



Nina Stafford
Real Estate Agent

NINA'S PDX ADVENTURE

Summer 2021

What's Happening In The Market?

Market Cooling?

If you were in the Beautiful Pacific Northwest the last week of June you experienced the record-breaking heat wave where temperatures were 115° F in Portland. We are currently in another heat wave with temperatures between 90°F and 100°F. I know 90- and 100-degree weather to some is just Tuesday.

Like the weather the housing market has been scorching hot with bidding wars and soaring prices. Like our second heat wave the market is still hot but 10 degrees makes a huge difference. Buying has slowed down a bit and so has the soaring prices.

What's the take away? Buyers take courage because prices may be starting to balancing out and interest rates are still low. Sellers take advantage of the hot market and list your home.

Home Energy Score

A few cities across the country are requiring a home energy assessment prior to selling. Portland's home energy score program began in 2018, Milwaukie in 2020, and Hillsboro starts September 1st of 2021. Utilities are a major expense for home owners and knowing how efficient a home is or isn't is helpful information to assess the affordability of a home. A good analogy is like the MPG in a car, having a low MPG doesn't mean it's a bad car it just doesn't run as efficiently as others.



Recipe Corner



One of my favorite things about living in Hillsboro is we are right on the edge of farm land. Every summer we pick various berries of which blue berries is one of my family's favorites. These blue spheres are delicious just as they are however one of our favorite treats are blueberry muffins mmm. Here is my favorite muffin recipe. You're welcome. I have also had great success at making them gluten free.

2 Cups Flour	1 Cup Buttermilk
1 Tbsp Baking Powder	¾ Cup Sugar
½ tsp Salt	½ Vegetable Oil or Butter
½ tsp Cinnamon	1 ½ tsp Vanilla
¼ tsp Nutmeg	2 Cups Frozen Blue Berries
2 Eggs	

Preheat Oven to 400°F

Prepare Muffin Tin

In a large bowl combine dry ingredients. In a small bowl combine eggs and other wet ingredients. Add wet mixture to flour mixture, batter will be lumpy do not over mix. Fold in blueberries. Fill muffin tin and bake for 15-20 minutes or until toothpick comes out clean.

For more information about home energy scores visit:

<https://www.hillsboro-oregon.gov/Home/Components/News/News/12798/44>

<https://www.pdxhes.com/>

NINA'S PDX ADVENTURE

Summer 2021

Affordability, Equity, and Shelter

In my last newsletter, I talked about the spot light that has been shown on the inequitable practices, and policies that have made home ownership out of reach for many people of color. It is encouraging and exciting to see that changes are being made to make the dream of home ownership attainable for BIPOC. Rising home and rent prices are a growing problem for everyone. The unaffordability of housing is driving cities across the country into greater and greater despair. Homelessness or the new vernacular houselessness is at a critical state.

On August 1st 2021 major rezoning is going into effect as part of the Portland Infill Project. This project is making it possible to build affordable housing in areas that were not previously zoned for residential as well as building size and type requirements will change. Non profits and private land owners will be able to build affordable housing such as tiny homes. I'm hopeful that the Infill Project will be part of the solution to the housing crisis.

More information here: <https://www.portland.gov/bps/news/2021/7/16/major-updates-citys-housing-related-zoning-rules-coming-august-1>

I Want To Sell My Home. How Do I Get It Prepared For Market?

As promised in my previous newsletter I have the first 2 videos of my series of videos on prepping your home for sale.

Part 1: Gather Your Home Facts

Part 2: CLEAN UP, ORGANIZE AND PACK YOUR HOLDING AREA

Coming Soon

Clean up, organize, and pack
Fixes and repairs
To remodel or not to remodel
Curb appeal and backyard paradise
Decluttering and Staging

Look for these soon: on my website pdxhomes4u.com
or on my You Tube Channel [Designing Minds](#)

