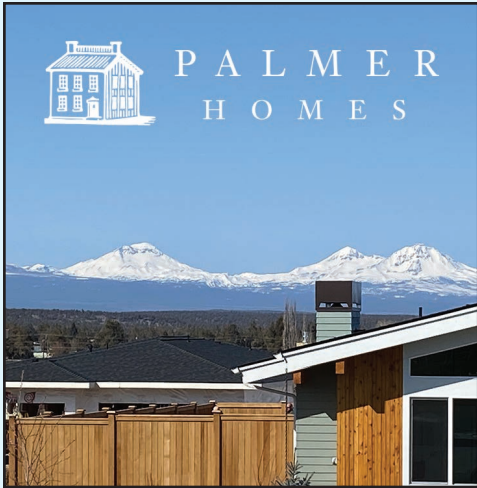


# REAL ESTATE



## Great Room Views from Palmer Home

Extra windows and two decks (one covered) looking out to fantastic mountain views are highlighted in this lovely home. THREE-CAR garage perfect for storage, extra toys or shop. Completion expected in May for this 2010 sq. ft. single-story light and bright home on a large home site with 3 beds, 2.5 baths. Built by award winning (2020 awards for Best Master Suite and Best Value) Palmer Homes in the sought after community of Redtail Ridge in SW Redmond. 3496 SW 44th St., Redmond. MLS# 220117901 CCB# 185585

**Jennifer Dorsey**  
Palmer Home Sales, Inc.  
541-678-2927  
jdorsey@palmerhomes.com

**Mike Nelson**  
Palmer Home Sales, Inc.  
541-588-0698  
mnelson@palmerhomes.com

## DESCHUTES RIVER & CASCADE MOUNTAIN VIEWS

Furnishings Included | 4 Bedrooms | Office | Theatre | Billiard Room  
20335 Arrowhead Drive | Offered at \$2,550,000



Located within the exclusive Deschutes River Ranch, featuring Cascade Mountain views, nearly 2 miles of private Deschutes River access, swimming holes, waterfalls, fishing & acres of open space. Truly special home combines a wonderful blend of contemporary & mountain home architecture. Well-considered floor plan encompasses inviting living areas, presenting superb design & an abundance of charm at every turn. Accentuated by floor to ceiling stone walls & exquisite wood accents that perfectly blend w/ the natural scenery. Floor to ceiling windows in elegantly rustic great room frame the outstanding panoramas & flood interiors w/ sunlight. Well-equipped chef's kitchen flows seamlessly into adjoining dining area. Owner's suite w/ cozy fireplace, balcony, steam shower & coffee bar. 3 guest rooms, office, home theater & billiard room. 1760 sq. ft., 4-car garage. Wonderful outdoor living areas w/ outdoor kitchen, fireplace & hot-tub.



**LISA COLE**, Principal Broker  
Berkshire Hathaway Home Services, NW  
541.749.0047  
lisacole@bhhsnw.com

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# Post-Pandemic Real Estate

While the market suffered in the early days of the pandemic, it quickly rebounded as the lockdowns ended and the country returned to business under restricted conditions.

In its remarkable forward momentum, real estate has even managed to sidestep the sort of troubles experienced by the labor market and other sectors of the economy.

### Record home sales

Not since the early 2000s — when a housing bubble presaged the economic collapse of 2008-09 — have home sales risen so quickly, with pandemic-era markets set to overtake even those high-flying days.

Those who have been able to endure the pandemic without a job loss or any serious damage to their personal wealth or credit are taking advantage of plunging mortgage rates with an eye toward long-term home ownership.

Sales have also benefited from flight

*Despite the devastation wrought on the economy by the pandemic, no sector has recovered and entered a boom faster than real estate, specifically single-family homes.*

from urban centers into the suburbs, with many families fleeing certain states altogether since the benefits of an accelerated work-from-home movement — something that might have ordinarily taken 10 years or more to achieve — allows them to live anywhere they like. This has created home sales spikes in smaller towns and cities across America.

Growth and interest has put a premium on existing home inventories, so builders have too been as busy or busier than at any time since the previously mentioned housing bubble.

Demand is far outpacing supply, and builders are racing to keep up.

This, of course, has caused home prices to rise dramatically, far above 2019 across

the U.S.

It's a remarkable turnaround from a time when agents worried they might not be able to effectively show homes because of the safety precautions instituted to curb the spread of the virus.

### Inequity apparent

The downside to all this activity is that while the market has benefited from those who remain relatively unaffected by the economic instability, those who have lost their jobs have also lost their homes. Renters face evictions and low-income families, especially those in minority communities, have suffered disproportionately.

### Will it last?

According to an analysis by J.P. Morgan, while the housing market has cooled somewhat since it's extraordinary gains during the summer of 2020, the bank sees a sustained level of interest in real estate continuing into 2021.

Actions taken by Congress and the Federal Reserve to support the economy, along with the promise of widespread vaccination by the spring and summer bode well for real estate.

A continued shortage of new home inventory as builders catch up will benefit sellers, but buyers also benefit from relatively low mortgage rates. Those seeking to refinance can also take advantage of lower rates.

While the economic headwinds of a winding down pandemic under a new presidential administration are hard to predict, most experts agree real estate will continue to enjoy gains well into the new year.



**WELCOME**  
**ABBY TEAL!**

*"Enthusiasm, energy, detail-oriented and ready to help you with your real estate needs describes Abby Teal! A go-getter, Abby is a native Oregonian, raised in Dallas, OR, moved to Bend to attend OSU-Cascades, got her degree, a job with a bio-tech company, bought her first home in Redmond, and while working from home, started her own dog sitting business! You will find her working alongside her mentor, longtime Broker Kris Rees. We are thrilled to have this delightful lady in the Windermere family and you will be glad to have her on your team buying or selling real estate" ~ Dave Feagans, Owner*

*"Since I entered into my real estate career with a brilliant Windermere mentor, it was only fitting that I also join the Windermere team. I truly believe the Redmond Windermere team will not only allow me to succeed but will encourage it! I am beyond excited to kickstart my career with the knowledge and resources that come along with such a supportive and successful brokerage. I look forward to what this new adventure will bring and cannot wait to meet more of the Windermere community!" ~ Abby Teal, Broker*

**Windermere**  
REAL ESTATE

WINDERMERE CENTRAL OREGON REAL ESTATE

**BEND**  
807 SW Industrial Way  
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**REDMOND**  
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541-923-HOME

**WINDERMERE COMMERCIAL**  
538 SW Highland  
541-410-3484

**SUNRIVER**  
The Village at Sunriver  
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**MADRAS**  
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541-475-7001

