



LIVING ROOM REALTY

FALL
2013

LIVING ROOM

living /liv-ing/

1. An income sufficient to live on or the means of earning 2. The pursuit of a lifestyle of the specified type 3. To occupy a home 4. To exhibit vigor, gusto, or enthusiasm in life.

room /rōom/

1. Space that can be occupied or where something can be done, esp. viewed in terms of whether there is enough. 2. An extent of space occupied or sufficient or available for something. 3. Opportunity or scope 4. An area enclosed in a building with walls, floor, and ceiling.

Living Room Realty has a new reason to celebrate. We just became only the second real estate company in the world to obtain B Corp status. B Corp certification is to sustainable business what Fair Trade certification is to coffee or USDA Organic certification is to milk. It marks a company's commitment to a higher set of standards for accountability, transparency, social justice, and environmental performance.

Today, there is a growing list of over 800 certified B Corps from 27 countries and 60 industries working together towards one unifying goal: redefining success in business.

We wanted Living Room Realty to become a B Corp because of our long-standing belief in building our business by building our community one great neighbor at a time. B Corp status is an extension of our company's social, environmental, and ethical values. It provides us with a high bar to measure our goals and our success.

Our mission at Living Room is to "Develop Vibrant Communities." We believe that each person within their community, worldwide, should have *living room* – that is, the room to make a fair living and sufficient income, the ability to live a life rich in

experience, and the opportunity to occupy their own home. We want everyone to be able to exhibit vigor, gusto, and enthusiasm and to have a space for living where there is opportunity for all.

To create this kind of living room, our company seeks to be the change we wish to see. We are dedicated to being the best neighbor and the most responsible company we can be. As such, we are highly conscious of the impact our business activities have on others, and we pay careful attention to the way that each decision we make affects the health and vitality of our community and our planet.

We do this in a number of small but important ways. We are dedicated to buying 100% renewable energy, choosing local, organic, or recycled whenever possible. We have committed 5% of our profits to charity in order to give back to the community. We provide outreach and education for women, minorities, and first-time homebuyers in an effort to ensure equal opportunity for all. We host workshops, free community education seminars, and monthly art shows in collaboration with local universities and non-profits to ensure that our offices serve as open community spaces.

By obtaining B Corp status, we have joined an inspiring group of companies that includes such noteworthy names as Ben & Jerry's, Patagonia, Seventh Generation, and Danskø. Locally there is a growing list of businesses with B Corp status that we now join: G-Diapers, Bamboo Sushi, Eco-Trust Forest Management, and New Seasons, the first grocery store in the world to achieve B Corp status.

We are humbled to be counted among companies that are committed to improving the world and using business as a way not just to make money, but to bring about positive change. It takes the kind of leadership displayed by B Corps to create both wealth and health in a community and on the Earth.

Living Room Realty has only just begun. Our office may have the seventh largest market share in Portland, but what gives us meaning is not *what* we achieve but *how* we achieve it. We truly believe that the way we get to success matters just as much as the success itself.

– Jenelle Isaacson

Find out more about B Corporations at
www.bcorporation.net

"I love corduroys, because they are really comfy and they're cozier than jeans. They come in nice autumn hues – colors that you can have fun with."

– Rachel Bilson

OCTOBER

Monday 7 - Saturday 12

DESIGN WEEK PORTLAND

Design Week features over 80 events and 100 open houses that celebrate design across multiple disciplines.

Location: Various venues around the city
designweekportland.com

Saturday 27

LEADING LADIES IN MUSIC AWARDS

Join Portland's Rock 'n' Roll Camp for Girls as they kick off the inaugural year of the Leading Ladies in Music Awards.

Location: Mississippi Studios
mississippistudios.com

NOVEMBER

Saturday 2 and Sunday 3

COFFEE FAIR

Smell, taste, and learn about specialty coffees from knowledgeable local roasters.

Location: World Forestry Center
worldforestry.org/news/7/272/Coffee-Fair-Nov-2-3.html

Saturday 16

NORTHWEST FOOD & WINE FESTIVAL

Indulge and learn at the same time with over 600 wines on offer along with gourmet flavors and bites.

Location: Doubletree Lloyd Center
nwwinefestival.com

DECEMBER

Friday-Sunday Nov. 29-1 and 6-8

AMERICA'S LARGEST CHRISTMAS BAZAAR

Produced by the same small local company for three decades, this event offers over 400 booths of juried handcrafted items and 500 booths of commercial products.

Location: Portland Expo Center
expochristmasbazaar.com

Saturday 14

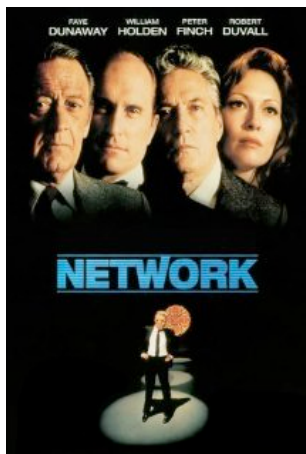
TUBA CHRISTMAS CONCERT

Downtown will pulse with the sound of over 250 tubas playing in unison at the 23rd Annual Tuba Christmas Concert.

Location: Pioneer Courthouse Square
thesquarepdx.org/calendar.shtm

FALL FILM RECOMMENDATIONS

Fall is a great time to curl up on the couch and watch a bunch of old movies. Here are a few recommendations for films you may have missed or would love to watch again. Enjoy.



Network

starring Faye Dunaway & William Holden

This film is more than just a story of journalists and network executives navigating the corporate politics of an aging media empire. It's a battle between an old guard trying to hold on to what it thinks is good, right, and decent, and self-styled visionaries who have embraced a cultural and technological reality that's in the process of reshaping the entire American way of life.

If this sounds like a story about the world we live in today, that's a testament to the prophetic nature of this astounding film, which was released in 1976. This depiction of characters trying to retain their dignity and principles while attempting to capture the attention of an increasingly jaded viewing audience is dated only by the clothing and furniture. The overall message is as relevant today as it was 37 years ago, and you'll quickly forget that you're watching a film from what may generally seem like the ancient past.



The Apartment

starring Jack Lemmon & Shirley MacLaine

This film is the godfather of the modern romantic comedy. Jack Lemmon plays a man trying to advance his career by letting executives in his company use his apartment for their extramarital affairs. When he falls for a young and extremely sweet Shirley MacLaine, he is forced to choose between love and ambition. There's little that will be surprising to a modern audience, but the way writer-director Billy Wilder presents the story is well worth two hours and five minutes of your life.



Funny Bones

starring Oliver Platt, Lee Evans & Jerry Lewis

Jerry Lewis made a lot of great films. This later, much-overlooked effort belongs on the list of must-see movies for Lewis fans even though it actually features Oliver Platt and Lee Evans, with Lewis playing an important but supporting role. It does everything that the greatest of the Jerry Lewis films ever did and pays a fitting if sly tribute to his influence and legacy. It's also both poignant and funny, with a subtle dry humor that comes out of the small places in the story and a quirky-guy-who-triumphs-in-the-face-of-unlikely-odds quality that marked all of Lewis' best works.



ROSE CITY FUTSAL

SOCCER, FOOD, AND BEER UNDER THE SAME ROOF

Portland has rapidly become a soccer town. On fall Saturdays, soccer fields throughout the city are crowded with players from ages 5 through high school, and of course there's the wild level of support for the Timbers. Added to this is the growing popularity of futsal, a sport that is similar to soccer but played with fewer players, smaller goals, and a smaller, heavier ball without as much bounce.



Futsal is an increasingly-popular alternative to soccer, especially during those long wet months when outdoor soccer is a lot less fun.

Until recently, Portland had only a single futsal venue, Portland Futsal at 3401 SE 17th Avenue. With the recent opening of Rose City Futsal's 30,000 square foot facility in the Hollywood neighborhood, futsal's reach and appeal have taken a giant leap forward.

The idea behind Rose City Futsal – created by a team of nine investors from Northeast Portland families – is to provide an environment where players, spectators, and families can enjoy the game and partake in some of Portland's other great joys: food, coffee, and beer.

The facility includes the Far Post Soccer Supply Company, where players can get fully outfitted for either futsal or traditional soccer, and Clive's Public House, where patrons can get a Stumptown coffee, a local microbrew, or a bite to eat while watching the action on the field or a game on one of seven televisions.



503.734.2382

5010 NE Oregon St
Portland, OR 97213

M–F: 9:00 AM – 11:00 PM
Sat: 9:00 AM – 10:00 PM
Sun: 10:00 AM – 4:00 PM

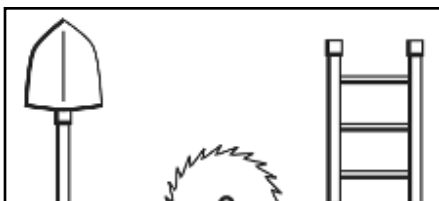
rosecityfutsal.com

The emphasis at Rose City is on providing opportunities for every level to play and to learn. With pick-up games, reserved court times, and adult and youth leagues, the facility caters to the needs of players of all abilities and ages.

TOOL LENDING LIBRARIES

Most people know that Portland has a great system of public libraries. Fewer are aware that Portland is one of only a handful of U.S. cities that also has a system of tool libraries.

The concept of the tool library is strikingly simple: just as traditional libraries lend out books, tool libraries lend out tools. This allows members to complete projects or undertake home repairs without having to invest in expensive tools. It's an obvious but little-used concept in community non-profit action.



Tool libraries aren't a Portland innovation – the first modern tool libraries were started in the 1970s in Berkeley, California and Columbus, Ohio – but Portland is a leader in this cooperative, environmentally-friendly movement as it is in so many others.

Portland has four main tool libraries, serving North, Northeast, Southeast, and Southwest, with an additional library for Lents Neighborhood residents only. Only the Bay Area in California, with a much larger population, has as many tool libraries as Portland.

The four major lending libraries have slightly different policies, but all are registered non-profits that survive largely, if not entirely, on donations and volunteers. The Northeast Portland tool library, run by the Redeemer Lutheran Church, requests (but does not require) a

\$12 membership donation when first signing up for borrowing privileges, and the SW Portland Tool Library requires a \$20 yearly membership and a few volunteer hours. The tool libraries serving Southeast, North Portland, and the Lents community are all completely free but require proof of residency within neighborhood boundaries.

Northeast Portland Tool Library
www.neptl.org

North Portland Tool Library
northportlandtoollibrary.org

SouthEast Portland Tool Library
septl.org

SW Portland Tool Library
sites.google.com/site/swpdxltl

Green Lents Community Tool Library
tools.greenlents.org



FALL HOROSCOPE

ARIES

You're always the first to start something new, so you've probably already gotten your fall off to a big start with the projects and self-improvements that came to you over the summer. Pace yourself so you don't burn yourself out. More importantly, go easy on friends and family members who are slower starting, and slower accomplishing, than yourself.

TAURUS

Your delight in the sensual pleasures of food serves you well in the fall, when the season's hearty stews and soups match your inner warmth and richness. Feel free to indulge the pleasure-seeking side of your personality this season, whether it's a large meal with a robust red wine or a thick blanket and even thicker book on the couch.

GEMINI

The general movement indoors during the fall suits you nicely, bringing the return of stimulating discussions as the early evening darkens and people give up on the more surface, outdoor pursuits of summer. Enjoy this intellectual stimulation, but make sure you don't dominate the conversation too much. Let your wit dazzle, as it can, but give others a chance to shine.

CANCER

Fall is an unavoidable time of change, with school beginning, vacations tapering off, and Mother Nature moving from harvest towards winter. Your antipathy towards change can make this a difficult season. Resist the temptation to hunker down and ride it out. Use the world's forward-moving energy to start those self-improvements that you've been thinking about since July.

LEO

Despite your reputation for haughtiness and self-importance, you're often quite humble and reflective, only your showiness can hide these traits. Fall, with its muted color palette, gray skies, and shorter days, is a good example for you in terms of demonstrating your self-effacing side rather than constantly proving that you're not as conceited as people think.

VIRGO

Your sensitivity to your surroundings is a benefit and a curse during the fall. The rapid pace of change led by nature, and followed by society, can get you moving in positive directions, but the lengthening darkness and the dropping of leaves can also make you melancholy and sluggish. Work hard to take on the best attributes of this season without giving in to the worst.

LIBRA

Life presents us with countless choices, particularly in the fall, when so much in the world is changing. Your desire to achieve balance in all things is a personal strength, but with so many choices to make this season, true harmony requires balancing your reflective, harmony-seeking side with the side, less strong, that knows how to live in the moment and make snap decisions.

SCORPIO

Fall is your time of year, and not just because your birth sign is smack in the middle of it. Your intensity and commitment help you power through a time of year that can bring on listlessness and sorrow in others. Use your faculties for good and do as many things as you can, both big and small, to bring light and joy to those with a darker temperament than yours.

SAGITTARIUS

You love fall because the cooler weather and the return to school and work routines give you plenty of things to get organized. Don't allow yourself to get so busy that you don't have time for much-needed self-reflection. Fall is a time to bustle around, that's true, but it's also a time to let go of things that have been plaguing you for too long now.

CAPRICORN

Because you know how to get things done, you relish the fall as a season of new projects and energizing personal transformations. You have a tendency to focus too much on yourself, though, and this limits your reach. The world needs more of your type of resourcefulness. Help others make their attempts at self-improvement a success.

AQUARIUS

Your typical desire to free yourself of personal and social conditioning makes you a great lover of the fall, pushing you to seize the opportunities for empowerment and change that are plentiful at this time of year. Pick your battles, though. You don't want to scatter your energy among too many undertakings and fail to live up to your usually-high standards.

PISCES

One of your superpowers is the ability to identify with and understand people with widely different temperaments. With the increasingly-rapid pace of change Mother Nature brings on during the fall, your empathy is in greater demand. Be sure not to let others' needs eclipse your own or this precious time of year could fly by without you noticing it.

I suppose if we couldn't laugh at things that don't make sense, we couldn't react to a lot of life.

—BILL WATTERSON

SMART GARDENING FOR FALL

FOUR EASY STEPS THAT GET YOU PREPARED FOR WINTER AND CUT WORK NEXT SPRING

Fall is the perfect time to take a hard look at your garden and landscaping with an eye toward making your life easier in the months to come. If you tackle those necessary chores now, you'll have a much shorter to-do list when spring rolls around. And fall is actually the smarter time to undertake certain tasks, such as planting, transplanting, and doing maintenance on your tools.

1. Chop and Drop

Fall is a time when nature begins to pare itself back. Take a cue from this natural process and do some paring back yourself. Start with your perennial border. Consider the plants that have been causing you the most problems, and get rid of the ones you had to work the hardest to maintain. For the plants you want to keep, it's time to chop and drop. Cut back the plant to within a few inches of the ground, then chop up the pieces and simply leave them around the base – they'll act as a nice layer of organic compost. Finally, tuck your beds in for the winter by spreading a layer of mulch. This doesn't have to be bagged mulch. You can rake or blow leaves onto your garden beds to serve as a sheltering blanket. And, like the chopped-up pieces from your pruning, this adds valuable nutrients to the soil as they gradually break down over the fall and winter.

2. Plant and Transplant

Fall isn't just a great time to prune and eliminate; it's also the best time of year to plant and transplant most trees, shrubs, and other perennials. The soil tends to be warmer than in the spring, and there's no shortage of moisture to nurture the plants. Fall is also generally the least expensive

time to plant, since nurseries will usually be offering sharp discounts on their remaining container-grown stock in order to avoid over-wintering them and to make room for Halloween and Christmas items.

3. Divide and Conquer

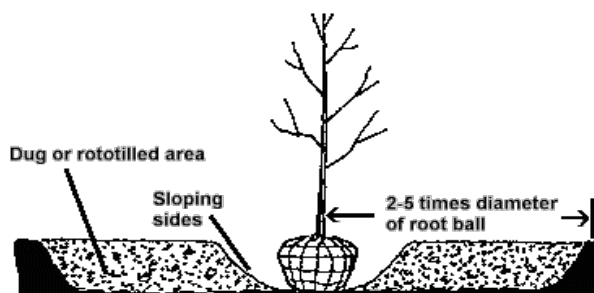
Many perennials can be divided in the fall. Dividing mature perennials not only makes them healthier, it creates multiple plants out of a single one for the cost of just a little light labor. Do some quick Internet research to find out which types of perennials can be



divided in the fall and what the best methods are for doing so. You should thoroughly water the plant and then dig it out of the ground entirely, with the root ball intact. You can then separate the root ball into smaller plants by pulling it apart or cutting it with a shovel or other sharp tool. The offspring should be immediately replanted and thoroughly watered.

4. Clean and Store

Lawn and garden tools can cost a lot of money to replace, especially if you wait until spring when they're unlikely to be on sale. They can also require a lot of effort to return to useable condition if left too long without proper care.



Moneysaving Tips

Seek out late yard sales. Yard sales are a great way to save money on items that are just as good used as they are new. Many yard tools such as shovels, rakes, and hoes fall into this category. You'll see fewer yard sales driving around, but craigslist is a good way to find out about ones that are still happening.

Use your local tool library. Even if you maintain your tools in immaculate condition, you may come across the need for something you don't have, or aspire to a project that requires something particularly expensive. Thanks to tool lending libraries, you have access to a wide range of tools for little or no cost (see page 3).

Get low-cost plants from the nursery. Fall is a good time to buy from nurseries because they usually have fantastic bargains on the remaining container-grown plants that can still be reliably planted throughout the fall.

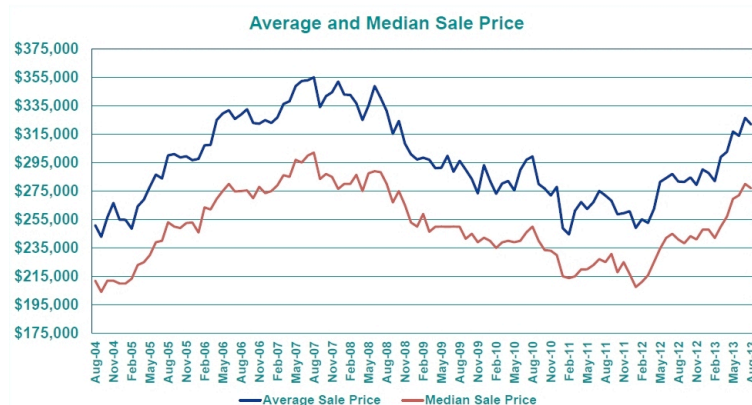
Use materials at hand for mulching. Fall presents the home gardener with an ample supply of free mulch in the form of leaves and chopped up prunings. Don't throw this in your yard-waste container unless you really don't have a use for it.

You won't want to spend your spring gardening days tending to rusty or damaged tools, so now is the time to put in the preventive effort that will save you time and money later. Metal scouring pads do a great job removing dirt and rust from gardening tools, and you can sharpen pruners and other gardening sheers by simply cutting through the pad a few times. Once your tools are clean, oil the metal surfaces and put the business end in a plastic bag along with a couple of pieces of leftover summer charcoal to prevent rusting.

A Booming and Fast-Changing Market

The Portland real estate market is changing rapidly, with different indicators going in different directions by large percentages. All of the changes spell one thing: a booming market.

Compare 2013 with the previous year: average sale price and median sale price are both up over 14% compared to last year (see graph below), while total market time is down an astounding 29.3%. These figures are almost entirely a result of the fierce competition resulting from this year's notable shortage of available listings.



While the number of active residential listings at the end of August 2013 was 11.2% lower than last year at the same time, listing volume is moving rapidly in the opposite direction as homeowners are flocking to get their houses on the market. Summer 2013 saw unusually robust growth in the number of active residential listings compared to recent summers. While listing volume increased 5.7% during the summer of 2010, dropped by 4.6% in 2011, and grew a modest 3.1% in 2012, this year saw an astounding increase of 17.4% from the start of June to the end of August. The year-to-date comparison is similarly lopsided: active listings have grown by 25.7% since the start of 2013 whereas the same period in 2012 saw a modest 5.8% growth and 2011 posted 0.6% growth.

While the surge in listing volume this summer has helped ease the inventory squeeze somewhat, the current level of inventory in months is still only 3.1, 20% lower than last year at this time. (Inventory in months is the number of active listings at the end of the month divided by the number of closed sales for that month.)

At the same time, sales are booming. Even with 1,200 fewer active residential

listings at the end of July 2013 compared to July 2012, the number of closed sales in August 2013 was 13.5% higher than in August 2012, and the number of pending sales was 9.5% higher.

New listings are also booming, though slightly less robustly than other increases: the number of new listings for August 2013 was 10.5% higher than for August 2012.

The reason for the continuing inventory squeeze in the face of this increase in new listings is simple: more people are buying. This is happening despite higher

listing prices and the frequency of fierce bidding wars. Part of the explanation for this comes from the price increases themselves, which are pushing the market near the peak level reached six years ago. The average selling

price in Portland is only a 10.5% increase short of the August 2007 high of \$355,000; at the current rate of growth, that's less than a year away. A return of selling prices to levels much closer to the top of the market means that more and more homeowners are coming out of mortgage distress. Because they can expect to get significantly more for their home at this point than they could last year or the year before, homeowners who were either underwater or very close to it can now move forward with hoped-

for sales that had been delayed by the overall price slump of the last half-decade.

The persistence of low mortgage rates is also a contributing factor to the boom in sales. Rates rose somewhat in May, and at the time, analysts were predicting a steady rise throughout the rest of 2013. Indeed, the Fed had signaled that it was ready to begin tapering off its special efforts to keep interest rates low; however, the stalling of the housing-market recovery that followed on the heels of the rate increase prompted the Fed to announce continued support for low interest rates. Policymakers remain concerned about the fragility of the housing-market and are unlikely to experiment with further rate increases in the near-term.

With rising prices pulling more homeowners into the market, the same rising prices pressing potential buyers to move quickly before they get priced out of their dream home, and interest rates making a move possible for both buyers and sellers, rapid entrance into the market is likely to occur on both ends of the supply and demand equation. There's also the fact that supply and demand move largely in sync in the real estate market anyway (see Real Estate Economics on the facing page for an explanation of this phenomenon), so a surge in new listings means a similar surge in new buyers, preventing any significant easing of the inventory squeeze absent a major boom in new construction. That boom, or at least a significant uptick, does appear to be on the way, but the delay between a housing start and a new residential listing means that relief most likely won't arrive until next spring or summer.

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2013	August	3,423	2,614	2,623	321,900	277,000	69
	July	3,877	2,738	2,766	326,500	280,000	63
	Year-to-date	26,850	19,891	18,231	309,200	265,000	85
2012	August	3,099	2,387	2,311	281,700	241,000	97
	Year-to-date	24,262	17,105	15,402	271,100	230,000	117
Change	August	10.5%	9.5%	13.5%	14.3%	14.9%	-29.3%
	Prev Mo 2013	-11.7%	-4.5%	-5.2%	-1.4%	-1.1%	9.5%
	Year-to-date	10.7%	16.3%	18.4%	14.1%	15.2%	-26.9%



REAL ESTATE ECONOMICS: THE SUPPLY-DEMAND LINKAGE

In some ways, the real estate market behaves just like other markets: price is largely determined by the relationship between supply and demand, and price is the major factor influencing the decisions of both buyers and sellers. Unlike other markets, however, supply and demand are more intimately connected in the residential real estate market than in other sectors of the economy, and supply changes according to different dynamics.

In a standard market, a change in either supply or demand won't automatically trigger a change in the other. A company can begin producing more of a good, and demand may or may not follow. That's one of the risks of running a business and deciding to expand. Similarly, a rise in demand won't necessarily increase production, which, after all, requires hiring more workers, acquiring more resources, and increasing capital capacities, all of which involve risk and take time. Of course, supply and demand do influence each other in important ways: when supply goes up, that drives prices down, which in turn makes purchasing that good more tempting to consumers, and demand usually goes up; similarly, when consumers begin demanding more of a product as a result of a cultural shift (think of electronic devices, or fashion), producers typically respond by increasing production to meet the rise in demand. So supply and demand influence each other in important ways, but they're not directly connected.

Things are different in residential real estate, for one main reason: nearly every new seller is automatically a new buyer. This means that an increase in supply directly correlates with an increase in demand and vice versa. There are notable exceptions, of course: people sell their homes only to move into a rental rather than purchase a new home, or they sell a second home or rental property, so supply goes up without increasing demand. There is also new construction, which increases supply but not demand, and there are always people buying their first home, or a second home or rental property, increasing demand but not supply. And sadly but inevitably, people die, and their home is sold without creating a new customer at the same time. Despite these very real factors, the bulk of new demand in real estate comes from people who are also contributing to new supply, so fluctuations in supply and demand occur together.

That, of course, refers to the market as a whole. Real estate is also different from other markets in its local nature: people buy and sell houses in a particular location, not "in the market" in general. A homeowner moving to Portland from New Jersey increases supply in New Jersey and demand in Portland. American society is extremely mobile in nature, and these kinds of moves are far from uncommon. Nationally, supply and demand shift in sync, but locally they do not. Cultural and demographic shifts, which influence all markets to a certain degree, are particularly influential in the real estate market. That's why housing prices are so varied across the nation:

fundamental similarities to other markets should not be ignored, and economic factors do play a central and predictable role. Increasing unemployment, for instance, results in more people leaving the home-owning market for the rental market, increasing supply but not demand and dampening prices. Lower interest rates bring more flexibility and incentivize people to move from renting into owning, increasing demand and bringing prices up. When prices fall, it can be impossible for some people to sell (a problem many have faced in recent years), and when prices rise, as they currently are both nationally and in Portland, people are more likely to put



housing simply costs more in places (like Portland) where more people want to live, while a gallon of milk or an iPhone cost pretty much the same everywhere (except for places like Alaska where it is unusually costly to transport goods).

Another important difference is the way suppliers in the real estate market make decisions. This market does include developers and flippers, whose decisions fit the standard cost-benefit/profit-driven model of suppliers elsewhere in the economy, but the main source of supply in real estate, particularly in our post-boom times, is the individual homeowner who decides to sell. Homeowners are not typical "producers" in economic terms. Unlike firms, homeowners make the decision to sell and move on for a wide variety of reasons: a growing or shrinking family, a rise or fall of household income, shifting personal priorities, job relocation, and the desire for something new are among the many reasons people decide to put their home on the market. Some of these factors are economic, many are not.

While there are different dynamics at play in the real estate market, the

their homes on the market.

Another result of price increases is that developers and flippers, who are the most purely economic decision-makers in the real estate market, are more likely to ramp up production. This is one of the few major ways that supply can grow faster than demand in the residential real estate market.

This is exactly what's happening now in Portland. For a while, supply was notably low, dropping last quarter to historic lows, but supply is now rebounding rapidly. That's partly because prices are moving closer to the market peak and more people can and want to sell, and partly because new construction and renovation again seem profitable. Housing starts and capacity-increasing renovations are on the rise in Portland, bringing up supply. This has the potential to level off the rate of price increases, but Portland's population is also growing fast, the rental market is perpetually tight, and interest rates remain low, all of which are contributing to a rise in demand that's meeting the increase in supply and fueling further price rises into the foreseeable future.



LIVING ROOM LISTINGS

HERE ARE JUST A FEW OF THE BEAUTIFUL HOMES WE HAVE FOR SALE IN SOME OF PORTLAND'S MOST HAPPENING NEIGHBORHOODS. TO FIND OUT MORE PLEASE VISIT OUR WEBSITE AT **LIVINGROOMRE.COM**. CLICK THE **SEARCH** TAB AND SELECT **OUR LISTINGS**.



MID-CENTURY STYLE IN A PEACEFUL SETTING 5431 SW ALFRED ST, PORTLAND 97219

Peace, quiet, and privacy can all be found right here in this beautiful mid-century on a quarter acre close-in to the city. Perfectly placed to allow for peaceful views from the inside looking out and multiple outdoor areas to retreat to. Everything has been done to this house, from kitchen to bathrooms to basement. Enjoy beauty and open spaces inside and out.

2 bedroom/2 bath/2196 sqft.

\$449,900



LAKE OSWEGO CONTEMPORARY 1645 CLOVERLEAF RD, PORTLAND 97034

Remodeled kitchen with breakfast nook, granite and Travertine tile opens to spacious living room/dining room. Huge family room with loft. The enormous back yard has a great deck for entertaining and plenty of room for kids to run. Single-level living plus bonus loft. Gorgeous front gardens with sprinkler system. Updated bathrooms. Impeccably maintained – all the hard stuff is done.

3 bedroom/3 bath/2494 sqft.

\$429,900



ARLINGTON HEIGHTS FAMILY-FRIENDLY CONTEMPORARY 305 SW HAMPSHIRE ST, PORTLAND 97205

Light and bright family-friendly contemporary on a dead-end street for maximum privacy and quiet. Gorgeous professionally landscaped yard with level terraces, sprinkler, new deck, and play space for the kids. Beautiful full basement remodel with fireplace, built-in sound system, and lots of natural light. No detail spared. New plumbing, electrical, roof, and exterior paint. Arboretum, Washington Park, and NW 23rd at your fingertips.

3 bedroom/3 bath/1979 sqft.

\$589,500



DUPLEX WITH PRIVATE YARD 1520 N EMERSON ST, PORTLAND 97217

This property is a great opportunity to own a duplex. High ceilings and charm abound. Great private yard and perfect location. Steps away from Max and all the fun new stuff on Interstate.

5 bedroom/3 bath/3552 sqft.

\$399,000



POSH LIFE: A SWIMMING POOL IN THE LIVING ROOM 52 SW PLEASANT VIEW AVE, GRESHAM 97030

A very special custom-built contemporary house designed by Colburn Sheldon and featured in *Sunset Magazine*. Boasts vaulted and beamed ceilings, walls of windows, and a swimming pool in the living room. Luxurious loft-style living. Secluded Gresham address, situated between a butte, a green space, and a park - plenty of trails and greenery. Newer roof, deck, and pool heater.

3 bedroom/3 bath/2040 sqft.

\$299,000



CHARMING BUNGALOW WITH PERIOD STYLE 2624 SE 84TH AVE, PORTLAND 97266

Cute cosmetic fixer with sweet open kitchen, eating nook, and built-ins. Kitchen remodeled in 2005 with hardwood cabinets. Laminate floors, newer windows, gas furnace, big basement with laundry and storage, fenced yard, level driveway, off-street parking. Ready for your finishing touches. Close to PCC, amenities, public transportation.

2 bedroom/1 bath/1612 sqft.

\$155,000



VICTORIAN CHARM IN A HAPPENING NEIGHBORHOOD 40 NE FREMONT, PORTLAND 97212

Charming 1898 Victorian boasts hardwood floors, unpainted trim and picture molding, newer roof and newer windows, eating nook with built-in hutch, oversized lot (zoned R2) with large fenced yard and patio for summer entertaining. Just 1/2 block from the new N. Williams New Seasons store.

2 bedroom/1 bath/2056 sqft.

\$290,000



CLASSIC GEM IN THE HEART OF SULLIVAN'S GULCH 1804 NE HALSEY ST, PORTLAND 97232

This Old Portland-style home has tons of unique charm and an open floor plan. Wood floors, stained glass windows on main floor with new windows throughout, built-ins, new gas fireplace, newer kitchen and baths, huge closets in bedrooms. Third level can be used as master suite or amazing media room. Landscaped backyard with stone patio. Close to all the amenities of Broadway.

4 bedroom/2+ bath/2828 sqft.

\$519,000

OUR BUYERS GET CONNECTED. TO FIND OUT MORE PLEASE VISIT OUR WEBSITE AT **LIVINGROOMRE.COM** AND CLICK THE **BLOG** TAB AT THE TOP OF THE PAGE.



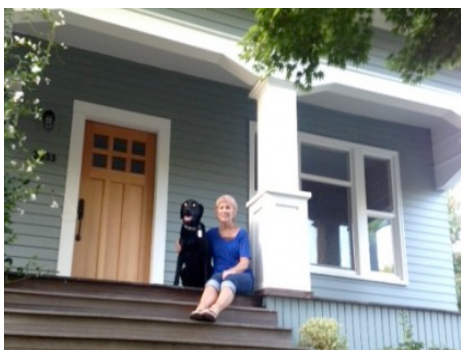
A LONG JOURNEY TO HOME KATHLEEN & JOE

This couple had been planning a move to Portland from Massachusetts for nearly two years. They liked the idea of an older craftsman style home with charm in a close-in location on a decent-sized city lot with room to garden. New construction didn't appeal to them, but there was one new home that came on the market a couple weeks before their planned trip to look at houses. We spent a whirlwind week looking at a lot of beautiful old homes, but when it came time to decide, none of those older homes held a candle to this large, new, gorgeous house with a generous front porch and open floor plan.



STEPS TO POWELL BUTTE NATURE RESERVE MATT & SHANA

Who would have thought that you'd be able to score a three-bedroom/three-bath home with a hot tub just steps to Powell Butte Nature Reserve? This savvy pair put their noses to the grindstone, saved for their down payment, locked in a killer interest rate, and got while the getting was good. Matt and Shana, it's time to get out of the hot tub and plan your house warming party.



PATIENCE PAYS OFF JUDY & SAM

Judy was determined to find the perfect house in her favorite SE neighborhood. We watched as listings came and went. Some "would work" but none were perfect. After over a year of patience and persistence, the perfect home, on her favorite street, came on the market. Many other buyers also believed it was their perfect home, but a strong, clean offer won Judy and her dog Sam their perfect home.



EASY LIVING IN THE PEARL

My client travels a lot, and to places far, far away, and there's something very attractive about locking the door and leaving any house worries behind when you get on a plane. The condo market still hasn't caught up to the crazy Portland housing market, and there are deals to be had like this one.



BEST SCHOOLS IN PORTLAND ON A BUDGET

EMILIE & DAVE

My clients want the very best for their daughter, so when some of their options for focus schools or private schools didn't pan out, they decided it was time to sell and move to a house attached to one of the city's top-tier schools. Luckily they are handy people with a lot of vision, because we found a fixer on an amazing lot: a quarter acre on a cul-de-sac 200 feet from a park and a school. It was a great value with loads of potential. Emilie and Dave are so excited to be fixing up a home and making it their own, and they are especially excited to have their daughter be happy in a school that will help her succeed.



A PLACE TO CALL HER OWN

NANCY

Nancy was ready for a change. After 20-plus years in a spacious family home in SW Portland, it was time to downsize and try a different location. One thing she loved about her previous home was the green view. We were lucky enough to find a townhouse in West Linn that fit the bill: newer construction and a view of trees and fields. Enough room for her baby grand piano was also a factor. Congrats on your new home, Nancy.



TURQUOISE IS FOR KITCHENS AND PINK IS FOR BATHROOMS

TIFFANY

After losing out on three houses to cash buyers, Tiffany finally had her chance to graduate from bridesmaid to bride with this darling charmer nestled at the base of the Grotto. The night before closing, she purchased a gorgeous turquoise stove on craigslist to match her 1964 Galaxie 500. Prior to moving in, she's going to remove the claw-foot tub from the bathroom and turn it into a mini-grotto in her yard and have a matching pink toilet, sink, and tub installed in the bathroom.



ROBIN AND ROBERT SCORE A NEW HOME

Robin and Robert wanted a new home. The only thing they needed to do first was sell their current home. A lot of folks are in this same predicament right now. It's scary. It's risky. Nobody wants to sell without knowing where they are going to go. We talked about all the options, and in the end, they chose the smartest move to make them strong sellers and buyers: sell and hope to find something in 60 days. Well they did. Top dollar for their old home and an extremely competitive offer for their purchase.