



**TOWN &
COUNTRY
REALTY**

REAL ESTATE GUIDE

For The Mid-Willamette Valley



APRIL 2025



COMING SOON
SPACIOUS 1-STORY WITH ACREAGE & DREAM SHOP
Bedrooms: 3 • Bathrooms: 2
Sq. Ft: 2049 ± • Acreage: 6.00 ±
Built in 1971 • Corvallis • \$925,000
MLS #826871 • Coming Soon



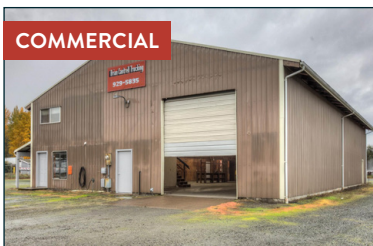
COMING SOON
BETTER THAN NEW WITH SOLAR & INTEGRATED ADU
Bedrooms: 5 • Bathrooms: 3 Full/2 Half
Sq. Ft: 2730 ± • Acreage: 0.12 ±
Built in 2022 • Independence • \$699,000
MLS #826859 • Coming Soon



AVAILABLE
CHARMING TWO STORY, POSSIBLE DUAL LIVING
Bedrooms: 4 • Bathrooms: 3
Sq. Ft: 2144 ± • Acreage: 0.11 ±
Built in 1940 • Albany • \$475,000
MLS #826577 • Active



AVAILABLE
CLASSIC CORVALLIS HOME FULLY ELECTRIC WITH SOLAR
Bedrooms: 4 • Bathrooms: 1.5
Sq. Ft: 1815 ± • Acreage: 0.13 ±
Built in 1958 • Corvallis • \$600,000
MLS #822655 • Active



COMMERCIAL
IN-TOWN INDUSTRIAL SPACE 4,400 SQUARE FOOT SHOP
Acreage: 1.31 ±
Zoning: Light Industrial
Built in 1992 • Philomath • \$1,600,000
MLS #823362 • Active



BARE LAND
DEVELOPER'S DREAM POTENTIAL 31+ BEAUTIFUL LOTS!
Acreage: 5.82 ±
Corvallis • \$1,350,000
MLS #815548 • Contingent



AVAILABLE
STUNNING RIVERFRONT HOME PARADISE ON 24 ACRES
Bedrooms: 4 • Bathrooms: 3
Sq. Ft: 2941 ± • Acreage: 24.00 ±
Built in 1930 • Alesia • \$899,000
MLS #824888 • Active



COMING SOON
CLASSIC TUDOR STYLE HOME OPEN SPACE BEHIND
Bedrooms: 4 • Bathrooms: 3.5
Sq. Ft: 3372 ± • Acreage: 0.31 ±
Built in 1986 • Corvallis • \$875,000
MLS #826715 • Coming Soon



COMING SOON
WALNUT PARK BEAUTY WITH UPDATES & ONE OWNER
Bedrooms: 4 • Bathrooms: 3
Sq. Ft: 2573 ± • Acreage: 0.32 ±
Built in 1987 • Corvallis • \$849,900
MLS #824415 • Contingent



COMING SOON
PLENTY OF ROOM FOR ALL DUAL-DWELLING OPPORTUNITY
Bedrooms: 5 • Bathrooms: 3.5
Sq. Ft: 3378 ± • Acreage: 0.35 ±
Built in 2001 • Philomath • \$799,000
MLS #824457 • Coming Soon



COMING SOON
SPACIOUS GREEN BUILT HOME 2+ FORESTED ACRES
Bedrooms: 4 • Bathrooms: 2.5
Sq. Ft: 3066 ± • Acreage: 2.35 ±
Built in 2006 • Philomath • \$799,000
MLS #826333 • Coming Soon



AVAILABLE
RURAL HOME WITH POND ACRES OF NATURE
Bedrooms: 4 • Bathrooms: 3
Sq. Ft: 3420 ± • Acreage: 4.94 ±
Built in 1930 • Lebanon • \$725,000
MLS #819794 • Active



AVAILABLE
ONE-OF-A-KIND LOTS OF POTENTIAL!
Bedrooms: 3 • Bathrooms: 1.5
Sq. Ft: 1378 ± • Acreage: 0.74 ±
Built in 1910 • Corvallis • \$675,000
MLS #825453 • Active



COMING SOON
BEAUTIFULLY UPDATED SINGLE LEVEL IN WALNUT PARK
Bedrooms: 3 • Bathrooms: 2
Sq. Ft: 1771 ± • Acreage: 0.20 ±
Built in 1990 • Corvallis • \$640,000
MLS #826962 • Coming Soon



BARE LAND
EXCITING OPPORTUNITY PRIME REAL ESTATE
Acreage: 3.00 ±
Zoning: RS-6
Corvallis • \$610,000
MLS #816959 • Active



COMING SOON
RANCH-STYLE RETREAT OVER HALF ACRE LOT
Bedrooms: 4 • Bathrooms: 3
Sq. Ft: 2727 ± • Acreage: 0.53 ±
Built in 1955 • Albany • \$600,000
MLS #825856 • Contingent



AVAILABLE
CHARMING VINTAGE MANSION SPACIOUS GUEST SUITE
Bedrooms: 4 • Bathrooms: 3
Sq. Ft: 3050 ± • Acreage: 0.17 ±
Built in 1920 • Albany • \$599,000
MLS #824341 • Active



COMING SOON
SPACIOUS OPEN FLOOR PLAN RELAXING BACKYARD RETREAT
Bedrooms: 3 • Bathrooms: 2
Sq. Ft: 1860 ± • Acreage: 0.24 ±
Built in 1995 • Albany • \$598,500
MLS #825234 • Coming Soon

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Barbara Viau..... 541-801-0010	Erik Atkinson..... 541-829-8227	Karen Rosenberg..... 541-760-6858	Todd Clark..... 541-220-9423
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Elisa Street 541-740-3812	Jill Shreve..... 541-974-4935	Patty Lorenzen..... 541-760-5911	



See all Mid-Willamette Valley listings online at [tncrealty.com](https://www.tncrealty.com)





BARE LAND

RARE OPPORTUNITY NEAR WILLAMETTE PARK
 Acreage: 2.85 ±
 Zoning: UR5
 Corvallis • \$595,000
 MLS #823291 • Active



AVAILABLE

SO MUCH POTENTIAL 2+ BEAUTIFUL ACRES
 Bedrooms: 5 • Bathrooms: 4
 Sq. Ft: 2600 ± • Acreage: 2.29 ±
 Built in 1957 • Alsea • \$575,000
 MLS #823595 • Active



BARE LAND

STUNNING 10-ACRE PROPERTY BUILD YOUR DREAM HOME
 Acreage: 10.03 ±
 Zoning: RR10
 Corvallis • \$565,000
 MLS #825749 • Coming Soon



CHARMING HOME LOVELY NEIGHBORHOOD
 Bedrooms: 4 • Bathrooms: 2.5
 Sq. Ft: 2028 ± • Acreage: 0.11 ±
 Built in 1998 • Corvallis • \$549,900
 MLS #824619 • Contingent



COMING SOON

CLOSE TO CAMPUS CHARMER MOVE-IN READY
 Bedrooms: 3 • Bathrooms: 2
 Sq. Ft: 2432 ± • Acreage: 0.13 ±
 Built in 1950 • Corvallis • \$545,000
 MLS #826967 • Coming Soon



AVAILABLE

FULL OF CHARACTER FANTASTIC LOCATION
 Bedrooms: 4 • Bathrooms: 1.5
 Sq. Ft: 1904 ± • Acreage: 0.61 ±
 Built in 1933 • Corvallis • \$539,000
 MLS #825292 • Active



AVAILABLE

INVITING SINGLE LEVEL HIGHLY DESIRABLE AREA
 Bedrooms: 3 • Bathrooms: 1.5
 Sq. Ft: 1375 ± • Acreage: 0.19 ±
 Built in 1973 • Corvallis • \$529,000
 MLS #826429 • Active



COMING SOON

CONVENIENT EASY LIVING CHARMING & COMFORTABLE
 Bedrooms: 3 • Bathrooms: 1
 Sq. Ft: 1088 ± • Acreage: 0.14 ±
 Built in 1973 • Corvallis • \$449,000
 MLS #825610 • Coming Soon



BEAUTIFUL ONE-STORY HOME DESIRABLE NORTH ALBANY
 Bedrooms: 3 • Bathrooms: 2
 Sq. Ft: 1408 ± • Acreage: 0.11 ±
 Built in 2013 • Albany • \$440,000
 MLS #826752 • Contingent



AVAILABLE

PRIVATE BACKYARD OASIS BEAUTIFUL NEIGHBORHOOD
 Bedrooms: 3 • Bathrooms: 2
 Sq. Ft: 1480 ± • Acreage: 0.19 ±
 Built in 2006 • Albany • \$435,000
 MLS #826169 • Active



MODERN OPEN FLOOR PLAN CHARMING QUIANT TOWN
 Bedrooms: 3 • Bathrooms: 2
 Sq. Ft: 1280 ± • Acreage: 0.16 ±
 Built in 2008 • Brownsville • \$398,500
 MLS #825861 • Contingent



COMING SOON

COMFORTABLE & AFFORDABLE SMALL-TOWN LIVING AWAITS
 Bedrooms: 3 • Bathrooms: 2
 Sq. Ft: 1478 ± • Acreage: 0.19 ±
 Built in 1976 • Jefferson • \$395,000
 MLS #824781 • Coming Soon



AVAILABLE

SINGLE-LEVEL LIVING QUIET HILLSIDE COMMUNITY
 Beds: 3 • Baths: 2 • Sq. Ft: 1495 ±
 Acreage: 0.17 ± • Built in 2006
 Cottage Grove • \$370,000
 MLS #826245 • Active



AVAILABLE

CORNER LOT ONE STORY BEAUTIFUL HARDWOOD FLOORS
 Bedrooms: 3 • Bathrooms: 1
 Sq. Ft: 888 ± • Acreage: 0.158 ±
 Built in 1953 • Albany • \$349,000
 MLS #826131 • Active



LOVINGLY-CARED FOR HOME SECURE, QUIET LOCATION
 Bedrooms: 2 • Bathrooms: 2
 Sq. Ft: 1782 ± • Acreage: 0.16 ±
 Built in 1996 • Eugene • \$335,000
 MLS #826459 • Contingent

Should I Buy a Home Right Now? Experts Say Prices Are Only Going Up

You've probably heard the saying, "Yesterday was the best time to buy a home, but the next best time is today." That's because home values continue to rise nationwide. With mortgage rates still high, you may be waiting for prices to fall or trying to time the market perfectly—but waiting could cost you in the long run.

Home Prices Are Still Rising—Just at a More Normal Pace: The idea that prices will drop significantly is unlikely in most markets. According to the *Home Price Expectations Survey* from Fannie Mae, analysts predict prices will keep rising through at least 2029.

While the rapid spikes of previous years have slowed, experts project a steady, sustainable increase of around 3–4% per year. This is a much more typical pace—a positive sign for hopeful buyers.

What This Means for You: While it's tempting to wait for lower prices or mortgage rates, consider this:

- Home prices will likely be higher in the future, meaning waiting may cost more.
- Even if rates dip, rising prices could still make waiting more expensive overall.
- Buying now means you start building equity sooner.

For example, purchasing a \$400,000 home today could mean an increase in value of over \$83,000 in five years—money in your pocket instead of being left on the sidelines.

Why Aren't Prices Dropping? It's All About Supply and Demand: Although there are more homes for sale than last year, there still aren't enough to meet buyer demand. This keeps upward pressure on prices. As many economists have stated, prices are expected to rise at similar rates as the second half of 2024 due to an overall lack of inventory to meet buyer demand.

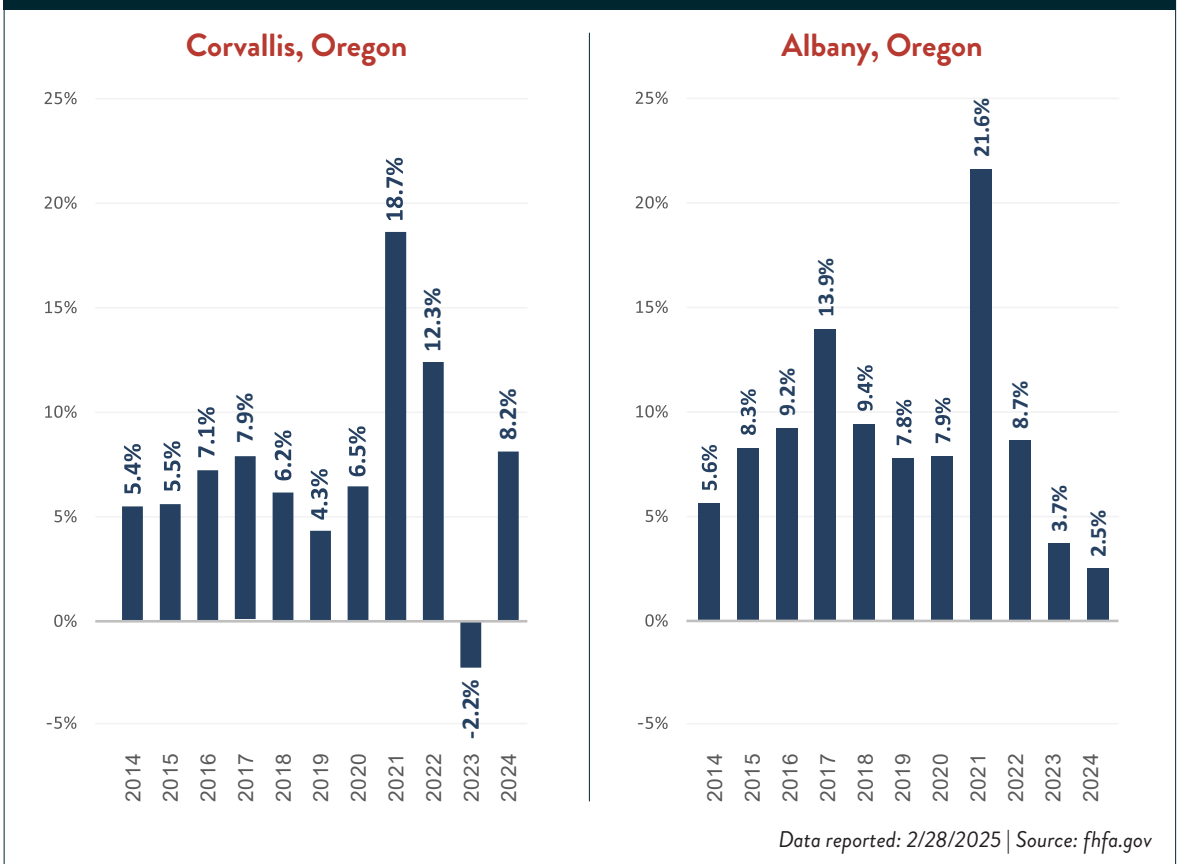
While every market is different, most areas will see moderate price growth. A national drop? Not likely.

Bottom Line—Time in the Market Beats Timing the Market: Real estate rewards those who enter the market, not those who try to time it perfectly. While today's market has challenges,

options exist—exploring different neighborhoods, considering condos or townhomes, discussing financing alternatives, or using down payment assistance programs. The key is making a move when it makes sense for you rather than waiting for a perfect scenario that may never come.

Home prices are rising in Corvallis and Albany as shown in the Local Appreciation graphs below. Want to learn more about the local market? A Town & Country Realty Broker is ready to help! Whether you're ready to buy or just exploring, expert guidance can set you up for success. Call today—541-757-1781 in Corvallis or 541-924-5616 in Albany—and take the next step with confidence!

Local Annual Appreciation: Home Price Index 2014–2024



Welcome Home



8+ ACRES OF POTENTIAL DREAM BIG ON THIS LOT
 Acreage: 8.03 ±
 Zoning: FF
 Dallas • \$325,000
MLS #823809 • Active



BRIGHT & CHEERFUL METICULOUSLY MAINTAINED
 Bedrooms: 2 • Bathrooms: 2
 Sq. Ft: 1188 ± • Acreage: 0.14 ±
 Built in 1996 • Sweet Home • \$320,000
MLS #826150 • Active



DELIGHTFUL VINTAGE HOME FULL OF CHARACTER
 Bedrooms: 2 • Bathrooms: 1
 Sq. Ft: 892 ± • Acreage: 0.49 ±
 Built in 1920 • Alea • \$289,900
MLS #826622 • Contingent



BRING YOUR BUILDER CREATE YOUR DREAM HOME
 Acreage: 0.32 ±
 Zoning: RS6
 Corvallis • \$225,000
MLS #825691 • Active



SO MUCH NATURAL LIGHT CORNER LOT WITH GREAT VIEWS
 Bedrooms: 2 • Bathrooms: 1
 Sq. Ft: 770 ±
 Built in 2024 • Corvallis
MLS #826240 • Coming Soon



BRIGHT TOP-FLOOR CONDO OVERLOOKING GREENSPACE
 Bedrooms: 2 • Bathrooms: 1
 Sq. Ft: 581 ± • Acreage: 0.01 ±
 Built in 1965 • Eugene • \$198,000
MLS #827004 • Coming Soon



SOPHISTICATED OFFICE SPACE SLEEK & MODERN DESIGN
 Inviting Reception Area, Expansive, Open Office Area, & more
 Sq. Ft: 2947 • Corvallis • \$5,894/month
MLS #815454 • Active

Check out the latest listings!
 Either scan the QR code on right, or visit:
tncrealty.com/new-listings




COMMUNITY MATTERS

Jackson Street Youth Services

Offering youth a safe place to live and resources to work through crises and towards a brighter, more stable future.

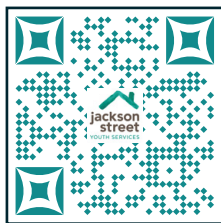


Jackson Street Youth Services promotes safety, stability, and well-being for youth, working to prevent homelessness by building positive relationships and teaching self-sufficiency. Founded as a grassroots organization, Jackson Street is nationally recognized but still relies on local donor support. Together, we can end youth homelessness!

The 12th annual **Youth Rising** fundraising reception is Thursday, April 24th. As a proud Presenting Sponsor, Town & Country Realty invites you to an inspiring evening at the YMCA Family Activities Center. Doors open at 5 PM—enjoy a buffet dinner and hear youth stories and how your support impacts their lives.

The event is free, but seating is limited—please RSVP by April 10th. You're encouraged to give generously and share this opportunity with friends, family, and colleagues.

If you can't attend Youth Rising, Jackson Street welcomes your support anytime. To make a tax-deductible donation, please visit: bit.ly/Jackson-Street-Donate



Phone: 541-286-4580 | **RSVP:** bit.ly/Jackson-Street-Youth-Rising-2025

24/7 Abuse Hotline: 800-901-2904 | **Website:** jacksonstreet.org

Mailing Address: P.O. Box 285, Corvallis OR 97339

youth rising you're invited!
april 24 2025
5:30pm
 doors open at 5pm
ymca family youth activities center
 5209 pacific blvd sw albanay
 12th annual fundraising event benefiting youth
rsvp today to join us!



Town & Country Realty has proudly contributed over \$374,000 to our community. Each month, our Real Estate Guide highlights local non-profits, events, and charities to raise awareness and support. If your organization has a need, we'd love to hear from you. Please email us at info@tncrealty.com. Thank you for your contributions to our local community and all that you do to make it the wonderful place we call home!

Community Shred Day - This Month: April 19th • 10AM-2PM
 Bring your personal papers for complimentary shredding at **Town & Country Realty, Corvallis: 455 NW Tyler Avenue**
 Shredded paper is recycled, so please make sure there is no plastic or trash in with your documents.

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Stephanie Wilson Broker, ABR (219) 628-2904



Kate Gillett Broker

Kate Gillett, Broker, Joins Town & Country Realty

Kate Gillett is a licensed real estate agent in Oregon, specializing in helping clients buy and sell homes in Corvallis, Philomath, Albany, Eugene, Monmouth, Lebanon, and surrounding areas. She is dedicated to maximizing homeowners' real estate investments while providing expert guidance to first-time sellers and investors at every step of the process.

A native Oregonian, Kate's deep-rooted knowledge of the region makes her an invaluable resource for those looking to relocate. Before transitioning to real estate, she was a high school health teacher and cheerleading coach. Her passion for mentorship led her to open a competitive cheer gym, where she successfully managed over 100 athletes and built a thriving business. She later worked as a transaction coordinator before advancing to Director

of Operations, overseeing 100 transactions annually and developing systems to improve efficiency. These experiences honed her leadership, organizational, and problem-solving skills—qualities that continue to fuel her success in real estate.

Kate began her real estate career in 2015, earning her license in 2022. She built her business on community, grit, growth, grace, and gratitude. Committed to staying informed, she studies the local market, leverages social media, and implements innovative strategies to help clients achieve their goals.

Passionate about guiding clients through homeownership and investment opportunities, Kate is committed to creating meaningful moments and lasting relationships. Whether you're buying, selling, or exploring options, she's ready to help you navigate the process with confidence. Reach out to her today! Call or email her at 503-201-8646 and gillett@tncrealty.com.

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