

## Changes, updates, & happenings...

- **Nola goes full-time-** since earning her Oregon Real Estate license in 2005, my wife, Nola Horton-Jones, has been a tremendous help "behind the scenes." After spending many years in health care administration including information technologies (IT), she has now moved full-time into Real Estate sales. Some of you may have already had contact with her via her "internet client specialist" communications. This has been an exciting change for both of us.
- **Top Producer Q2, 2007-** the market here has been moving along steadily. Finding "common ground" that both Buyers and Sellers can agree upon is really what our profession is about. I was named one of the "Top Producers" for Sunriver Realty in second quarter of 2007, as well as for the month of July. Thank you to all my clients who are willing to look at all of the information in this ever-changing market and who participated in helping make the first half of 2007 a success. Please let me know if I can help you in any way to find some clarity amidst all of the "background noise."
- **Teamwork-** by combining our skill sets, we will constantly strive to surpass our customers' expectations and increase our conversion rate. It is not "just a home" to you and it is not "just a job" to us.
- **Referrals-** Please remember if you or anyone you know is looking for information on primary residences, second homes, or investment properties anywhere in Central Oregon, feel free to give them our information.



1.877.OWN.BEND

## Market Conditions

There has been quite a bit of concern for the last year or so about what the Central Oregon real estate market is going to do. Our thoughts are that it has returned to "normal" and not poised to "crash" as some may think.

We've pulled some information out of the Central Oregon MLS database to see if any interesting trends appear. Here's what we've found:

Market	Year	Median
Bend	8/07/05-8/07/06	\$327,500
	8/07/06-present	\$355,950
Sunriver	8/07/05-8/07/06	\$525,000
	8/07/06-present	\$555,000
Three Rivers South	8/07/05-8/07/06	\$275,000
	8/07/06-present	\$315,000

\*MLS information deemed reliable, but not guaranteed.

So, even though we are moving less units across the board, the median price seems to still be trending upward. Coinciding with this, larger inventories are now on the market. In our opinion, Buyers may be able to negotiate a good deal and worries about "sliding backwards" after close may be reduced or unfounded.

If we sound "bullish" about the Central Oregon market, we are. It is still a great place to live, prices are still more reasonable than other West Coast markets, and the quality of life can't be beat.

Call us....

Bryce & Nola



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