush the process. Purchasing a house without an inspection is a terrible idea and is extraordinarily risky. Serious problems can exist within the "guts" of the house. Meaning the electrical wiring, the plumbing, the roof, or the foundation. A qualified inspector can identify problems before the closing, and you can then ask the seller to fix these problems. If you buy a house and skip the home inspection, you're financially responsible for any problems that arise after closing. It is then your home, your problem!

Not Working with a Real Estate Pro

Probably the most important on this list. There is not a law in place that says you absolutely have to work with a Realtor to buy a house, but ignoring the importance of working with a buyer's agent may put you at a significant disadvantage. I would bet that 95% of the homes you are looking at are represented by a Real Estate Firm. That means that these sellers are well represented and I can assure you that these agencies have only their sellers best interests at heart. They may offer you advice and answer questions, but this agent is there to serve their client's best interests only. For many reasons, find a Real Estate Agent that will represent you.

From The Cover...



7/9 Rose Ave—Medford
Duplex—3 Bd / 1 Ba / 1500 SF Each Unit
Turn Of The Century Updated Duplex!

New Listing

Listing Price: \$410,000

DID YOU KNOW...

Question: What is a contingency in a real estate contract?

Answer: A condition that must be met for the contract to be binding

Question: What is the term for the increase in the value of a property due to economic factors?

Answer: Appreciation

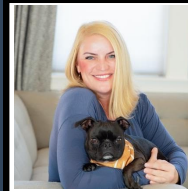
Question: Which famous architect designed Fallingwater, a house built over a waterfall in Pennsylvania?

Answer: Frank Lloyd Wright

Question: In real estate, what does "HOA" stand for?

Answer: Homeowners Association

More Listings Available At
roguerealestate.com



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#1

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Guide

Getting a Tax Refund?

Apply it toward your down payment!

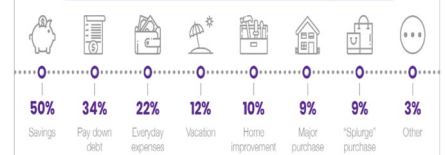
As FHA loans and various down payment assistance programs make it possible to secure a home with less than 20% down, even a refund of a few thousand dollars could set you on the path to homeownership.

If you're still renting, it might be a good idea to consider the benefits of using your tax refund towards a long-term investment such as a home.

Reasons to purchase a home?

- Relatively low interest rates
- Home price appreciation
- Equity ownership (build your wealth!)
- Tax benefits
- Low down payment options available

How Americans Spend Their Tax Refunds



Make this the year you buy a new home!

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\$6 OFF Any 2 entrées & 2 beverages



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15638 Sherrie Way—La Pine
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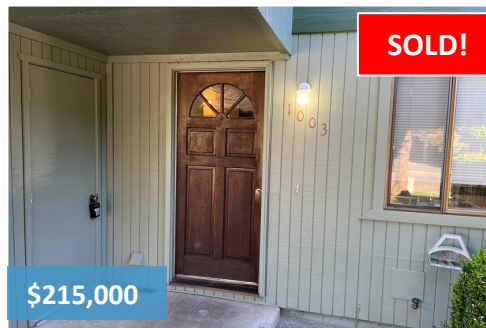
6100 S. Hwy 97 #15 —Redmond
3 Bdrm / 2Ba / 924 Sf



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



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!

Keep your face always toward the
sunshine, and shadows will fall
behind you.
— Walt Whitman

IF ONE OF YOUR GOALS INCLUDE MOVING
TO A NEW HOME, LOOK NO FURTHER!
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EXPERIENCED BROKERS TO HELP YOU SELL
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!

Peanut Butter Eggs



Ingredients

- 1 (16 ounce) package confectioners' sugar
- 1 cup creamy peanut butter
- ¼ cup unsalted butter, softened
- 1 tablespoon milk
- 8 (1 ounce) squares semisweet chocolate, cut into 1/2-inch chunks
- 1 tablespoon shortening

Instructions

1. Beat confectioners' sugar, peanut butter, and butter in a large mixing bowl until well blended; mix in milk if needed for moisture. Divide mixture in half and form into two large eggs. Place eggs onto a wax paper-lined plate and freeze until firm, about 1 hour.
2. When the eggs are almost ready, combine chocolate and shortening in the top of a double boiler over simmering water. Melt over medium heat, stirring frequently until smooth. Stir frequently, scraping down the sides with a rubber spatula to avoid scorching, until chocolate is melted, about 5 minutes.
3. Remove eggs from the freezer. Carefully stick a long-tined fork in the top of an egg; gently dip it in melted chocolate until covered, then return it to the waxed paper. Repeat to dip remaining egg. Decorate as desired.



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LISTING IN SPRINGTIME

Spring is the time of the year when more people get moving on their home buying efforts. Schools are due to be out for summer, and the cold temperatures of winter are no longer keeping people hibernating in their current homes. For all intents and purposes, spring marks the time of year when buyers are expected to be on the hunt for their next house — which you can benefit from as the seller.

Taking an even closer look, the week of March 31 to April 6 was deemed the best time to put a home on the market. In that week, homes are listed for an average 6% more than at the beginning of the year, totaling an extra average \$17,000. Homes listed during this time also receive 14% more views on website listings when compared to other times of the year.

But that's not all: since a majority of homes go up for sale in late spring, they get 5% less competition and sell about six days faster. They're also 1% less likely to experience a price drop during this time. Selling in March is sounding better and better.

Since it usually takes about 30 to 60 days or more from the time a homes contract is signed to the time its actual closing date arrives, families looking to move into their new abode by summer typically need to start house hunting a few months earlier, giving March a slew of potential buyers.

Easter Trivia

Question: About how many chocolate bunnies are produced each year?

Answer: 90 million

Question: The first Easter eggs were dyed what color?

Answer: Red

Question: How much did the world's largest chocolate Easter egg weigh?

Answer: 15,873 pounds, 4.48 ounces

Easter Trivia Continued

Question: How many jellybeans do Americans consume each Easter?

Answer: 16 million

Question: Households each spend how much on average on Easter annually?

Answer: \$192.01 (2022/2023 average)

Question: When was the first White House Easter Egg Roll?

Answer: 1878



HOME AND THE HONEY BEE

By: Annie's Apiary



At The Core

At the core of honeybee colonies, as well as human society, there are the core leaders, the essential workers and interdependence between all the individuals. There is a book titled Honeybee Democracy by Thomas Seeley, and all its 280 pages delves into the topic and how we can learn from the little buzzers.

Queen Right is a term often heard among beekeepers. Two words to say the Queen is alive, healthy and doing her job. The Queen is a core element of the colony. She's so important she runs around the hive with dedicated attendants. She lays the eggs that keep the population going so there are enough workers to forage for food, make the hive comb, rear the baby bees and defend the hive. With honeybees, unfertilized eggs become the drones (males) and it's the fertilized eggs that develop into females. However, it's the worker bees that determine whether the fertilized female egg will become a worker bee or a queen by how much of their secretion of royal jelly the workers provide to the developing bee.

The timing of rearing new queens is also core to the survival of the colony. If the colony population booms to the point of overcrowding the worker bees will rear new queens, usually a few, with one to become the superseding queen. The colony can then leave with the old queen to find a new home and the new queen along with the remaining workers carry on in the hive.

The workers will also rear new queens if something happens to their Queen. For the public at large, and new beekeepers, it can be shocking what the workers do to old & injured queens... they don't go to the old Queen's home, and there are no post-menopausal queens allowed in the colony. Old and injured Queens are killed by the worker bees and dumped outside the hive. There is no royal funeral. Sometimes Beekeepers accidentally injure the Queen during a hive inspection... it happens more than beekeepers want to admit. Unfortunately, the workers will not accept her so they will replace her. In fact, any bee that becomes injured, whether queen, worker, or drone, and also drones that have out-lived being useful by autumn are evicted or killed.

Harshing your buzz about buzzers? At the Core, survival of the colony comes first. Every bee has a role, and the timing of actions that are taken by different castes of bees is key to keep the balance within the hive and the survival of the colony. Beekeepers marvel at the constant changes within a colony so it survives. That is the Honeybee Democracy.

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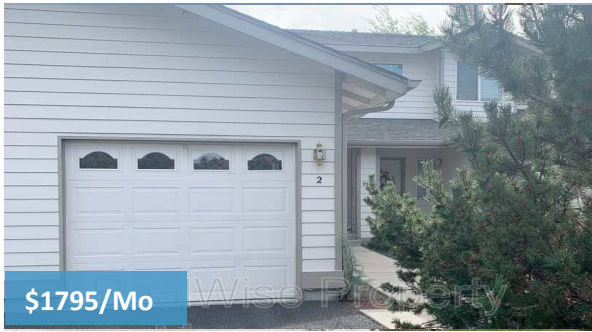
- 3 Bd / 2 Ba / 1260 SF
- 6 Month Lease w/12 Mo Option
- \$3450 Security Deposit
- Apply Online
- Tentatively Available Mid-March

1748 SW Kalama Ave—Redmond



- 2 Bds / 2 Ba / 1419 SF
- 6 Mo Lease w/12 Mo Option
- \$3375 Security Deposit
- Apply Online
- Tentatively Available Early March

1445 Highland View Lp—Redmond



- 2 Bds / 2.5 Ba / 1144 SF
- 6 Mo Lease w/12 Mo Option
- \$2692.50 Security Deposit
- Apply Online
- Tentatively Available End Of Feb

2080 NE Chanel Ct, Unit 2—Bend

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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Dave Peterson: Owner/Inspector
JB Miller: Inspector OCHI #2063
Carol Peterson: Owner/Office Manager

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I have learned over the years that when one's mind is made up, this diminishes fear; knowing what must be done does away with fear.

— Rosa Parks



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Events & Traditions

ST. PATRICK'S DAY - MARCH 17TH



Why Do We Celebrate St. Patrick's Day?

Everyone is Irish on St. Patrick's Day! When is St. Patrick's Day? Who was the real St. Patrick? Why are shamrocks a symbol of this day? Enjoy St. Patrick's Day history, legends, and lore.

Although the holiday originally started as a Christian feast day celebrating the life of St. Patrick and the spreading of Christianity to Ireland, today, it is a day of revelry and a celebration of all things Irish. Don't forget to wear green!

Saint Patrick is the patron saint and national apostle of Ireland. He is credited with successfully spreading Christianity throughout Ireland—hence the Christian celebration of his life and name.

Was there really a St. Patrick?

Definitely. However, there are many legends about him that mix with the truth. Did he play a large role in spreading Christianity to Ireland? Yes, absolutely. Did he really drive all the snakes out of Ireland? Probably not, since snakes weren't native to Ireland to begin with!

In any case, St. Patrick's impact was significant enough to warrant our modern-day celebrations.

Why Is The Shamrock Associated With St. Patrick's Day?

We wear a shamrock on St. Patrick's Day because, legend says, St. Patrick used its three leaves to explain the Holy Trinity in his teachings. (The Trinity is the Father, the Son, and the Spirit as three divine persons who are one divine being [God].) The truth of the St. Patrick legend, however, is in question, as there is no direct record that the saint actually used the shamrock as a teaching tool.

MARCH EVENTS

- **03/01/2024 First Friday Art Walk**
5:00pm—9:00pm Downtown Bend
- **03/02—03/03/24 Central Oregon Reptile Expo**
10:00am—4:00pm Deschutes County Fairgrounds
- **03/07—03/10/24 Central Oregon Sportsmen's Show**
12:00pm—4:00pm First Interstate Bank Center—Redmond
- **03/09/24 ZOSO The Ultimate Led Zeppelin Experience**
7:30pm Tower Theater
- **03/17/24 Mania—The ABBA Tribute**
7:30pm Tower Theater
- **03/23—03/24/24 Wild Party**
8:00pm—12:00am Midtown Ballroom/Domino Room
- **03/23/24 Bend Health Fair w/Easter Bunny**
9:00am Riverhouse

APRIL EVENTS

- **04/05/24 First Friday Art Walk**
5:00pm—9:00pm Downtown Bend
- **04/05/24 High Desert Stampede**
12:00pm Deschutes County Fair & Expo Center
- **04/13/24 Subaru WinterFest 2024**
SW Mt Bachelor Dr.
- **04/14/24 Booker T. Jones**
7:00pm Tower Theater
- **04/19/24 2024 Salmon Run**
4:00pm Bend, OR
- **04/27/24 The California Honeydrops**
8:00pm Midtown Ballroom
- **04/28/24 Peking Acrobats**
10:30pm Tower Theater



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March 31. 2024