



**TOWN &
COUNTRY
REALTY**

REAL ESTATE GUIDE

For The Mid-Willamette Valley



MAY 2024



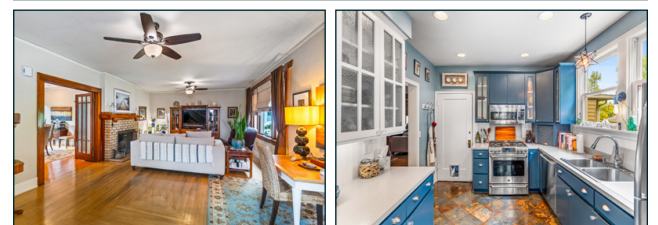
AVAILABLE
STUNNING HOME, BLEND OF LUXURY & NATURE

Bedrooms: 5 • Bathrooms: 5.5
Sq. Ft: 6750 ± • Acreage: 1.57 ±
Built in 2002 • Corvallis • \$1,695,000
MLS #805137 • Active



BARE LAND
DEVELOPER'S DREAM, APPROX. 31 BEAUTIFUL LOTS!

Acreage: 5.82 ± • Corvallis • \$1,350,000
Zoning: In final stages of annexation to the City of Corvallis,
Once annexed, multiple options for development
MLS #815548 • Active



AVAILABLE
CHARMING & UPDATED 1923 HOME, GREAT LOCATION

Bedrooms: 3 • Bathrooms: 2.5
Sq. Ft: 2000 ± • Acreage: 0.12 ±
Built in 1923 • Corvallis • \$735,000
MLS #815986 • Active



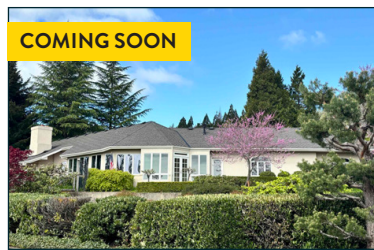
MULTI-FAMILY ZONING
**INVESTOR OPPORTUNITY
READY FOR DEVELOPMENT**

Acreage: 5.92 ±
Corvallis • \$3,400,000
Zoning: RS-20 High Density
MLS #807248 & 814680 • Active



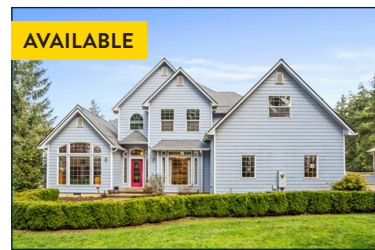
**TIMELESS BEAUTY ON
DIMPLE HILL WITH ACREAGE**

Bedrooms: 6 • Bathrooms: 4
Sq. Ft: 7722 ± • Acreage: 8.15 ±
Built in 2005 • Corvallis • \$1,900,000
MLS #811508 • Contingent



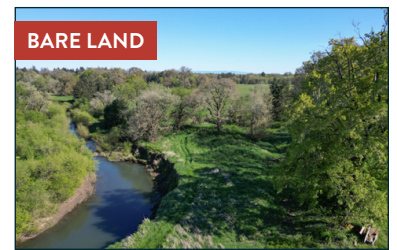
COMING SOON
**TRADITIONAL & CONTEMPORARY
METICULOUSLY CARED FOR**

Bedrooms: 3 • Bathrooms: 3
Sq. Ft: 3510 ± • Acreage: 1.05 ±
Built in 1990 • Corvallis • \$1,350,000
MLS #814737 • Coming Soon



AVAILABLE
**SPACIOUS HOME ON 3+ ACRES
TRANQUIL YET CLOSE TO TOWN**

Bedrooms: 3 • Bathrooms: 2.5
Sq. Ft: 2688 ± • Acreage: 3.07 ±
Built in 1998 • Albany • \$1,150,000
MLS #813573 • Active



BARE LAND
**BEAUTIFUL, FLAT PROPERTY
RIVER FRONTAGE TWO SIDES**

Acreage: 78.4 ±
Corvallis • \$1,015,000
Zoning: EFU
MLS #815482 • Active



COMING SOON
**ONE-OF-A-KIND 1910 HOME
CHARM & HISTORICAL APPEAL**

Bedrooms: 3 • Bathrooms: 1.5
Sq. Ft: 1378 ± • Acreage: 1.00 ±
Built in 1910 • Corvallis • \$995,000
MLS #814940 • Coming Soon



COMING SOON
**INSPIRED BY NATURE
LIGHT & BRIGHT CUSTOM HOME**

Bedrooms: 3 • Bathrooms: 2.5
Sq. Ft: 3548 ± • Acreage: 3.38 ±
Built in 1994 • Corvallis • \$950,000
MLS #816109 • Coming Soon



**CONTEMPORARY & STYLISH
COUNTRY LIVING**

Bedrooms: 4 • Bathrooms: 2.5
Sq. Ft: 2424 ± • Acreage: 2.01 ±
Built in 1994 • Corvallis • \$865,000
MLS #812768 • Contingent



AVAILABLE
**LUXURY LIVING AT ITS FINEST
SERENE CUL-DE-SAC LOCATION**

Bedrooms: 3 • Bathrooms: 2.5
Sq. Ft: 2506 ± • Acreage: 0.22 ±
Built in 1995 • Corvallis • \$795,000
MLS #816089 • Active



AVAILABLE
**ROOM FOR EVERYONE
SOUGHT AFTER NEIGHBORHOOD**

Bedrooms: 5 • Bathrooms: 3
Sq. Ft: 3034 ± • Acreage: 0.24 ±
Built in 1961 • Corvallis • \$749,000
MLS #813769 • Active



AVAILABLE
**ACREAGE & CLOSE TO TOWN
UPDATED SINGLE LEVEL**

Bedrooms: 4 • Bathrooms: 3
Sq. Ft: 2088 ± • Acreage: 2.11 ±
Built in 1974 • Corvallis • \$745,000
MLS #815343 • Active



AVAILABLE
**GORGEOUS NEWER HOME
MAIN LEVEL PRIMARY SUITE**

Bedrooms: 4 • Bathrooms: 2.5
Sq. Ft: 2559 ± • Acreage: 0.13 ±
Built in 2021 • Corvallis • \$739,000
MLS #814592 • Active



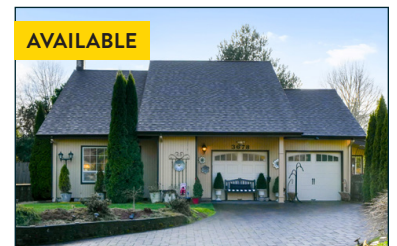
**SPACIOUS SINGLE LEVEL
NEAR MCDONALD FOREST**

Bedrooms: 3 • Bathrooms: 2
Sq. Ft: 2832 ± • Acreage: 2.40 ±
Built in 1976 • Corvallis • \$725,000
MLS #813625 • Contingent



AVAILABLE
**ENCHANTING PROPERTY
GREAT OPPORTUNITY**

Bedrooms: 4 • Bathrooms: 2
Sq. Ft: 2455 ± • Acreage: 1.11 ±
Built in 1940 • Philomath • \$725,000
MLS #813296 • Active



AVAILABLE
**GREAT HOME & GREAT UPDATES
OUTDOOR ENTERTAINING**

Bedrooms: 3 • Bathrooms: 2.5
Sq. Ft: 2340 ± • Acreage: 0.18 ±
Built in 1979 • Corvallis • \$689,900
MLS #813570 • Active

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**PHENOMENAL SINGLE LEVEL
TIERED DECK WITH MT. VIEWS**
Bedrooms: 4 • Bathrooms: 2
Sq. Ft: 2750 ± • Acreage: 0.27 ±
Built in 1997 • Salem • \$658,000
MLS #815833 • Contingent



**EXQUISITE MID CENTURY
TIMELESS CHARM**
Bedrooms: 2 • Bathrooms: 2.5
Sq. Ft: 2056 ± • Acreage: 0.18 ±
Built in 1978 • Corvallis • \$651,000
MLS #815031 • Contingent



AVAILABLE
**LUSH GREEN & CONVENIENT
TIMBERHILL NEIGHBORHOOD**
Bedrooms: 3 • Bathrooms: 2.5
Sq. Ft: 2156 ± • Acreage: 0.16 ±
Built in 1985 • Corvallis • \$650,000
MLS #814665 • Active



BUMPABLE
**PERFECT PLACE TO CALL HOME
CUSTOM PROPERTY WITH IT ALL**
Bedrooms: 3 • Bathrooms: 2.5
Sq. Ft: 2610 ± • Acreage: 0.25 ±
Built in 2017 • Albany • \$648,000
MLS #815519 • Bumpable



AVAILABLE
**QUALITY-CUSTOM HOME
PERFECT CORNER LOT**
Bedrooms: 4 • Bathrooms: 2.5
Sq. Ft: 2272 ± • Acreage: 0.16 ±
Built in 2024 • Philomath • \$647,000
MLS #812296 • Active



AVAILABLE
**CHARMING NEWER BUILD
IDEAL CORNER LOT**
Bedrooms: 4 • Bathrooms: 2.5
Sq. Ft: 2038 ± • Acreage: 0.13 ±
Built in 2023 • Corvallis • \$638,000
MLS #813400 • Active



**STUNNING HOME
GARDENER'S PARADISE**
Bedrooms: 3 • Bathrooms: 2
Sq. Ft: 2126 ± • Acreage: 0.24 ±
Built in 2021 • Albany • \$636,000
MLS #815334 • Contingent



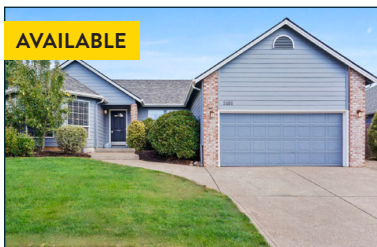
**BEAUTIFUL LANDSCAPING
WELL-LOVED HOME**
Bedrooms: 3 • Bathrooms: 2
Sq. Ft: 1461 ± • Acreage: 1.39 ±
Built in 1978 • Corvallis • \$555,000
MLS #814244 • Contingent



**MOVE-IN READY HOME
GREAT LOCATION**
Bedrooms: 3 • Bathrooms: 2.5
Sq. Ft: 1875 ± • Acreage: 0.11 ±
Built in 1995 • Corvallis • \$529,000
MLS #813147 • Contingent



COMING SOON
**WELL-MAINTAINED HOME
LOTS OF CHARACTER**
Bedrooms: 3 • Bathrooms: 2
Sq. Ft: 1495 ± • Acreage: 0.12 ±
Built in 1925 • Corvallis • \$525,000
MLS #814521 • Coming Soon



AVAILABLE
**BEAUTIFULLY UPDATED
SPACIOUS SINGLE LEVEL**
Bedrooms: 3 • Bathrooms: 2
Sq. Ft: 1752 ± • Acreage: 0.15 ±
Built in 1995 • Salem • \$499,000
MLS #815951 • Active



AVAILABLE
**EASY-LIVING DUPLEX
SUPER CONVENIENT LOCATION**
Bedrooms: 3 • Bathrooms: 2
Sq. Ft: 1312 ± • Acreage: 0.08 ±
Built in 1996 • Corvallis • \$475,000
MLS #813892 • Active



AVAILABLE
**INVESTMENT OPPORTUNITY
DUPLEX WITH SOLID RENTING**
Bedrooms: 2 • Bathrooms: 1 (Each Side)
Sq. Ft: 1744 ± • Acreage: 0.26 ±
Built in 1972 • Corvallis • \$470,000
MLS #811448 & 811583 • Active



AVAILABLE
**LIGHT & BRIGHT SINGLE LEVEL
SUNNY & FENCED BACKYARD**
Bedrooms: 3 • Bathrooms: 2
Sq. Ft: 1408 ± • Acreage: 0.11 ±
Built in 1995 • Corvallis • \$445,000
MLS #815949 • Active



**GREAT OPPORTUNITY
PEACEFUL, RURAL LOCATION**
Bedrooms: 3 • Bathrooms: 2
Sq. Ft: 1557 ± • Acreage: 0.59 ±
Built in 1947 • Albany • \$359,000
MLS #814408 • Contingent



Why Overpricing Your House Can Cost You

If you're trying to sell your house, you may be looking at this spring season as the sweet spot—and you're not wrong. We're still in a seller's market because there are so few homes for sale right now. And historically, this is the time of year when more buyers move, and competition ticks up. That makes this an exciting time to put up that for sale sign.

But while conditions are great for sellers like you, you'll still want to be strategic when it comes time to set your asking price. That's because pricing your house too high may actually cost you in the long run.

The Downside of Overpricing Your House: The asking price for your house sends a message to potential buyers. From the moment they see your listing, the price and the photos are what's going to make the biggest first impression. And, if it's priced too high, you may turn people away. As an article from U.S. News Real Estate says: "Even in a hot market where there are more buyers than houses available for sale, buyers aren't going to pay attention to a home with an inflated asking price."

That's because no homebuyer wants to pay more than they have to, especially not today. Many are already feeling the pinch on their budget due to ongoing home price appreciation and today's mortgage rates. And if they think your house is overpriced, they may write it off without even stepping foot in the front door, or simply won't make an offer if they think it's priced too high.

If that happens, it's going to take longer to sell. And ideally you don't want to have to think about doing a price drop to try to re-ignite interest in your house. Why? Some buyers will see the price cut as a red flag and wonder why the price

was reduced, or they'll think something is wrong with the house the longer it sits. As an article from Forbes explains: "It's not only the price of an overpriced home that turns buyers off. There's also another negative component that kicks in... if your listing just sits there and accumulates days on the market, it will not be a good look... buyers won't necessarily ask anyone what's wrong with the home. They'll just assume that something is indeed wrong, and will skip over the property and view more recent listings."

Your Broker's Role in Setting the Right Price: Instead, pricing it at or just below current market value from the start is a much better strategy. So how do you find that ideal asking price? You lean on the pros. Only an agent has the expertise needed to research and figure out the current market value for your home.

They'll factor in the condition of your house, any upgrades you've made, and what other houses like yours are selling for in your area. And they'll use all of that information to find that target number. The right price will bring in more buyers and make it more likely you'll see multiple offers too. Plus, when homes are priced right, they still tend to sell quickly.

Bottom Line: Even though you want to bring in top dollar when you sell, setting the asking price too high may deter buyers and slow down the sales process.

Connect with a knowledgeable Town & Country Realty Broker to find the right price for your house, so we can maximize your profit and still draw in eager buyers willing to make competitive offers. Call us today at 541-757-1781 in Corvallis or at 541-924-5616 in Albany.

Welcome Home



COMING SOON

OPPORTUNITY AWAITS 4-BEDROOM SINGLE LEVEL

Bedrooms: 4 • Bathrooms: 1.5
Sq. Ft: 1458 ± • Acreage: 0.17 ±
Built in 1979 • Philomath • \$325,000
MLS #815385 • Coming Soon



PERFECTLY SITUATED CONDO INVITING FLOOR PLAN

Bedrooms: 2 • Bathrooms: 1
Sq. Ft: 964 ± • Acreage: 0.02 ±
Built in 1981 • Corvallis • \$269,000
MLS #814675 • Contingent



SWEET CONDO NEAR SCHOOLS & PARKS

Bedrooms: 2 • Bathrooms: 1.5
Sq. Ft: 1104 ± • Acreage: 0.05 ±
Built in 1972 • Albany • \$259,000
MLS #814517 • Contingent



AVAILABLE

ADORABLE UPSTAIRS CONDO GREAT VIEW OF GREENSPACE

Bedrooms: 2 • Bathrooms: 1
Sq. Ft: 581 ± • Acreage: 0.01 ±
Built in 1965 • Eugene • \$215,000
MLS #812859 • Active



COMING SOON

VALUE AWAITS UPDATED HOME IN PARK

Bedrooms: 4 • Bathrooms: 2
Sq. Ft: 1782 ±
Built in 1991 • Albany • \$131,000
MLS #815657 • Coming Soon



BARE LAND

BRING YOUR BUILDER HIGHLY SOUGHT WITHAM HILL

Acreage: 0.41 ±
Corvallis • \$69,000
Zoning: SF
MLS #814750 • Active



AVAILABLE

NICE GATED 55+ COMMUNITY COVERED PARKING & DECK

Bedrooms: 2 • Bathrooms: 2
Sq. Ft: 1272 ±
Built in 1972 • Eugene • \$49,000
MLS #813171 • Active



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Sq. Ft: 2947 • Corvallis • \$6,630/mthly.
MLS #815454 • Active

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COMMUNITY MATTERS

Monarch on 4th



Providing in-person connection, support, and resources for parents and caregivers of babies and young children in our community.

Parenting in today's world can be challenging. To thrive, families need a supportive web of connections, resources, and companionship. But that support can be hard to find and difficult to access. In our community, Monarch on 4th answers that need, providing a physical location where parents and caregivers can come together for face-to-face help, services, and friendship.

Thanks to many collaborations with local providers and community organizations, Monarch on 4th has offerings for families from pregnancy through birth and the toddler years. These include childbirth and lactation classes, yoga classes, parenting classes, support groups for people experiencing perinatal mood and anxiety disorders, and more. Monarch on 4th is a welcoming community space that offers a food cupboard, hygiene pantry, and a community closet filled with essential items young families need. All items are free and donations are welcomed.

In partnership with Reconnections Counseling, Monarch on 4th provides a crucial haven for families in our community, helping to address some of today's serious challenges. Parents and children who are from marginalized groups in our community face dramatically increased risks for complications and even death during pregnancy and the postpartum period, as well as increased chances of homelessness, substance use disorders, and mental health challenges. Monarch

on 4th offers wrap-around support that welcomes and celebrates every family, offering support for everyday parenting needs as well as the bigger hurdles families can face.

In partnership with the Community Doula Program, Monarch on 4th also helps birthing families access culturally-matched doula care, providing pregnancy, birth, and postpartum care with a trained doula who speaks the client's language and understands their background. Together, Monarch on 4th and the Community Doula Program are helping families in our community get the best possible start and thrive in the early years, setting the stage for lifelong health and wellness.

Get involved! Learn more by visiting Monarch on 4th and the Community Doula Program online (see web addresses below). To make a financial contribution and/or donate needed items to their Community Closet and Community Pantry, please visit: communitydoulaprogram.org/donate-to-monarch-on-4th

Phone: 541-760-3656 | **Address:** 520 NW 4th Street, Corvallis OR 97330

Monarch on 4th Website: communitydoulaprogram.org/monarch-on-4th

Community Doula Program Website: communitydoulaprogram.org



Rotary CLUB OF CORVALLIS **Join in Supporting Monarch on 4th!**
MAY 2024 FOOD DRIVE

Please bring these non-perishable food items to Town & Country Realty's Corvallis Office, 455 NW Tyler Ave, Mon-Fri 8am-5pm & Sat 10am-2pm:

- Beans
- Cereal
- Chicken (canned)
- Crackers
- Dog food
- Fish (e.g., canned tuna)
- Fruit cups/pudding cups
- Fruit juice/vegetable juice
- Fruits & vegetables
- Granola/cereal bars (no nuts)
- Jelly & jam
- Peanut butter
- Raisins & dried fruit (no nuts)
- Rice
- Soups
- Spaghetti meals & other entrees
- Other healthy items

*Also accepting gift cards to local supermarkets for toiletry items.

Since 2017, Town & Country Realty has contributed over \$339,000 to the community. Each month, in our Real Estate Guide, we feature local non-profits, community events, and charities that we support in an effort to expand their exposure. If your organization has a need, please reach out to us at info@tncrealty.com and let us know. Thank you for your contributions to our local community and for all the work you do to provide the place we all love to come home to!

Community Shred Day:
This Month: May 18th • 10AM-2PM

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All shredded paper is recycled, so please make sure there is no plastic or trash in with your documents.



Contact a Town & Country Realty Broker Today!



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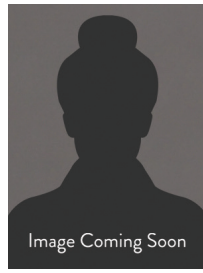
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oregonstatecu.com/home-loans

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