



LeeAnn Pack,
CRS, GRI
Owner/Principal Broker
503.708.0940
Homes4UPackFirst.com

Save the Date, Folks!

It seems so long since we've been together and Pack First needs a party!

You are invited to attend the Pack First Properties "Client Appreciation Night" at the Hillsboro Hops Friday night, August 12, 2022. Gates open at 6:00pm and the game starts at 7:05pm.

Enjoy a buffet of food and optional beverages before the game at the Picnic Pavilion. You will also have seats in the field box area along third base this year. **Your only cost is \$5 for parking.**

We will also have a few raffles and prizes to make the evening even more fun so let me know if you can attend by July 22.

RSVP to homes4u@packfirst.com right away or call LeeAnn Pack at 503-708-0940.

Let's have some fun and play ball!



4660 NE Belknap Court
Suite 101-D
Hillsboro, OR 97124
Office: 503.648.3000
PackFirst.com

The One Thing Every Homeowner NEEDS TO KNOW About a Recession

A recession does not equal a housing crisis. That's the one thing every homeowner today needs to know. Everywhere you look, experts are warning we could be heading toward a recession, and if true, an economic slowdown doesn't mean homes will lose value.

Home prices don't fall every time there's a recession. There have been six recessions in this country over the past four decades. Going all the way back to the 1980's, home prices appreciated four times and depreciated only two times. So, historically, there's proof that when the economy slows down, it doesn't mean home values will fall or depreciate. What we may see is deceleration in the marketplace in the months ahead. Less multiple offers, longer time on the market and a slight slowing of appreciation. But there is no panic necessary.

Appreciation is when home prices increase.

Depreciation is when home prices decrease.

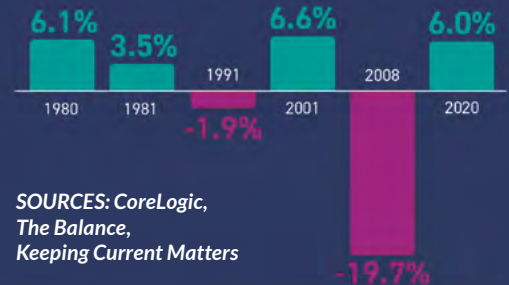
Deceleration is when home prices continue to appreciate, but at a slower pace.

BOTTOM LINE:

If recent headlines are generating any concerns, look at a more typical year for perspective. The current market is not a crash or correction. It's just a turning point toward more typical, pre-pandemic levels. Reach out to a trusted real estate professional if you have any questions about our local market and what it means for you when you buy or sell this year.

History Proves **RECESSION** Doesn't Equal a **HOUSING CRISIS**

Home Price Change During the Last Six Recessions



SOURCES: CoreLogic,
The Balance,
Keeping Current Matters

What This Proves:

- Home prices have **appreciated** in 4 of the last 6 recessions.
- Home prices **fell** only twice - minimally in the early 90s, and then by nearly 20% in the housing crash of 2008.

Today's housing market is nothing like it was in 2008.

Quip of the Day



If you see me talking to myself,
just move along...
I'm self-employed and we're
having a staff meeting.



"Pack" first, you'll soon be *Moving!*



FOR SALE!

9404 SW Summit Avenue, Gaston \$769,900

Enjoy 3.5 level acres for livestock, garden and play area in Cherry Grove. HUGE shop w/2 lifts & RV doors, barn w/13 stalls & covered arena, upgraded & fenced pastures perfect to board 4 horses w/24/7 turnout. Great for goats and other small animals, plus kennel & room for an orchard. This 3 bd/2 ba home has vaulted liv/din/family rooms w/laminate floors, lots of ceiling fans, pellet stove and three 1500 watt generators that offer 10-11 months of FREE ELECTRICITY!

Contact LeeAnn Pack for more information about either listing!



FOR SALE!

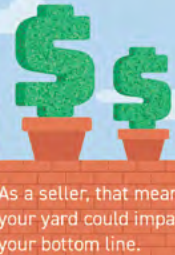
2346 SE Columbine Court, Hillsboro \$ 589,900

This tri-level home backs to a greenbelt w/walking trails to a swimming pool, spa & tennis courts. It uniquely offers a separate living space, w/outside access, on the lower level w/large living room & wood-burning fireplace, bedroom, full bath, laundry. The main living area has new laminate flooring, vaulted living area and a large kitchen w/generous kitchen cabinet storage. The primary bedroom has a private outdoor deck for quiet enjoyment. Lots of parking!

Give Your Curb Appeal a Boost Before You Sell

If you're thinking about selling your house this season, focusing on a few quick and easy updates outside can help your home look its best.

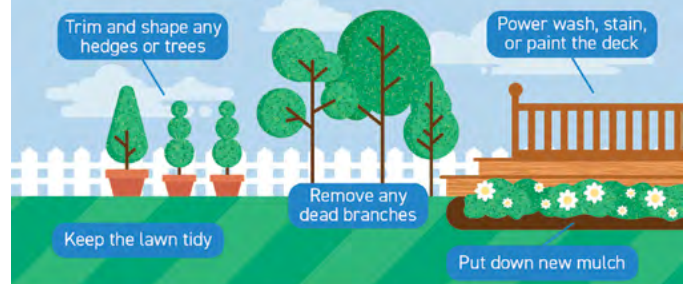
Good Landscaping, Good First Impression



"First impressions matter when you're getting ready to sell a house. Your home's curb appeal can help you earn top dollar—or it can send buyers running for the hills."
realtor.com

Small Updates Can Go a Long Way

To improve your home's first impression for potential buyers, focus on these things:



SOURCES: trees.com, realtor.com, Keeping Current Matters

Real Estate Highlights

Below are the 12 month appreciation figures for your area during May 2021 to May 2022.

N Portland	8.5%	Gresham/Troutdale	16.6%
NE Portland	7.5%	Milwaukie/Clackamas	12.4%
SE Portland	11.2%	Oregon City/Canby	16.7%
W Portland	8.6%	Lake Oswego/West Linn	19.1%
Mt. Hood	35.3%	NW Washington Co.	19.5%
Beaverton/Aloha	17.7%	Hillsboro/Forest Grove	16.4%
Tigard/Wilsonville	16.5%	Columbia County	20.7%
		Yamhill County	14.5%

♥ Do you know someone who is buying or selling? We love referrals! ♥



Are you planning to sell?
Call 503.648.3000 or visit PackFirst.com
for a FREE MARKET EVALUATION!