

Details of this property on pg. 3

Neighborhood Highlights

LOCAL STATISTICS

We're in the peak of the summer selling season! For buyers in the market, the adjustable rate mortgage (ARM) is a great tool to keep your payments low for a set amount of time. Home values have increased in Central Oregon so it may be a good time to sell if you've been thinking about it. There are more homes on the market but the inventory is still low keeping this a seller's market. If you are looking to buy your first home or your forever home, now is a good time to get started in the process. 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 377
- * Homes sold are currently at 128
- * Homes pending are currently at 122
- * The average price per square foot for sold homes is currently at \$365
- * The average active price is currently at \$753,000
- * The average sold price (under \$1M) is currently at \$682,000
- * There are 3.0 months of inventory currently on the Bend market.

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SELLERS HOME INSPECTION REPAIRS THAT ARE NEGOTIABLE

Between fixes that are typically required and those that aren't is a gray area that's up for negotiation. How you handle them depends in part on the market you're in. If you're in a hot seller's market, you have more power to call the shots.

While buyers are always advised to have a home inspection so they know what they are buying, when there are a limited number of homes for sale and buyers need to compete for homes, they might actually waive their inspection right to ask a seller to make repairs

In fact, "the best contract for a seller would be for the buyer to agree to purchase your home **as is** or to request an 'information only' home inspection, thus absolving you of any need to pay for any fixes found by the inspector.

Work with your real estate agent to understand what items you should inspect for yourself and agree to tackle—and where you might want to push back. Don't have an agent yet? Contact a Rogue agent today!

Just remember: you'll want to be reasonable when it comes to repairs because you may have already put a lot of time into the selling process, and it's likely in your best interest to accommodate some fixes rather than allowing the buyer to walk away. Also, depending on the magnitude of the requested fix, it's not likely to go away. Now that it's been uncovered by the home inspector, you'll need to disclose the issue to the next buyer.



\$523,000

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



\$544,000

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



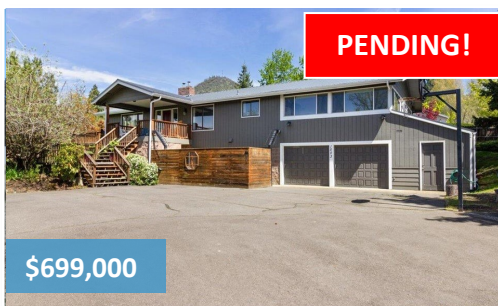
\$795,000

2549 E. Barnett Rd—Medford
.97 Acres / MFR-30 Zoning
*Prime Development Opportunity for
24 Unit Apartment Complex!*



\$1,595,000

444 Union Ave TL 1700—Grant Pass
1.47 Acres / Zoned GC
Top Location in Desirable Growth Area!



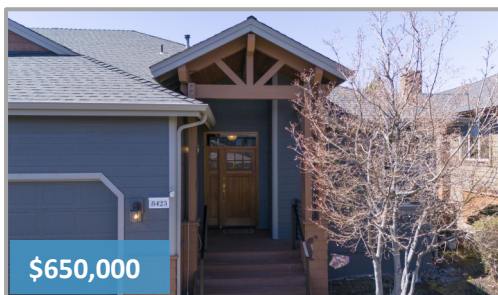
\$699,000

1503 Stardust Way—Medford
5 Bdrm / 3.5 Ba / 3720 SF / .71 Acres



\$179,000

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



\$650,000

8423 Forest Ridge Loop—Redmond
3 Bdrm / 2.5 Ba / 2018 SF / .09 Acres



\$130,000

1515 NW Fir Ave, #62—Redmond
3 Bdrm / 2 Ba / 1215 SF

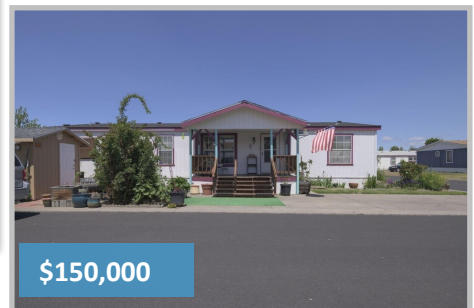


GARDENING IN JULY

ANNUALS:

July is a month for warm-season annuals, especially those that really love hot, hot, hot weather. The July nights are warm, the days are long and sunny, and the temperatures are high, and as always, there are plenty of things to do in the garden.

- Annual flowers to plant in July include ageratum, begonias, coleus, cosmos, dahlias, gomphrena, impatiens, lobelia, lisianthus, marigold, petunias, portulaca, salvia, torenia, verbena and zinnias.
- Keep newly planted annuals well watered until they are thoroughly rooted.
- Because they are fast-growing and produce loads of flowers, annuals you plant in July will need to be fertilized more than most other plants in the garden.
- Keep deadheading (removing spent flowers) from annuals to help them continue blooming abundantly.



\$150,000

1515 NW Fir Ave #30—Redmond
3 Bd / 2 Ba / 1539 SF
Plenty Of Room For Entertaining!

QUOTE OF THE MONTH

It is only when we take chances that our lives improve. The initial and the most difficult risk we need to take is to become honest.

—Walter Anderson

TOP 2 HOME UPDATES THAT PAYOFF WHEN SELLING



Garage Door Replacement

Average return at resale: 193.9%

Replacing a garage door may not be the most exciting house update, but it yields some of the highest returns when it comes to resale value. Garage doors, after all, are one of the most prominent parts of a house façade. **The average cost of replacing a 16' x 7' garage door is \$4,513, and the average resale value is \$8,751.** This is for a steel door with foam insulation rated at a minimum of R-12, along with tracks and insulated glass windows in the top panel.

Garage doors come in a wide array of styles and materials, including steel, fiberglass, wood and composite wood. Steel generally costs less, while wood doors can get expensive. Composite wood can also be pricey, but it's prized for its low maintenance and durability. Higher insulation drives up the price, but it may be worthwhile if you live in a colder climate.

Entry Door Replacement

Average return at resale: 188.1%

The entry door is one of the first things a potential buyer sees when entering your home. **The average cost of replacing a front door with a steel door and dual-pane half-glass panel is \$2,355, with an average resale value of \$4,430.** When considering a new front door, it's tempting to go bold. A bit of personality is helpful, but keep in mind that too bold of a choice can risk alienating potential buyers. Think about what's tasteful and cohesive with the rest of your home's exterior.

Steel doors are one of the most budget-friendly options. If you're willing to splurge, fiberglass doors offer a bit more insulation and a wider selection of styles. Wood doors are among the most expensive options but are favored by many for their quality and natural aesthetic.

-HGTV

From The Cover...



8032 Sandy Pl—Terrebonne

1 Bdrm / 1 Ba / 672 SF / 1.12 Acres

Updated & Modern!

Listing Price

Listing Price: \$299,000

PRICE REDUCED!



\$670,000

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Struggling with High-Interest Debt? Explore Home Loan Options for Debt Relief

High-interest debt can be a major burden. To free up cash and potentially save money, homeowners with equity can consider a cash-out refinance or a home equity loan.

Cash-Out Refinance: This option replaces your current mortgage with a new, larger one. You receive the difference in cash, which can be used to pay off high-interest debt. This can be a good option if you want to consolidate debt and potentially get a lower interest rate. However, it also means a higher loan balance and a longer repayment term.

Home Equity Loan: This creates a second mortgage on your home. You receive a lump sum of cash based on your home's equity. This option allows you to keep your current mortgage terms if they are favorable, but you'll be making payments on two loans. Home equity loans typically have higher interest rates than cash-out refinances.

Choosing the Right Option:

- **Cash-Out Refinance:** Ideal for consolidating debt and getting a potentially lower interest rate.
- **Home Equity Loan:** Better if you want to keep your current mortgage terms or have a lower credit score.

Important Considerations:

Both options require a home appraisal and may have closing costs. Carefully evaluate your budget and give me a call to determine the best option for your situation.

\$6 OFF Any 2 entrées & 2 beverages



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1212 / 1220 Morrow Rd—Medford
2 Homes on Separate Tax Lots
4 Bd / 2 Ba / 2058 SF Total

Concentrate all your thoughts upon
the work in hand. The sun's rays do
not burn until brought to a focus.

—Alexander Graham Bell



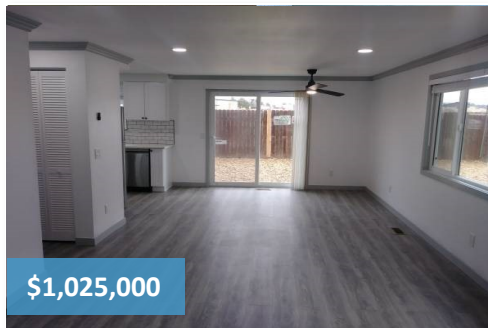
2342 New Haven Dr—Central Point
3 Bdrm / 2 Ba / 1227 SF / .1 Acres
Easily Maintained Yard!



6100 S. Hwy 97 #15 —Redmond
3 Bd / 2Ba / 924 Sf



8401 Old Stage Rd #27—Central Point
3 Bd / 2 Ba / 1200 SF
Madrona Hills 55+ Park—Nice Updates!



688 SE Centennial St—Bend
Triplex—9 Bd / 3.2 Ba / 3256 SF
Completely Updated in 2022/2023!
Lucrative CAP Rate!

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Summer Fruit Salad



Ingredients

Sauce:

- ⅔ cup fresh orange juice
- ⅓ cup fresh lemon juice
- ⅓ cup packed brown sugar
- ½ teaspoon grated orange zest
- ½ teaspoon grated lemon zest
- 1 teaspoon vanilla extract

Salad:

- 2 cups cubed fresh pineapple
- 2 cups strawberries, hulled and sliced
- 3 kiwi fruit, peeled and sliced
- 3 bananas, sliced
- 2 oranges, peeled and sectioned
- 1 cup seedless grapes
- 2 cups blueberries

Instructions

*Gather the ingredients.

*For the sauce: Bring orange juice, lemon juice, brown sugar, orange zest, and lemon zest to a boil in a saucepan over medium-high heat. Reduce heat to medium-low and simmer until slightly thickened, about 5 minutes.

*Remove from heat and stir in vanilla extract. Set aside to cool.

*For the salad: Layer fruit in a large, clear glass bowl in this order: pineapple, strawberries, kiwi fruit, bananas, oranges, grapes, and blueberries. Pour cooled sauce over fruit; cover and refrigerate for 3 to 4 hours before serving.

CODR

"We are the home team"

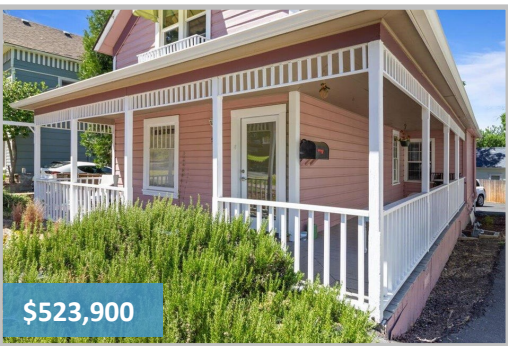
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MORE ROGUE LISTINGS



\$523,900

581 E Main St—Ashland
Duplex—1392 SF / C-1 Zoning
Close To Downtown Ashland!



PENDING!

\$235,000

212 Park St—Rogue River
2 Bd / 1 Ba / 921 SF / .68 Acres
Large Backyard—Over A Half Acre Lot!



\$165,000

362 Kruse St—Sutherlin
3 Bd / 2 Ba / 990 SF / .22 Acres
Investor Alert!
Big Lot w/Ample Room for RV Parking!

THE RENEWED COMFORT COLOR COLLECTION

2024 Color Of The Year

PERSIMMON

Persimmon pulls from grounded, earthy origins, to deliver a shade that feels both uplifting and refreshing. An earthy terracotta infused with tangerine tones, naturally inspired colors like perfect Persimmon are being incorporated to soften spaces and add a personal touch to the home. *(Pictured below.)*

Color Trends

RETURN TO THE COCOON

Relaxing neutrals and layers of texture persuade us to slow down and unwind. Plush, upholstered bedframe, headboard and gently curved bench beckon us to a favorite restorative space — our own Utaupeia, if you will.

CREATE SPACE FOR GATHERING

If you build it, they will come. And if you carve out that space in a deep charcoal and envelope it in a rich burgundy, they will gather. Social nooks are places to find inspiration in friends and family.

PLAY WITH PERSONALITY

Finding your sense of self in design brings an important level of comfort. Complementary hues of blues are interrupted with playful moments of personality on the floor and ceiling.

EMBRACE CURVES FOR SOFTNESS AND COMFORT

Sharp angles give way to curves in Renewed Comfort design. Traditional gold tones complement tan and white neutrals in quietly colorful contours.

INFUSE JOY INTO ROOMS FOR WORK

Utility spaces work harder than most. Select colors that infuse a sense of happiness and well-being, like Friendly Yellow paired with Pearly White.



-HGTV

HOME AND THE HONEY BEE

By: Annie's Apiary



It's High Season for tourists, drifting pollen, and bee-keeping in Central Oregon. I see my little forager bees as they are returning to the hive with their legs laden with pollen, and hope there's enough room inside the hive for it all. I'm trying to keep up with the expanding populations that the Queens are producing in the new colonies. It's a good thing that all these new young bees are there because it's their task to build the new comb that houses all the pollen coming in. In fact, it's the young bees, less than 17 days old, that are the builders of the new wax comb. As honey bees age and become foragers they lose that ability as their wax glands atrophy...save that nugget for trivia night.

*With all those honeybees flying it's also High Season to be extra conscientious about being around hives, here is some information about the little buzzers.

*First, know that honeybees don't fly at night or when it's cold. When they are flying, they're generally not interested in you unless you are close enough to the hive for the buzzers to defend it. We Beekeepers wear protection because we are literally pulling apart the buzzers home when we inspect it, looking at the frames containing their Queen, foraged food and all things within the colony.

*Another thing to know is that the physical rumbling of a gas mower can upset a colony. I use an electric mower and wear a bee jacket while working near the opening of the hives, just in case. I also proactively mowed my neighbor's property even though the hives are generally a safe distance away. It's Beekeeper diplomacy.

*Be aware that Honeybees often end up in hot tub filters. I provide a water fountain with floating plants just a few feet outside the hives and a mineral block too, but other beekeepers do not. If you find little buzzers in your hot tub filter, they were likely looking for more than water, it's the minerals. Just block any access opening where the buzzers can get through to your filter. We have a hot tub too, it's a heart break when the little buzzers end up dead in the filter.

*It's important to know that the animals that prey on colonies have dark fur, like skunks and bears. This is the reason beekeepers wear light colors and a veil to cover their hair. If you know you'll be close to bee-hives, wearing dark, fluffy clothes is NOT recommended! Know too that cranky bees will go straight to your hair. At that point you need to leave quickly and you're on your own getting them out of your hair...I know this personally. One year I had a pair of soft black jeans that one of the colonies hated, and my hair is dark.

*Finally, unless you know how to handle honeybees, and frankly, prepared to be stung, it's best to be safe and just keep your distance from beehives. There are reasons bees become cranky, such as their Queen died, wasps have crawled into the hive, or they're defending their food stores at the end of the season. Remember though, if a forager bee lands on a flower next to you in your garden just be still and let it fly off with the pollen.

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- 3 Bds / 2 Ba / 1350 SF
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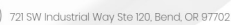
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Success is peace of mind, which is a direct result of self-satisfaction in knowing you made the effort to become the best of which you are capable.

—John Wooden



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Events & Traditions

AMERICA CELEBRATES THE 4TH OF JULY!



Independence Day, known colloquially as the **Fourth of July**, is a federal holiday in the United States commemorating the Declaration of Independence, which was ratified by the Second Continental Congress on July 4, 1776, establishing the United States of America.

The Founding Father delegates of the Second Continental Congress declared that the Thirteen Colonies were no longer subject (and subordinate) to the monarch of Britain, King George III, and were now united, free, and independent states. The Congress voted to approve independence by passing the Lee Resolution on July 2 and adopted the Declaration of Independence

two days later, on July 4.

Independence Day is commonly associated with fireworks, parades, barbecues, carnivals, fairs, picnics, concerts, baseball games, family reunions, political speeches, and ceremonies, in addition to various other public and private events celebrating the history, government, and traditions of the United States. Independence Day is the national day of the United States.

JULY EVENTS

- **07/04/24 July 4th Pet Parade**
10:00am Starts @ Harmon Park enroute to Drake Park
- **07/05/2024 First Friday Art Walk**
5:00pm—9:00pm Downtown Bend
- **07/12—07/13/24 Bend Summer Festival 2024**
Downtown Bend
- **07/19—07/21/24 FairWell Festival**
Deschutes County Fairgrounds—Redmond
- **07/25/24 Neil Young & Crazy Horse**
7:00pm Hayden Homes Amphitheater
- **07/27/24 Trace Adkins**
8:30pm General Duffy's Waterhole—Redmond
- **07/31—08/04/24 Deschutes County Fair and Rodeo**
Deschutes County Fair and Expo Center

AUGUST EVENTS

- **08/02/24 First Friday Art Walk**
5:00pm—9:00pm Downtown Bend
- **08/04/24 Gipsy Kings**
7:30pm—9:00pm Hayden Homes Amphitheater
- **08/12/24 Walker Hayes**
12:00pm—3:00pm Hayden Homes Amphitheater
- **08/15/24 Discover The Symphony Concert**
3:00pm Tower Theatre
- **08/16—8/17/24 Theater In The Park: Mamma Mia!**
Drake Park
- **08/24/24 The Beach Boys**
7:30pm—9:00pm Hayden Homes Amphitheater
- **08/27/24 Dave Mathews Band**
7:00pm—8:30pm Hayden Homes Amphitheater



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