



Tom Banse/Northwest News Network
Bend has earned the moniker of being a Zoom town by virtue of strong in-migration and soaring home sales during the coronavirus pandemic.

Zoom towns spike home prices throughout Pacific Northwest

By TOM BANSE
Northwest News Network

You can add a new term to your lexicon: “Zoom towns.” These are scenic places experiencing a surge of house hunters. Booming demand comes from workers freed by the coronavirus pandemic to work from home long term.

One such place where the pandemic has super-charged an already hot real estate market is Bend.

“I think ‘Zoom town’ very accurately captures the experience that we’re having right now,” said Brian Ladd, a principal broker with Cascade Sotheby’s International Realty in Bend.

“For anyone that had interest in moving to a town like ours, that plan was greatly accelerated because of COVID,” Ladd said. “When they were able to work remotely, or they were forced to work remotely, all of a sudden it became an option.”

Ladd’s observations are shared by brokers in at least half a dozen other outdoorsy, vacation destinations around the Pacific Northwest. Places to label as Zoom towns besides Bend could include its resort community neighbor Sunriver and parts of the Oregon Coast. In Washington state, realtors in the Methow Valley said they are feeling it for sure as well as in the San Juan Islands. There’s Kelowna, British Columbia, Canada, Sandpoint, Idaho, and Bozeman, Montana, too.

“The majority of our agents, and those throughout the county, are having their best year ever,” wrote Merri Ann Simonson with Coldwell Banker San Juan Islands, in an

October update.

Simonson predicted the total dollar volume of sales in 2020 will easily break the record for San Juan County despite the COVID-19 shock and temporary shutdown experienced in the spring.

“When COVID hit and businesses were required to work off-site, the game was on as to who could make the move fast enough to buy while there were still some homes for sale,” Ann Eckmann, broker and owner of Blue Sky Real Estate in Winthrop, told the Methow Valley News. The owner of another agency in the north central Washington valley said an urban influx was causing an overwhelming “COVID land rush.”

The housing market nationwide has shown remarkable strength in 2020, driven by low interest rates and desire among buyers to acquire more elbow room. What distinguishes the Zoom towns is strong in-migration this year from larger locales. At these destinations, home

sales since late spring have gone on a tear, resulting in very low inventory and rapidly rising housing prices.

In Bend and surrounding Deschutes County, the average residential home price in October was up 17% year over year. The median sales price in October in Bend was \$560,000. Ladd said the average number of days on the market for desirable homes to go pending is around five days, which means many homes get multiple offers.

“What it felt like is it really unleashed a whole wave of people who had had the dream of moving and living in a beautiful place like this, and it seemingly all happened at once,” Ladd said.

‘FOR ANYONE THAT HAD INTEREST IN MOVING TO A TOWN LIKE OURS, THAT PLAN WAS GREATLY ACCELERATED BECAUSE OF COVID.’

Brian Ladd | a principal broker in Bend with Cascade Sotheby’s International Realty

OBITUARIES

Thor Alan Ivanoff

Beaverton

Dec. 13, 1965 — Nov. 14, 2020

On the morning of Nov. 14, Thor Alan Ivanoff passed away near Astoria from a suspected heart attack while elk hunting.

Thor Ivanoff was born in Astoria. He was the youngest of four children born to Willard and Susan Ivanoff. Thor graduated from Astoria High School in 1984 and from Oregon State University in 1989.

He married Janelle Gifford on April 11, 1996, in Las Vegas, Nevada. They settled in Beaverton where they raised their two daughters, Annika and Addison Ivanoff.

Thor was an avid sportsman who grew up hunting and fishing with his family. At age 12, he started going to Alaska to fish with his father, Willard Ivanoff, who was a commercial fisherman. Thor continued his lifelong love of the outdoors, spending as much time as possible hunting, fishing, kayaking and hiking.

Thor had many hobbies besides hunting. He was a dedicated gardener who took special pride in his yard and vegetable garden. Thor also enjoyed reading, and met monthly for book club with friends. In his last years, Thor discovered a love of Oregon vineyards, and spent many afternoons wine tasting with Janelle and their friends at various local vineyards.

Thor was also an animal lover who

always welcomed new pets into the family. He was especially fond of his dogs, “Spencer” and “Finn.”



Thor Ivanoff

Thor was a great friend to many people, and treated everyone he met as a longtime friend. His career in the petroleum industry as a sales and marketing representative allowed him to meet people from across the country, many of whom became close friends.

Although Thor’s family and friends will miss him, they all agree that he died doing what he loved. He will be remembered for his warm and generous personality, the love and support he gave to those around him and his constant sense of humor.

Thor was preceded in death by his parents, Willard and Susan Ivanoff, and brother-in-law, Steven Jacobson.

Thor is survived by his wife, Janelle, and daughters, Annika and Addison; his sister and brother-in-law, Susie Jacobson and Matt Jaqua; his sister and brother-in-law, Renee and Bob Seppa; his brother and sister-in-law, John and Katrina Ivanoff; nieces and nephews, David (Cally) Jacobson, Michelle (Matt and Whit) Spohn, Emily Jacobson, Jeremy Jacobson, Kelsey Seppa and Zack Seppa.

A celebration of life will be held when restrictions from COVID-19 allow.

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SEVEN-DAY FORECAST FOR ASTORIA

TODAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	MONDAY
						
53 41	50 40	47 38	47 39	51 41	53 43	50 41
Periods of rain	A brief shower or two	Rain tapering off	Cloudy, showers around	Rain	Cloudy, rain possible	A chance of rain

ALMANAC	
Astoria through Sunday	
Temperatures	
High/low	51/44
Normal high/low	49/37
Record high	57 in 2015
Record low	16 in 1972
Precipitation	
Sunday	0.13"
Month to date	0.19"
Normal month to date	2.11"
Year to date	56.54"
Normal year to date	59.73"

UNDER THE SKY	
Tonight's Sky: The sun is passing through Ophiuchus, the serpent-bearer, the 13th constellation of the zodiac.	
Source: Jim Todd, OMSI	
SUN AND MOON	
Sunrise today	7:45 a.m.
Sunset tonight	4:30 p.m.
Moonrise today	12:04 a.m.
Moonset today	1:28 p.m.
Last	New
Dec 7	Dec 14
Dec 21	Dec 29

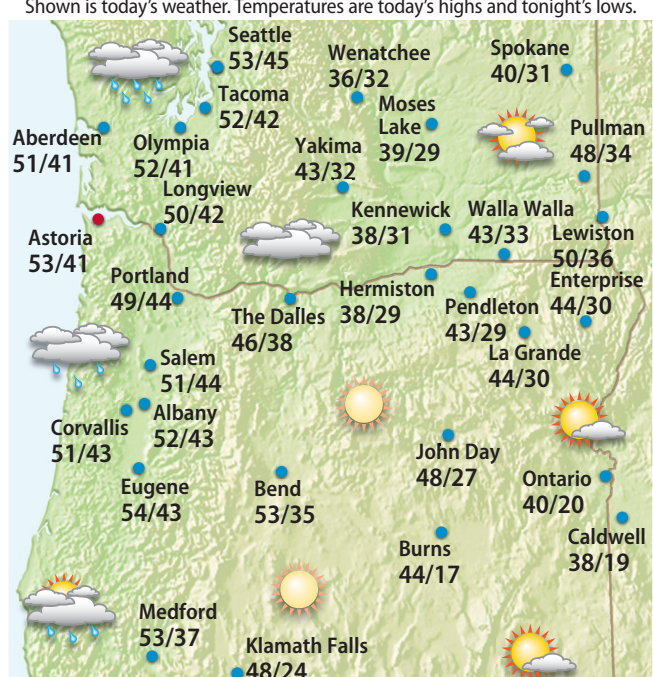
TODAY'S TIDES			
Astoria / Port Docks	Time	High (ft.)	Low (ft.)
7:27 a.m.	7.5	12:43 a.m.	0.9
7:13 p.m.	6.7	1:40 p.m.	2.9
Cape Disappointment	Time	High (ft.)	Low (ft.)
7:09 a.m.	7.5	1:02 p.m.	3.3
6:50 p.m.	6.3	none	
Hammond	Time	High (ft.)	Low (ft.)
7:20 a.m.	7.9	12:20 a.m.	0.8
7:03 p.m.	6.9	1:18 p.m.	3.1
Warrenton	Time	High (ft.)	Low (ft.)
7:22 a.m.	7.9	12:27 a.m.	1.0
7:08 p.m.	7.1	1:24 p.m.	3.0
Knappa	Time	High (ft.)	Low (ft.)
8:04 a.m.	7.8	1:44 a.m.	0.8
7:50 p.m.	6.9	2:41 p.m.	2.5
Depoe Bay	Time	High (ft.)	Low (ft.)
6:25 a.m.	7.6	12:30 p.m.	3.3
6:00 p.m.	6.5	none	

NATIONAL CITIES		
City	Today	Wed.
Atlanta	49/31/s	57/39/s
Boston	37/25/c	40/34/pc
Chicago	41/34/pc	50/33/s
Dallas	68/39/s	72/44/s
Denver	63/32/s	63/31/s
Honolulu	85/71/sh	84/70/pc
Houston	72/42/s	72/47/s
Los Angeles	80/50/pc	73/49/pc
Miami	65/45/s	66/49/s
New York City	41/32/s	43/39/c
Phoenix	79/52/pc	77/55/s
San Francisco	66/44/s	60/46/s
Wash., DC	46/32/s	47/36/pc
Weather (W): s-sunny, pc-partly cloudy, c-cloudy, sh-showers, t-thunderstorms, r-rain, sf-snow flurries, sn-snow, l-ice.		

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REGIONAL FORECAST

Shown is today's weather. Temperatures are today's highs and tonight's lows.



City	Today	Wed.
Baker City	42/23/c	41/24/sn
Brookings	58/46/c	54/41/s
Ilwaco	52/40/r	50/40/c
Newberg	51/42/r	49/39/sh
Newport	55/45/r	51/40/c
City	Today	Wed.
North Bend	57/45/r	53/40/c
Roseburg	53/45/c	50/37/c
Seaside	52/40/r	49/37/sh
Springfield	55/44/r	51/37/c
Vancouver	49/40/r	50/38/c