

MAY 2024

HomeBook

 ColumbianHomes.com

 HOME IMPROVEMENT, HOME DÉCOR & REAL ESTATE NEWS

FARM TO TABLE!



Cover Property presented by Erica Rodman
360-281-0768 | Woodland Real Estate
PAGE 5



Home of Vancouver's

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USDOT2388358, MC820850 - 7620 NE 47th Ave Vancouver, WA 98661

Tracie DeMars

REMAX Equity Group

360.903.3504

traciedemars@aol.com



We would love to be the ones you call when you are thinking about buying, or selling, or refinancing, and we hope that you will. However, the classes are non-promotional, and informational only.

Please email TracieDeMars@aol.com for the Zoom Link to access the virtual home buyer & home seller classes.

Spring has Sprung and so has the Real Estate Market!

It seems like Realtor signs are coming up your neighbor's lawns faster than the tulips! Honestly, the best time to buy or sell a home is when it is the BEST time for your family. I can give you all the pros & cons, but ultimately, you need to decide when it is the best time for your family to make that move. So, what's your first step?

First is EDUCATION! I cannot stress that enough! Take a home buyer class! Take a home seller class! Next step? Talk to a lender about how much you are pre-approved for. There's nothing a realtor can do for you until we know what price range you are looking at.

How long is the home-buying process? Most people really want to know when they will get the keys. The home-buying process is sometimes as short as a celebrity marriage and sometimes feels as long as waiting at the DMV. On average, most people write an offer on one of the first 6 homes they see.

Once we have a home under contract with an accepted offer, that home goes PENDING. A copy of the signed around purchase & sale agreement goes to your lender and to the escrow/title company. The escrow company opens escrow on the home and does a title search. The lender will call you to come in and sign your lending documents. Remember that your pre-approval is just saying that a lender has looked at your financial situation, and has said that, 'based on the potential buyer's CURRENT financial situation, we, the lender COULD give them a loan for XX amount IF the potential buyers get an offer accepted and signed around with a seller'. In clear terms, YOU do NOT have a loan yet. You also do NOT have an interest rate locked in yet. You must get an offer accepted on a home, and that signed around

purchase/sale agreement must go to the lender so the lender can actually start the loan process on a home.

On the buyer's end, we schedule the home inspection, and whatever other inspections you would like to have done. I strongly recommend a sewer scope. We have 10 days to have the home inspection completed and to request any repairs if needed. Once the inspection process is complete, the appraisal process begins. The home inspection is for your information, and the appraisal is for the banks' information. Once the appraisal is in, the file goes to the underwriters again for their approval. Once we have the underwriter's approval, closing documents are ordered. You will receive an email asking you to acknowledge receipt of the closing documents. From receipt of the closing documents, you have 3 days before you can sign at title.

The title officer will call you for a signing appointment. You can also sign with a notary after hours if needed. The title officer will let you know how much (if anything) you need to bring into signing with you. The title officer will give you a form to take to your bank to have the funds you need wired over to title.

Once you and the seller have signed, all the paperwork goes back to the underwriters to sign off on, and then to the lenders to fund. Once funding happens (and this is when the banks get their monies), all the information goes back to the title company. The title company sends the necessary information to the courthouse to record your sale. The recording is closing...this is when the home becomes yours.

Please, if you have any questions, please feel free to call, email, text, anytime. I am always here to help!



May Home Buyer Classes:

VIRTUAL CLASSES THROUGH ZOOM
email to sign up - traciedemars@aol.com

Saturday 5/11 10am-12pm

Tuesday 5/21 5:30pm-7:30pm

IN PERSON CLASSES

Marshall Community Center, conference room
1009 E McLoughlin Blvd, Vancouver WA
(kitty corner from Clark College)

Saturday 5/4 9am-12pm

May Home Seller Class:

VIRTUAL CLASSES THROUGH ZOOM
email to sign up - traciedemars@aol.com

Saturday 5/11 1pm-3pm

IN PERSON CLASSES

Firstenberg Community Center
700 NE 136th Ave. Vancouver WA

Tuesday 5/7 5pm-8pm

Saturday 5/18 9am-12pm

**If this date does not work for you, please email traciedemars@aol.com, or sean.demars@comcast.net, to set up a day/time that does.

Thinking of Buying or Selling a Home in 2024

Check out our FREE classes at:
www.learningtobuyahome.com
www.freesellerclasses.com

Visit our website for class times and locations.
Virtual classes available.

COME HOME TO
Luxury



LIVINGSTON
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Build Your Dream Home on a
Sprawling 2-acre Parcel.

CAMAS, WASHINGTON

Livingston Ridge is a private community in Camas, WA, offering breathtaking territorial views of Mount Hood and the picturesque Cascade foothills. This location will feature unique Kingston luxury custom home designs and is ideally situated within the sought-after Camas School District with proximity to downtown Camas, freeways, and PDX Airport.



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in Desirable Ridgefield, WA.

RIDGEFIELD, WASHINGTON

Westhaven in Ridgefield, WA, offers twelve spacious 10,000 - 13,000 SQFT home sites ideally suited for luxurious one-level home designs. Enjoy amenities like shopping, dining, parks, outdoor activities, and the esteemed Ridgefield School District. With quick access to I-5 and I-205 freeways, Westhaven is the perfect place to call home.



ASHBURY

Create Your Dream
Lifestyle in Felida, WA.

FELIDA, WASHINGTON

Nestled in the natural beauty of Felida, Ashbury offers luxury living on 30 home sites ranging from 10,000 to 17,000 sqft., perfect for one-level and main-floor primary suite home designs. Situated adjacent to Foley Park, residents enjoy the tranquility of a 2-acre orchard, dog park and territorial views of Mount St. Helens and the Cascade range.

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HomeBook



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COVER HOME



MODERN LIVING ON 9+ PASTORAL ACRES

Dream-like w/clean-lines, Port Orford Cedar siding & gorgeous black wood framed floor to ceiling windows. Kitchen & living rm are located in separate wing from bedrooms. Kitchen with sleek Walnut cabinetry, island, expansive counters & propane restaurant style range. Spa-like Primary Suite w/huge soaker tub, tile & glass shower & sauna! Full bath on main w/jetted tub. Expansive covered patio off kitchen. Contemporary landscaping. Fruit trees & fenced pasture. 50' x 40' barn w/electricity & H2O. Tesla charger. Just 1 mile to I5! Must see! ML# 24267182. \$959,900.



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Call for an appointment to tour.
200 Rogers Road, Toledo
 Presented by **Erica Rodman**
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Rated Top 20 Small Team in WA (RealTrends 2023)

Active Clark County Market Snapshot

(Information gathered from the RMLS, April 18, 2024 - Residential Only)

City	Properties	Avg. Price	High Price	New Const %	3 Mo Ave Sold \$
Battle Ground	105	\$855,691	\$6.25M	37.1%	\$605,883
Camas	93	\$1,193,743	\$4.3M	35.5%	\$819,070
La Center	37	\$766,030	\$2.8M	73.0%	\$570,280
Ridgefield	180	\$915,821	\$5.8M	74.4%	\$634,559
Vancouver	549	\$714,739	\$6.5M	31.3%	\$533,953
Washougal	84	\$1,014,233	\$3.9M	58.3%	\$697,231
All Clark Active	1,110	\$847,520	\$6.5M	42.2%	-
All Clark Pend.	916	\$706,347	\$3.75M	45.3%	-
All Clark Sold*	532	\$595,625	\$4M	25.6%	\$578,514

*Last 30 Days

Our Latest Listings



150 N 45th Circle
Camas, WA 98607
\$1,250,000



4323 SE 179th Court
Vancouver, WA 98683
\$575,000



Marine Lane
Naselle, WA 98638
\$200,000

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Quail CUSTOM HOMES



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(2025)
QUAIL RIDGE
3925 S 15th St,
Ridgefield, WA 98642

(2024)
VANCOUVER LAKEVIEW
2425 NW 69th Street
Vancouver, WA 98665

MODEL HOME
7909 NE 78th Street,
Vancouver, WA 98662

(2025)
QUAIL RIVERVIEW
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Washougal, WA 98671

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BYELOTH HERMANSON

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Call me, I can help you too!



VANCOUVER 2211 E Mill Plain Blvd Vancouver, WA 98661



\$400,000 3 BR | 2 Bath
9416 NE 21st
Vancouver, WA. 98665



\$629,900 4 BR | 2.5 Bath
3618 NE Laurel St
Camas, WA. 98607



\$360,000 2 BR | 2 Bath
2615 NE 53rd St
Vancouver, WA. 98663



No Down Payment? No Problem!

Here to Home Down Payment Assistance Program for First Time Homebuyers

The Washington State Housing Finance Commission's programs put homeownership within reach for Washington families.

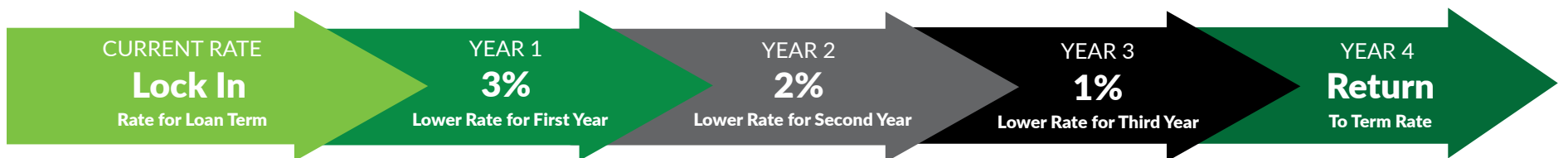
3 Simple Steps:

1. Attend my **FREE homebuyer** education class.
2. Contact **Lloyd White**, a WSHFC-trained loan officer.
3. House-hunt with confidence!

Contact **US** for more details and see if you qualify!

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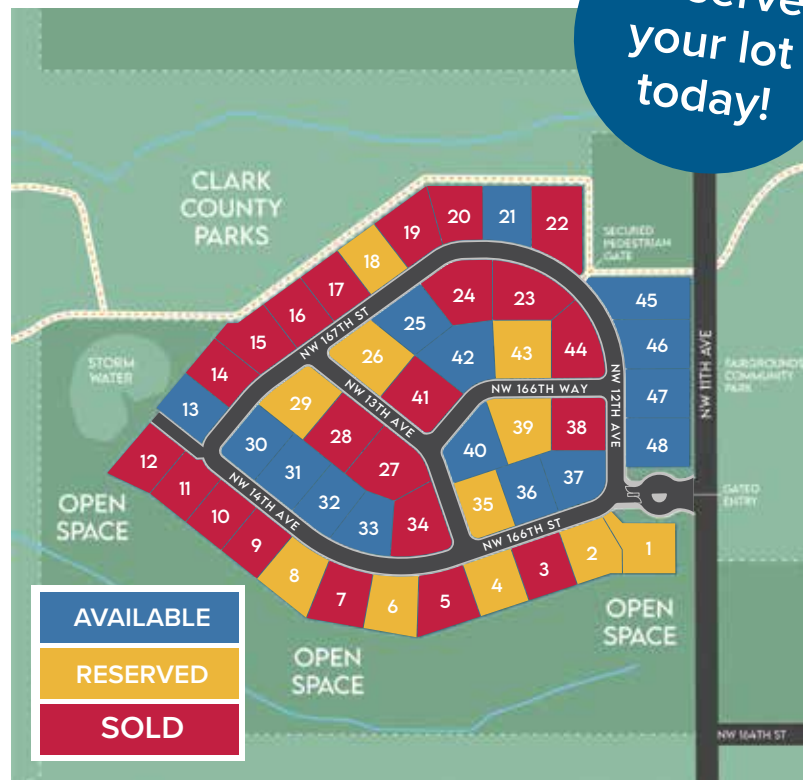


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509 WEST CUSHMAN STREET, YACOLT

- Property includes 5 city lots totaling over 40,000 square feet
- Building includes over 6,500 square feet • 2 bedrooms, 1 bath
- 2 large meeting rooms off a spacious lobby
- Classrooms, offices and nursery with outdoor play area
- Kitchen
- 75 on-site parking spaces
- Convenient town center location

Offered at \$950,000

MLS #21240499



Find space for everyone...

17206 NE 33RD COURT, RIDGEFIELD

- .21 acre cul-de-sac lot
- 3,250 square foot home built in 2015
- 5 bedrooms, 2.5 baths
- Great room with large living and dining areas
- Entertainer's kitchen
- Theater room, bonus room, or bedroom
- Mud room with storage
- 4 car garage plus RV/ boat parking behind the gate alongside the garage
- Convenient, and quiet Mt Vista setting

Offered at \$865,000

MLS #23694228



Imagine the possibilities...

2613 NE 277TH AVENUE, CAMAS

- 2 acres of spacious grounds with room for gardens and play
- 3,770+ square foot home featuring 5 bedrooms and 5 baths on 3 levels, including an attached ADU
- 30 x 60 garage/shop with office, parking bays and work areas
- Paved parking includes room for RVs
- Convenient Fern Prairie location just minutes from downtown Camas and Costco

Offered at \$925,000

MLS #23507410



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616 NE PINEBROOK AVENUE, VANCOUVER

- 0.16 acre cul-de-sac lot
- 1,260+ square foot ranch style home
- 4 bedrooms, 2 baths with 2 bedrooms and a bathroom upstairs
- Vaulted living room with wood stove
- Updated kitchen
- Attached double garage
- Pinebrook community amenities
- Great location convenient to shopping and I-205

Offered at \$425,000

MLS #24495435

Rise of Native Landscaping

In recent years, there has been a notable shift in housing trends towards embracing nature and incorporating native landscaping techniques.

This movement, often referred to as “rewilding,” emphasizes the use of indigenous plants and natural landscaping practices to create sustainable and biodiverse outdoor spaces. As homeowners become increasingly aware of the importance of supporting local ecosystems and preserving biodiversity, the popularity of rewilding and native landscaping continues to grow.

Rewilding involves restoring and enhancing natural habitats within residential areas, allowing native plants and wildlife to thrive. Instead of manicured lawns and non-native ornamental plants, rewilded landscapes feature a diverse array of native trees, shrubs, grasses and wildflowers that support local ecosystems and provide essential habitat and food sources for native wildlife.

According to the National Association of Realtors, the rewilding trend is popular among eco-conscious buyers who want to promote biodiversity and are committed to restoring ecosystems.

One of the key principles of rewilding is the use of native plants, which are uniquely adapted to local climate conditions and soil types. Unlike non-native cultivars, native plants require minimal maintenance, irrigation and chemical inputs, making them ideal for sustainable landscaping. Native plants also play a

crucial role in supporting pollinators such as bees, butterflies and birds, which rely on native flora for food and shelter.

However, one important consideration when implementing rewilding and native landscaping is the avoidance of cultivars – plant varieties bred for specific traits such as size, color or disease resistance. While cultivars may seem attractive due to their uniform appearance and low maintenance requirements, they often lack the genetic diversity and nectar/pollen-producing capabilities of their native counterparts.

Using cultivars can have detrimental effects on pollinators and other wildlife by reducing the availability of essential resources and disrupting natural ecosystems. Cultivated plants may produce less nectar and pollen, making them less attractive to pollinators and ultimately contributing to declines in insect and bird populations.

Instead of relying on cultivars, homeowners interested in rewilding and native landscaping should opt for locally sourced native plants whenever possible. Native plants are better adapted to local environmental conditions and provide essential resources for native wildlife.

By selecting a diverse mix of native species, homeowners can create vibrant, biodiverse landscapes that support a wide range of beneficial insects, birds and other wildlife.

In addition to supporting biodiversity, rewilding and native landscaping offer numerous benefits for homeowners, including



reduced water usage, improved soil health, and increased resilience to pests and diseases. Native plants require less water and maintenance than non-native species, helping homeowners save time and money on lawn care and landscaping expenses.

Overall, the housing trend of rewilding and native landscaping reflects a growing awareness of the importance of preserving local ecosystems and supporting biodiversity. By embracing native plants and natural landscaping practices, homeowners can create beautiful, sustainable outdoor spaces that benefit both people and the planet.

-Green Shoot Media

The Carson Northwest

2,230 Sq Ft | 3BR, 2.5BA | MLS 24434043
821 NW 175th Way | Lot 252

Offered at: \$584,900



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- Gourmet kitchen with **upgraded** cabinets and appliances
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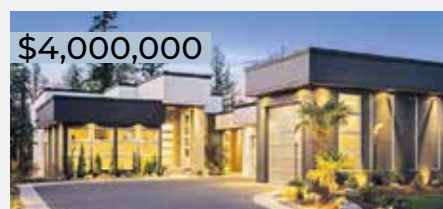
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14108 SE 25th Cir | Vancouver, WA

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Mike Lamb

360.921.1397 | RMLS# 24456552
18207 NE 92nd Ave | Battle Ground, WA

\$899,900




Rod Rice

360.607.8628 | RMLS# 24380562
17800 NE Hidden Dell Dr | Brush Prairie, WA

\$349,999




Kim Blahnik

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Kelly Daniels

360.606.2606 | RMLS# 24338741
21812 NE 87th Ave | Battle Ground, WA

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Rob Cowles

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12639 Mount Vista Ct | Tigard, OR

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Housing Market Predictions

Real estate experts are pondering the fate of the housing market in 2024.



The market saw highs surrounding the COVID-19 pandemic, but 2023 was a rough year, with high interest rates and a low inventory of homes available for sale. Now homeowners, prospective buyers, and industry experts are eager to discern what trends are on the horizon.

The outlook for the housing market in 2024 hinges on a multitude of factors, ranging from economic indicators to policy interventions. Here's a closer examination of key considerations influencing the potential trajectory of the market.

The pace and robustness of the broader economic recovery will play a pivotal role in shaping the housing market's fate. Factors such as GDP growth, employment rates, wage growth and consumer confidence

will influence housing demand and affordability.

Mortgage interest rates significantly impact housing affordability and demand. The trajectory of interest rates, as determined by central bank policies and market forces, will influence borrowing costs for homebuyers. Lower interest rates generally stimulate housing demand, while higher rates can dampen activity.

Industry experts are, according to Forbes Advisor, convinced that the Federal Reserve isn't going to raise rates again in 2024. On Jan. 31, 2024, they kept rates unchanged for the fourth time and have indicated

there will be rate cuts later this year. However, Bankrate's chief financial analyst, Greg McBride, predicts that rates won't drop below 6% until late in the year.

The balance between housing supply and demand is a critical determinant of market conditions and price trends. Supply shortages, exacerbated by factors such as labor and material shortages, zoning restrictions and slow construction activity, have contributed to rising home prices in many markets.

Addressing supply constraints will be crucial for restoring balance to the housing market.

A "balanced" market exists when there is a five- to six-month supply of homes on the market for sale. As of December 2023, the supply was at 3.2, making it firmly a seller's market. Lawrence Yin of the National Association of Realtors said the market could easily absorb a doubling of inventory.

The National Association of Home Builders/Wells Fargo Housing Market Index reported in February 2024 that builder sentiment rose from 44 to 48, with ratings of 50 or higher indicating good conditions for new construction. Meanwhile in January, the U.S. Census Bureau and the U.S. Department of Housing and Urban Development reported the 12th consecutive monthly increase in new single-family building permits.

According to the National Association of Realtors,

home prices are still at a historic high with the median sales price for an existing home at \$382,600 in December 2023. They predicted that median home prices will rise 1.4% in 2024 and another 2.6% in 2025.

Government policies and interventions, including fiscal stimulus measures, housing assistance programs and regulatory changes, can have significant implications for the housing market. Policy decisions related to taxation, mortgage lending standards and housing affordability initiatives can also influence the market.

The interconnectedness of the global economy means that international events and trends can affect domestic housing markets.

Factors such as geopolitical tensions, trade policies and global economic conditions can influence investor sentiment, interest rates and capital flows, all of which have implications for the housing market.

While predicting the housing market's exact trajectory is inherently challenging, several indicators suggest a potential for a strong market in 2024. Continued economic growth, supportive monetary policies and ongoing efforts to address supply constraints could bolster housing market activity and affordability.

-Green Shoot Media

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\$939,000



COLUMBIA RIVER VIEWS!

Updated 5BD / 4BA gem sits on 2.5 serene acres in sought after Columbia View Heights. Mature cedars line driveway that opens to a sunny yard and patio. 1900SF main level, open concept kitchen and dining room with oak HW floors. Vaulted living room with wall of windows. Two upstairs bedrooms sport vaulted ceilings, expansive windows, WI closets and stylish full bath. Full studio/ADU with separate entry on lower level for extra rental income or multi-gen living. ML# 24684633.

\$779,000



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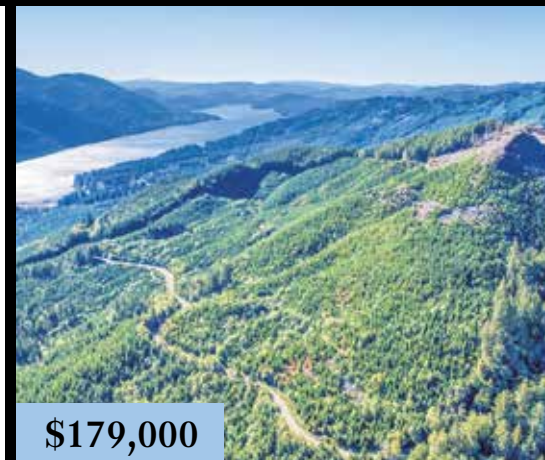
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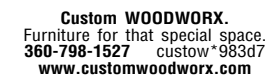
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