



Spring/Summer Newsletter 2022



Market Temperature Like Our Spring The Market Is Cool

The last 2 years has seen record lows in interest rates, leading to a record number of real estate sales, and record offers over asking price. The result, soaring home prices!

Interest rates are up and the market is leveling out. Buyers who are entering the market with the higher interest rate have a little less buying power, and a better opportunity to purchase the home they want. That may sound like a contradiction, so here's the breakdown. The Hunger Games level competition that had buyers looking for months trying to get an accepted offer, increase in price, and now increase in interest rates, has caused many buyers to tap out. Therefore, homes are receiving fewer offers. Or ZERO! And prices are dropping! Buyers it's time to find your new home!

Sellers, the market has shifted. Multiple offers 10s of thousands over asking price should not be an expectation in the current market. Sellers it also means that finding your next home will be easier, reducing the possibility of needing to rent between the sale of your current home and the next.

Bottom line it is a good time to buy and sell as we shift into a more balanced market.



Vacation

My husband and I just returned from a 2-week vacation that he planned for my birthday. We had a great time at Disneyland and visiting friends and family. Summer is prime home sales season. Listing your home while you're out of town can help you avoid the inconvenience of leaving your home during open house. The inconvenience of constantly cleaning, and leaving at a moment's notice for showings. Skip the inconvenience while you sit on the beach sipping a cool refreshing drink. I can help you get organized and stage your home, before you go soak up the sun while your house sells.



Spring has finally made a very late appearance in the Pacific Northwest! Snow in April? Wow!

Warm temperatures are here and it's time for spring cleaning and other home projects. Here is a list of some resources for the greater Portland area to get you started.

All Haul 503-756-0307

Big trucks to haul it all away

ANC Movers 360-992-8702

Moving, Storage, Local and distance moves

Archer Cleaning 971-704-2918

Roof, Windows, Gutters, Driveways

Buckhannon's HVAC 503-747-6585

HVAC cleaning and maintenance

Revive Works Remodeling 503 395 4252

We specialize in Bathroom/Kitchen Remodels and Aging in Place Modifications

For Information About These Recourses Visit

<https://mailchi.mp/689f301f6901/summer-projects>

The Greed Factor and “The Housing Crisis”

I believe that everyone should be able to have affordable housing. Over the past decade housing costs have been on the rise and rising exponentially in these last couple of years. Many people were able to take advantage of the low interest rates these past 2 years allowing first time home buyers, growing families, and those relocating to get more home for the dollar.

The greed factor kicked in and cash investors pushed many would be home buyers out of the market. Now those homes are being rented for exorbitant amounts. It is not just detached single family homes that have raised in rent, **all** rentals have raised to incredulous amounts. Apartments in the Hillsboro, Beaverton area are starting at \$1500- \$1800. Why? Simply, property owners can charge these prices. Add the common practice of requiring 3 times the rent amount in income to qualify. \$50 to \$75 per applicant to apply, plus deposit. Wages that don't come close to matching the increase in cost. And BOOM! Housing Crisis!

I want to be a part of the solution. I am a new member of the Housing Advisory Committee for Washington County, Oregon. The committee helps come up with solutions for affordable housing and homelessness. I am excited about the affordable housing that is being constructed, and the housing solutions for the homeless in Washington County. In addition to these, I believe the **Greed Factor** has to be addressed. Without doing so the Crisis will continue to get worse.



Recipe Corner

Quick Spring Greens and Quinoa Salad

Short cut to this salad is Costco's quinoa salad.
Add chopped: 2 Cups each Romain, and tomatoes
½ Cup Cilantro and shallots
Salt and Pepper and dress to taste

I use balsamic vinaigrette
½ Cup balsamic vinegar
½ Cup Citrus juice (lemon, lime, or orange)
2 Tablespoons Honey
Salt and Pepper
Cayenne or pepper flakes if you like it spicy



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