

Is our housing market crazy? Yes it is...



Dear Property Guy

By Mike Zoormajian

Dear Property Guy: What is happening in Central Oregon? I have lived here all my life and have been renting a long time. It's basically impossible to find a rental. Did I miss something?

— Bend Local

Dear Local:

It's not your imagination. You are right now experiencing the reality of some pretty big social shifts. People are leaving big cities for places like Bend. Other cool cities like Boise, Laramie, and South Jordan are experiencing the same thing. The result is locals getting pushed out by new arrivals, rising prices, and new construction not keeping up with demand.

My crystal ball doesn't show what the future will hold. But I do know that over the past several months we've definitely had a sharp run-up in both rental rates and housing prices. I've also seen reduced supply for both, with houses receiving multiple offers and going pending in days. Rentals aren't lasting long on the market either.

The only thing I can offer you is the assurance that it's a crazy housing market out there, and it's not just

you... It's a Bend thing. And a Redmond thing. And a Sisters thing.

— Mike

Dear Property Guy: We're taking off for Hawaii this winter. We were thinking of renting our house out while we are gone. What do you think?

— Sisters Snowbird

Dear Snowbird:

If you can make it work for you, furnished month-rentals are pretty hot items. Not only for people who want to come here to vacation or to check it out, but also for people who are moving to Central Oregon and need transitional housing.

Renting your personal residence is kind of a big deal, so think hard on it. I personally wouldn't want strangers sleeping in our bed, but everyone has their own level of comfort for that sort of thing.

You will also need to decide if you want to rent it on a monthly basis or as a short-term unit. Either way there is good demand for situations like this. You'll also need to think if you want to do it yourself or hire a pro. Remember, if you are in the city of Sisters and want to rent it as a short-term (less than 30 days) rental, you'll need the golden-ticket permit from the city and to pay the appropriate fees.

— Mike

Mike Zoormajian is principal at WetDog Properties in Sisters, providing property management and investor services. Questions, comments to: letters@wetdogpnw.com. Free legal advice is worth what you pay for it. Consult an attorney before doing anything crazy.

ODFW wildlife art contest opens

Artists in Oregon and throughout the world are invited to compete in one or all three of ODFW's 2022 stamp art competitions.

The winning artist in each contest receives a \$2,000 award and winning artwork is used to produce collector stamps and other promotional items with sale proceeds benefiting Oregon's fish, wildlife and their habitats.

Habitat Conservation Stamp: Art entries must feature an eligible species from the Oregon Conservation Strategy in its natural habitat. Species include birds, mammals, reptiles, amphibians, fish, invertebrates, plants and algae. See contest rules and entry form with a list of eligible species.

Waterfowl Stamp Contest: Art entries must feature the Northern Shoveler in its natural habitat setting.

Upland Game Bird Stamp



PHOTO PROVIDED

2021 Upland Game Bird Stamp, spruce grouse by Buck Spencer.



PHOTO PROVIDED

2021 Waterfowl Stamp, cinnamon teal by Guy Crittenden.

Contest: All entries must feature the Chukar partridge in its natural habitat setting.

Entries will be accepted between August 27 and September 24, 2021, by 5 p.m., at ODFW headquarters, 4034 Fairview Industrial Dr., SE, Salem, OR 97302.

Artwork can be mailed or hand delivered. Packaging tips can be found on the final page of the contest rules. ODFW welcomes all ages and skill levels to participate.

A panel will judge artwork based on artistic composition, anatomical accuracy of the species and general appeal. All artwork submitted will be showcased at

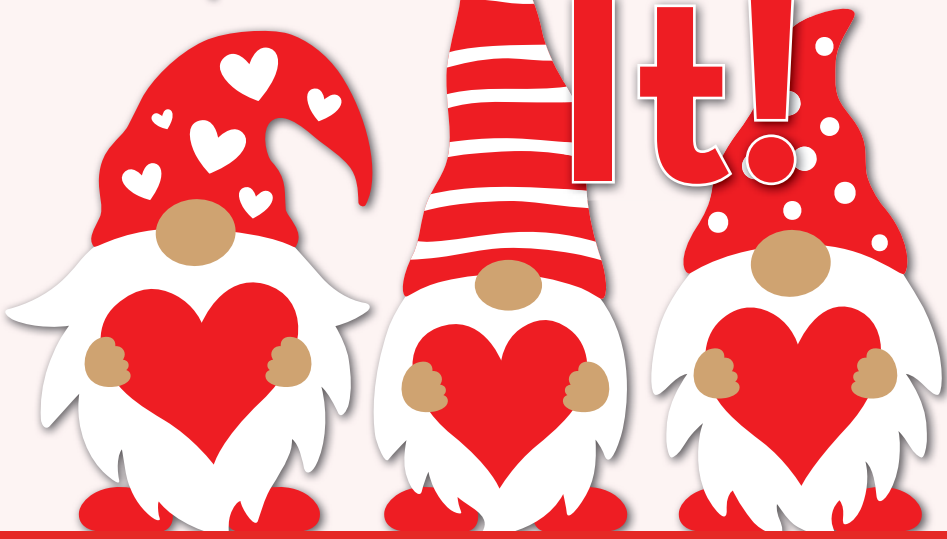
a free art show open to the public.

Collector's stamps, art prints and other promotional materials are produced from first-place artwork. Proceeds from product sales are used for wildlife habitat improvement, research projects and conservation efforts.

Interested artists are encouraged to visit ODFW's stamp art competition webpage for more information on the contests and to view entries from previous years.

For more information on contest rules and to order art prints, visit: www.dfw.state.or.us/stamp_contest/index.asp.

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