

The Good Neighbor Gazette

Janet Wetzel
Real Estate Broker
Oregon Realty Co.

Office 503 254-0100
Direct 503 803-4707

Email:
janet@janetwetzel.com
Website:
www.janetwetzel.com



 Good News from your Real Estate Professional

November 2009

Winter home prep



Winter is on the way. Get your home ready with these helpful tips:

Roof & Skylights

Your roof should be straight. Any sagging may indicate rot. You should check for dips in your roof as well as missing, dried, or broken shingles. To prevent leaking and loss during a storm, make sure your skylights are secured tightly to the roof.

Pipes & Faucets

Drain all outdoor faucets of excess water. Wrap outdoor faucets and pipes with rags or newspaper. Cover your wrapped faucets/pipes with plastic and tie it off with string or wire. Remember to do the same with indoor pipes that are in unheated areas.

If your home is going to be unheated for a period of time, remember to turn off main shut off valve and water heater after draining faucets of excess water.

In the event that one or more of your pipes

freeze, wrap rags around faucet/pipes and pour hot water over the rags until water flows again. Do not use open flame or electronic devices to thaw pipes! When your pipes thaw, remove the wet rags and wrap pipes with dry rags and plastic.

Gutters and Downspouts

Removing debris and leaves from gutters to prevent clogging may also help keep water from seeping into the shingles on your roof. Broken, cracked or sagging gutters should be replaced. The same should be done for downspouts.

Smoke Alarms & Carbon Monoxide Detectors

Check your alarms and detectors every year. They may need to be replaced or require new batteries. Most detectors have test buttons, if not they may be quite old and should be replaced. If your detector beeps at random, the sensor may not be functional, and the equipment should be replaced.

Generator Safety

Before using your generator, disconnect house circuits. Always operate your generator outdoors to prevent the build up of toxic fumes. You should always plug appliances directly into the generator. Never plug a generator into a household outlet. Power may flow back to the utilities main system, injuring utility workers trying to restore power.

Buying a Home Checklist

- Figure out what you can afford
- Know your rights
- Shop for a loan
- Learn about home buying programs
- Shop for a home
- Make an offer
- Get a home inspection
- Shop for homeowners insurance
- Sign papers

Thanksgiving Trivia

- The first Thanksgiving was celebrated in the fall of 1621.
- The first Thanksgiving celebration lasted three days.
- The state of New York officially made Thanksgiving Day an annual custom in 1817.
- The annual Macy's Thanksgiving Day Parade tradition began in the 1920's.
- Californians are the largest consumers of turkey in the United States.
- Congress passed an official proclamation in 1941 and declared that now onwards Thanksgiving will be observed as a legal holiday on the fourth Thursday of November every year.

"Gratitude unlocks the fullness of life. It turns what we have into enough, and more. It turns denial into acceptance, chaos to order, confusion to clarity. It can turn a meal into a feast, a house into a home, a stranger into a friend. Gratitude makes sense of our past, brings peace for today, and creates a vision for tomorrow."

-- Melody Beattie



November Events

- 1 All Saints' Day
- 3 Election Day
- 11 Veterans Day
- 26 Thanksgiving

Chicken Stir-Fry

- allrecipies.com

INGREDIENTS

- 4 (4 ounce) boneless skinless chicken breast halves
- 3 tablespoons cornstarch
- 2 tablespoons soy sauce
- 1/2 teaspoon ground ginger
- 1/4 teaspoon garlic powder
- 3 tablespoons cooking oil, divided
- 2 cups broccoli florets
- 1 cup sliced celery (1/2 inch pieces)
- 1 cup thinly sliced carrots
- 1 small onion, cut into wedges
- 1 cup water
- 1 teaspoon chicken bouillon granules



DIRECTIONS

1. Cut chicken into 1/2-in. strips; place in a resealable plastic bag. Add cornstarch and toss to coat. Combine soy sauce, ginger and garlic powder; add to bag and shake well. Refrigerate for 30 minutes.
2. In a large skillet or wok, heat 2 tablespoons of oil; stir-fry chicken until no longer pink, about 3-5 minutes. Remove and keep warm. Add remaining oil; stir- fry broccoli, celery, carrots and onion for 4-5 minutes or until crisp-tender. Add water and bouillon. Return chicken to pan. Cook and stir until thickened and bubbly.

The online video explosion

How to Make Traditional Salsa



The way we use the internet continues to evolve as our computers become more powerful and our connection speeds increase. Five years ago, finding a series of short videos that teach you how to finish an

expressionist portrait would have been unheard of. There was no YouTube five years ago.

Now we're seeing an explosion of amateur and semi-professional videos on a number of mainstream and emerging video outlets. One of the largest contributors to this explosion of video content is Demand Media, the owner of eHow.com. They're generating a whopping 4,000 new how-to videos every day and already have over 170,000 videos on YouTube. This is more than CBS, the Associated Press, Al Jazeera English, Universal Music Group, CollegeHumor, and Soulja Boy combined. How do they do it? They have an army of freelance videographers competing to produce videos for \$20 each.

So if you're wondering how to do a skateboard trick, throw a Christmas party, or make an origami envelope, there's a video just for you!

If you are thinking of buying or selling a home in the near future, please call for a personal interview and property assessment with no obligation.

This is not intended as a solicitation if your property is currently listed with another agent.



www.OregonRealty.com

oregon
realty co.

OFFICE PHONE (503) 254-0100
OFFICE FAX (503) 252-6366

DIRECT (503) 803-4707
JANET WETZEL, BROKER
LICENSED IN THE STATE OF OREGON



WHETHER YOU ARE BUYING OR SELLING
MY SPECIALITY IS TO MAKE YOURS A HAPPY HOME

CALL OR EMAIL ME ANYTIME!!

JANET@JANETWETZEL.COM
WWW.JANETWETZEL.COM

MARKET ACTION

A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

Residential Review: Metro Portland, Oregon

October 2009 Reporting Period

October Residential Highlights

Sales activity in the Portland metro area continued an upward trend compared to same-month sales from a year ago.

Pending sales were up 64% compared to October 2009 and closed sales rose 37.1%. New listings dropped 4.5%.

The 64% jump in pending sales is the largest same-month increase since February 1996. The 2,009 closed sales this October was the highest total since August 2007 and its 37.1% same-month increase is the largest since January 2005.

Compared to September 2009, closed sales increased 11.6% (2,009 v. 1,800), but pending sales dropped 9.1% (2,079 v. 2,286). New listings also fell 4.3% (3,443 v. 3,599).

At the month's rate of sales, it would take approximately 6.5 months to sell the 13,101 active

residential listings. This is the lowest mark for inventory since August 2007.

Year-to-Date

Comparing January-October 2009 with the same period in 2008, pending sales are up 1.8%. Closed sales are behind last year's total by 8.8%. New listings are down 20.5%. See residential highlights table below.

Sale Prices

The average sale price for October 2009 was down 12.6% compared to October 2008, while the median sale price declined 10.9%. See residential highlights table below.

Month-to-month, the average and median sale price were mixed when compared with September levels; the average sale price was down 2.3% (\$283,500 v. \$290,100) and the median sale price increased 1.5% (\$245,000 v. \$241,400).

Inventory in Months*			
	2007	2008	2009
January	6.2	12.8	19.2
February	5.2	10.4	16.6
March	3.8	9.1	12
April	4.4	10.3	11
May	4.5	9.2	10.2
June	5	9.5	8.2
July	5.7	10	7.3
August	6.2	9.9	7.8
September	8.6	10.4	7.6
October	8.4	11.1	6.5
November	8.3	15	
December	8.5	14.1	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	-12.6% (\$293,300 v. \$335,700)
Median Sale Price % Change:	-10.7% (\$250,000 v. \$280,000)

For further explanation of this measure, see the second footnote on page 2.

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2009	October	3,443	2,079	2,009	283,500	245,000	135
	Year-to-date	39,490	17,775	15,467	292,000	249,900	143
2008	October	3,605	1,268	1,465	324,300	275,000	127
	Year-to-date	49,664	17,462	16,960	333,600	280,000	121
Change	October	-4.5%	64.0%	37.1%	-12.6%	-10.9%	6.7%
	Year-to-date	-20.5%	1.8%	-8.8%	-12.5%	-10.8%	17.9%

*Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

AREA REPORT • 10/2009

Metro Portland & Adjacent Regions, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings ³	Expired/Cancelled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	441	154	87	111	76.2%	112	236,800	84	1,759	883	-1.0%	776	235,400	230,000	-12.0%	4	194,200	14	112,500	17	271,000
142	NE Portland	962	316	190	228	59.4%	228	293,900	97	3,758	1,856	3.7%	1,613	289,200	255,000	-10.7%	21	296,700	26	143,600	46	375,400
143	SE Portland	1,380	467	272	323	59.9%	298	235,700	105	5,004	2,525	4.4%	2,189	243,400	216,000	-11.6%	22	327,200	47	122,200	80	407,400
144	Gresham/ Troutdale	917	222	159	140	66.7%	148	225,300	168	2,649	1,167	8.3%	998	221,900	210,000	-15.6%	7	487,500	27	95,100	12	294,700
145	Milwaukie/ Clackamas	904	228	166	136	46.2%	122	277,900	143	2,813	1,322	5.0%	1,160	286,800	260,000	-10.6%	7	446,400	31	155,700	6	242,700
146	Oregon City/ Canby	736	167	130	100	69.5%	75	268,400	180	2,081	837	10.6%	706	282,100	249,500	-10.7%	4	215,000	40	208,100	9	221,800
147	Lake Oswego/ West Linn	977	225	175	100	47.1%	115	445,600	201	2,494	846	7.1%	750	488,300	395,000	-14.5%	4	296,800	23	228,700	1	525,000
148	W Portland	1,761	431	285	223	85.8%	197	401,800	146	4,697	1,751	-11.9%	1,533	427,000	352,600	-12.0%	3	532,000	38	167,900	12	480,200
149	NW Wash Co.	541	141	79	69	35.3%	80	361,300	122	1,622	798	-9.0%	717	372,200	350,000	-7.6%	-	-	15	217,000	6	260,600
150	Beaverton/ Aloha	1,007	353	167	223	93.9%	210	239,200	126	3,575	1,820	9.4%	1,575	241,400	225,000	-11.0%	6	233,700	14	143,600	14	399,600
151	Tigard/ Wilsonville	1,113	276	204	150	63.0%	160	299,400	141	3,416	1,414	-1.7%	1,256	317,800	287,900	-11.2%	2	62,500	34	213,300	6	715,600
152	Hillsboro/ Forest Grove	830	215	143	139	58.0%	130	238,100	153	2,533	1,273	6.6%	1,097	247,100	228,000	-13.0%	10	280,000	31	86,300	17	248,800
153	Mt. Hood	154	24	18	17	88.9%	9	431,700	265	298	92	-8.0%	77	263,600	225,000	6.2%	-	-	1	179,900	-	-
155	Columbia Co.	490	89	99	46	48.4%	49	197,900	126	969	426	-0.5%	357	196,800	186,500	-11.6%	7	422,100	31	135,700	4	221,900
156	Yamhill Co.	888	135	118	74	48.0%	76	217,000	190	1,822	765	-3.0%	663	231,000	210,000	-13.8%	9	404,600	31	283,300	16	239,400
168-178	Marion/Polk Counties	1,096	155	152	107	87.7%	99	193,700	119	2,205	850	8.3%	687	206,100	185,500	-13.6%	7	404,900	19	168,400	9	258,800
180-195	North Coastal Counties	1,460	157	229	85	46.6%	75	317,200	132	2,274	630	5.0%	536	298,800	245,500	-17.4%	5	298,400	74	132,400	5	1,282,000

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2009 with October 2008. The Year-To-Date section compares year-to-date statistics from October 2009 with year-to-date statistics from October 2008.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/08-10/31/09) with 12 months before (11/1/07-10/31/08).

³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

⁴ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

MEDIAN SALE PRICE

October 2009

SW
WASHINGTON

PORTLAND
METRO

