



OASIS

Improve Your Landscaping

- ▶ Making improvements to your yard and garden can be hard work. Fortunately, putting in a handful of hours can make a huge impact. Before you know it, you'll be wiping sweat from your brow and admiring the progress you've made on your backyard makeover.
- ▶ Walkways can make a huge difference to your backyard's aesthetic appeal. Design your walkway to be an extension of your home, creating a sense of flow from the house to the backyard. After you've picked your pavers, roll the path as flat as possible before setting them in. Decorate the pathway with potted plants and flowers to bring in color.
- ▶ Backyards are also meant for relaxing. After taking care of the tough landscaping work, your backyard is just a few steps away from feeling like an oasis. Install a water feature or birdbath to bring serenity to the space and watch the neighborhood birds flock to it. Nothing says summer like lying in a hammock under the sun. String one up between two trees or look for hammocks that come with a stand and swing the sunny afternoons away.



I hope these ideas and information encourage you to make your backyard the best it can be. All of us here at Windermere hope you have a happy, relaxing summer.

Your backyard oasis would not be complete without a healthy, blooming garden. Here are some gardening tips for this month in areas around the Western U.S.

- ▶ **Pacific Northwest:** Now is the time to plant gourds and cucumbers, deadhead any spring bulbs with spent blossoms, and begin to pick strawberries that have ripened.
- ▶ **Southwest:** With typically hot days and cool nights, June in the Southwest is when you'll want to be certain your irrigation systems are working properly. Mulching will help to preserve the moisture given off at night.
- ▶ **Northern California:** Inspect your garden for insect pests and diseases before temperatures start to increase. To yield beautiful tomatoes later in the year, stake, mulch, and fertilize them now.
- ▶ **Southern California:** As in the northern part of the state, be on the lookout for evidence of insects and fungal diseases in your garden. Roses, citrus, and avocado trees are primed and ready to be fertilized this month. Give your irrigation system a checkup before summer temperatures rise.
- ▶ **Mountain West:** Warm days that give way to chilly nights make June the perfect time to plant vegetables like beans, corn, squash, and melons. Prune shrubs that have finished blooming.
- ▶ **Hawaii:** June in Hawaii is peak harvest time for short-seasoned fruits like lychee, mango, and papaya. Plants that are ready to seed this month include tomatoes, marigolds, okra, and basil, among others.



Father's Day Activities

However you're spending Father's Day this year, these tips will help create a fun-filled and memorable day.

- 1 Start the day by making brunch. Whether you have an active day ahead, or a breakfast in bed is more the pace you have in mind, taking the time to make a morning meal will start the day off right.
- 2 Father's Day is a perfect time to go hiking. Hit the trails at your local parks or point out a hiking destination on the map and make a day trip out of it.
- 3 For dinner, make your dad's favorite meal. If the weather permits, take your dinner outside for an early summer backyard picnic.
- 4 Gather 'round the family, team up, and have a game night.
- 5 Host a movie night, either a family favorite or something you've been wanting to watch together.

HOME PRICING GUIDE

Here are the average three-bedroom home sale prices in some of the neighborhoods served by Windermere. Figures are based on multiple listing data for homes sold from September 1, 2020 to February 28, 2021. For information on other market areas, please call me.

CALIFORNIA		Nampa	\$379,000	Molalla	\$353,000	Burien	\$538,000	Northport	\$128,000
Carlsbad	\$1,025,000	Post Falls	\$390,000	Monmouth	\$371,000	Camano Island	\$611,000	Ocean Shores	\$336,000
Napa	\$856,000	Sun Valley		Newberg	\$471,000	Camas	\$500,000	Olympia	\$463,000
Oakland	\$1,011,000	Hailey	\$519,000	Newport/Seal Rock	\$452,000	Cathlamet	\$368,000	Omak/Okanogan	\$245,000
Riverside	\$515,000	Ketchum	\$1,463,000	Portland		Centralia	\$320,000	Orcas Island	\$957,000
San Diego	\$820,000	MONTANA		North	\$493,000	Chelan	\$681,000	Packwood	\$345,000
San Francisco	\$1,517,000	Bozeman	\$703,000	Northeast	\$513,000	Chewelah	\$224,000	Port Angeles	\$382,000
San Jose	\$992,000	Hamilton	\$263,000	Southeast	\$463,000	Clarkston	\$239,000	Port Ludlow	\$660,000
Sacramento	\$434,000	Helena	\$315,000	West	\$634,000	Cle Elum	\$669,000	Port Orchard	\$433,000
		Missoula	\$397,000	Prineville	\$331,000	Colville	\$242,000	Port Townsend	\$510,000
		NEVADA		Redmond	\$425,000	Deer Park	\$371,000	Poulsbo	\$543,000
		Henderson	\$369,000	Rogue River	\$449,000	DuPont	\$412,000	Prosser	\$338,000
		Las Vegas	\$311,000	St. Helens	\$328,000	Edmonds	\$745,000	Pullman	\$314,000
		OREGON		Salem	\$358,000	Ellensburg	\$413,000	Puyallup	\$430,000
		Albany	\$334,000	Sandy	\$388,000	Entiat	\$425,000	Quincy	\$315,000
		Ashland	\$503,000	Scappoose	\$395,000	Enumclaw	\$492,000	Redmond	\$974,000
		Astoria	\$409,000	Springfield	\$358,000	Ephrata	\$237,000	Renton	\$609,000
		Beaverton/		Sunriver	\$577,000	Everett	\$512,000	Republic	\$225,000
		Sunset Corridor	\$534,000	The Dalles	\$329,000	Federal Way	\$452,000	Sammamish	\$1,008,000
		Bend	\$633,000	Tigard	\$501,000	Ferndale	\$482,000	Seattle	
		Canby	\$435,000	Tualatin	\$480,000	Gig Harbor	\$658,000	North	\$876,000
		Cannon Beach	\$1,223,000	Warrenton	\$397,000	Goldendale	\$309,000	Northwest	\$999,000
		Cascade Locks	\$283,000	Wilsonville	\$479,000	Granite Falls	\$478,000	West	\$771,000
		Clatskanie	\$334,000	UTAH		Issaquah	\$910,000	Downtown/Central	\$1,192,000
		Corvallis	\$407,000	Bountiful	\$399,000	Kelso	\$315,000	Southeast	\$756,000
		Cottage Grove	\$330,000	Coalville	\$577,000	Kent	\$499,000	Sedro Woolley	\$432,000
		Creswell	\$343,000	Layton	\$377,000	Kettle Falls	\$298,000	Sequim	\$476,000
		Dallas	\$440,000	Midvale	\$501,000	Kingston	\$633,000	Shelton	\$359,000
		Eagle Point	\$371,000	Orem	\$382,000	Kirkland	\$1,031,000	Shoreline	\$682,000
		Eugene	\$397,000	Park City	\$1,400,000	Lake Forest Park	\$697,000	Silverdale	\$476,000
		Florence	\$402,000	Provo	\$371,000	Lake Stevens	\$535,000	Snohomish	\$645,000
		Gearhart	\$557,000	Salt Lake City	\$527,000	Lake Tapps	\$747,000	Spokane	\$312,000
		Gleneden Beach	\$449,000	West Valley City	\$390,000	Lakewood	\$434,000	Spokane Valley	\$331,000
		Grants Pass	\$391,000	WASHINGTON		Leavenworth	\$798,000	Stanwood	\$542,000
		Gresham	\$409,000	Aberdeen	\$233,000	Liberty Lake	\$440,000	Stevenson	\$516,000
		Happy Valley	\$559,000	Allyn	\$453,000	Long Beach	\$286,000	Sumner	\$446,000
		Hermiston	\$272,000	Anacortes	\$631,000	Longview	\$325,000	Tacoma	\$414,000
		Hillsboro	\$447,000	Arlington	\$506,000	Lopez Island	\$915,000	Tri-Cities	\$347,000
		Hood River	\$627,000	Auburn	\$474,000	Lynden	\$453,000	Twisp	\$465,000
		Jacksonville	\$528,000	Bainbridge Island	\$1,121,000	Lynnwood	\$579,000	University Place	\$521,000
		Klamath Falls	\$246,000	Belfair	\$383,000	Maple Valley	\$579,000	Vancouver	\$437,000
		Lake Oswego	\$783,000	Bellevue	\$1,171,000	Marysville	\$456,000	Vashon	\$950,000
		Lebanon	\$303,000	Bellingham	\$565,000	Mazama	\$768,000	Walla Walla	\$354,000
		Lincoln City	\$448,000	Bingen/White Salmon	\$607,000	Mercer Island	\$1,540,000	Wenatchee	\$415,000
		Madras	\$398,000	Birch Bay/Blaine	\$498,000	Mill Creek	\$696,000	Westport	\$331,000
		McMinnville	\$415,000	Bonney Lake	\$453,000	Monroe	\$558,000	Whidbey Island	\$537,000
		Medford	\$535,000	Bothell	\$681,000	Moses Lake	\$275,000	Winthrop	\$559,000
		Milton-Freewater	\$232,000	Bremerton	\$407,000	Mount Vernon	\$482,000	Woodinville	\$947,000
				Mukilteo	\$407,000	MountLake Terrace	\$543,000	Yakima	\$326,000
				Newcastle	\$372,000	Newcastle	\$904,000	Yelm	\$377,000