

# Teryn's Market Update

Looking at remodeling your house? Thinking about buying investment properties to pay for your child's college or technical school education? Considering refinancing your home? Wondering what's going on in your neighborhood? Call me first. I am here to help you make smart decisions about buying, selling and holding real estate.

## Turn Off Your Computer?

If you're wondering when you should turn off your personal computer for energy savings, here are some general guidelines to help you make that decision.

Though there is a small surge in energy when a computer starts up, this small amount of energy is still less than the energy used when a computer is running for long periods of time. For energy savings and convenience, consider turning off the monitor if you aren't going to use your PC for more than 20 minutes and both the CPU and monitor if you're not going to use your PC for more than 2 hours.

Make sure your monitors, printers, and other accessories are on a power strip/surge protector. When this equipment is not in use for extended periods, turn off the switch on the power strip to prevent them from drawing power even when shut off. If you don't use a power strip, unplug extra equipment when it's not in use.

Most PCs reach the end of their "useful" life due to advances in technology long before the effects of being switched on and off multiple times have a negative impact on their service life. The less time a PC is on, the longer it will "last." PCs also produce heat, so turning them off reduces building cooling loads.

For cost effectiveness, you also need to consider how much your time is worth. If it takes a long time to shut down the computer and then restart it later, the value of your time will probably be much greater than the value of the amount of electricity you will save by turning off the computer.

### Power-Down or Sleep Mode Features

Many PCs available today come with a power-down or *sleep mode* feature for the CPU and monitor. ENERGY STAR® computers power down to a sleep mode that consume 15 Watts or less power, which is around 70% less electricity than a computer without power management features. ENERGY STAR monitors have the capability to power down into two successive "sleep" modes. In the first, the monitor energy consumption is less than or equal to 15 Watts, and in the second, power consumption reduces to 8 Watts, which is less than 10% of its operating power consumption.

Note: Screen savers are not energy savers. Using a screen saver may in fact use more energy than not using one, and the power-down feature may not work if you have a screen saver activated. In fact, modern LCD color monitors do not need screen savers at all.

## Electric Fueling Stations in PDX

PGE - City of Portland	121 SW Salmon St
Smart Park	123 SW Jefferson
Old Town Smart Park	33 NW Davis St
Hillsdale Library	1525 SW Sunset Blvd
Emergency Charging Residence	8116 SE 8th Ave
Oregon Museum of Science and Industry (OMSI)	1945 SE Water Ave
World Trade Center	26 SW Salmon St

## Preferred Service Providers

As a broker, I have the opportunity to work with many service providers and also glean experiences and recommendations from numerous other agents. (We also share notes on who to avoid.) Here are a few highly recommended vendors:

**Asbestos Testing:**  
Forensic Analytical  
(503) 595-1001

IRS Environmental of  
Portland, Inc  
503-693-6388

**Garage Door Repair:**  
Able Garage Door  
Service  
(503) 230-0607



## Sellers List

### Do you know of buyers for these homes?

- \$629,900 3020 SW Westwood Dr, Portland 97225
- \$1,950,000 5525 SW Woods Ct, Portland 97221
- \$219,900 8333 SE 23rd Ave #C, Portland 97202
- \$219,900 6015 SE Ramona St, Portland 97206



**TERYN BONIME, GRI, BROKER**

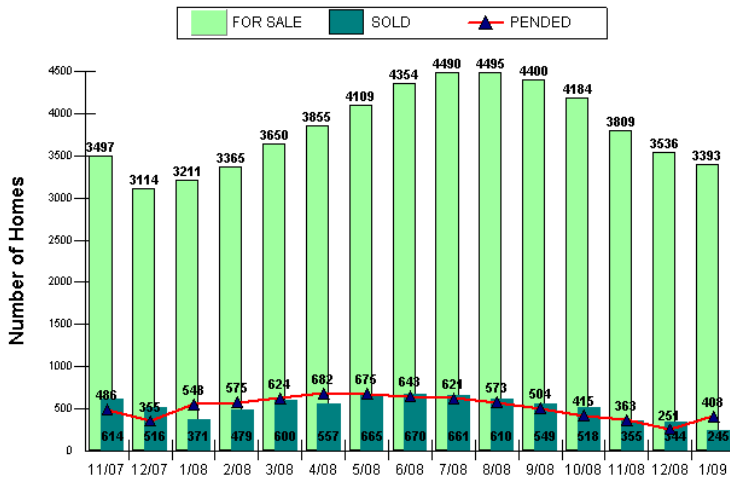
6443 SW Beaverton Hillsdale Hwy, Ste 100  
Portland, OR 97221

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*I will* [www.GuideYouHome.com](http://www.GuideYouHome.com)

I hope you find this newsletter to be a valuable tool, something to help keep you on top of what is happening in your market. If you have suggestions, or comments I would love to hear from you!

*Teryn Down the Road*



In January there were 3393 houses on the market in Multnomah County and 245 sales creating an inventory of 13.8 months.

## Recycle Your Old Fridge

**Here's how you can save money, save energy and protect the environment!**

Older fridges can cost up to \$200 per year to operate. You can pocket the difference, plus receive a \$30 cash incentive.

Fridges built before 1990 use two to three times more energy than today's high efficiency model.

95% of each fridge's components are recycled—keeping them out of landfills and the environment.

Recycle your old fridge instead of giving it away or moving it to the garage. You'll save energy and get \$30 back! To schedule your FREE pick up today, call (866) 444-8907 or visit [www.energytrust.org/FridgeRecycling](http://www.energytrust.org/FridgeRecycling)

## One Year Changes

Here's a snapshot of inventories around town. Keep in mind however, these numbers change when looking at specific criteria.

	Jan 08	Jan 09	% Change
For Sale	1049	1156	10.2% ↑
Sold	128	100	-21.9% ↓
Pended	188	160	-14.9% ↓

**SE Portland**

	Jan 08	Jan 09	% Change
For Sale	672	734	9.2% ↑
Sold	68	43	-36.8% ↓
Pended	89	50	-43.8% ↓

**Portland West & Raleigh Hills**

	Jan 08	Jan 09	% Change
For Sale	715	751	5% ↑
Sold	93	75	-19.4% ↓
Pended	133	119	-10.5% ↓

**NE Portland**

	Jan 08	Jan 09	% Change
For Sale	644	723	12.3% ↑
Sold	44	27	-38.6% ↓
Pended	52	38	-26.9% ↓

**Lake Oswego & West Linn**