



Photo courtesy Broker Pam Zielinski of Berkshire Hathaway Home Services Northwest Real Estate - Netarts Branch
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Thursday Market returns to Rockaway Beach
Succulent Bowl by Heather Irace
sold by Grumpy Gnome Gardens. Photo by Katherine Mace
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Summer 2025

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Scott Vaughan artwork on display at
Cannon Beach Gallery
See page 7



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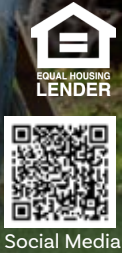
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Cannon Beach real estate in buyers market

Will Chappell
Headlight Editor

With economic uncertainty high, Cannon Beach's real estate market was sluggish through the first four months of 2025, though a slight uptick in activity occurred in May with six transactions in south Clatsop County.

Michael Henderson, Managing Principal Broker at Duane Johnson, said that the pickup had mostly been in homes priced under \$1 million and consequently, higher priced properties' values had been steady over the last year with some slightly depreciating. Henderson said given economic forecasts predicting steady borrowing rates for the next year that he recommends buyers interested in Cannon Beach property

take advantage of the large available inventory in the near future.

"I would say that if you're a buyer and you want to purchase in south Clatsop County right now, this next year is the best year," Henderson said.

Up until May, 2025 had been a very slow year in the Cannon Beach market, according to Henderson, who said that his firm had only participated in "low single digit" transactions, before a large pickup in action put them ahead of their pace last year by the end of the month. "This had been the quietest start to a year that we've seen in over a decade and then it got really active really quick," Henderson said.

Henderson attributed the uptick in activity to families seeking primary residences,

pointing out that 73% of sales across Clatsop, Tillamook and Lincoln Counties in May had been in the \$200,000 to \$800,000 range. Henderson said that he felt the economic outlook had stabilized enough by early May to give those in the market who needed a place to live confidence to buy, while projections that interest rates will remain steady or increase over the rest of the year pushed them to act.

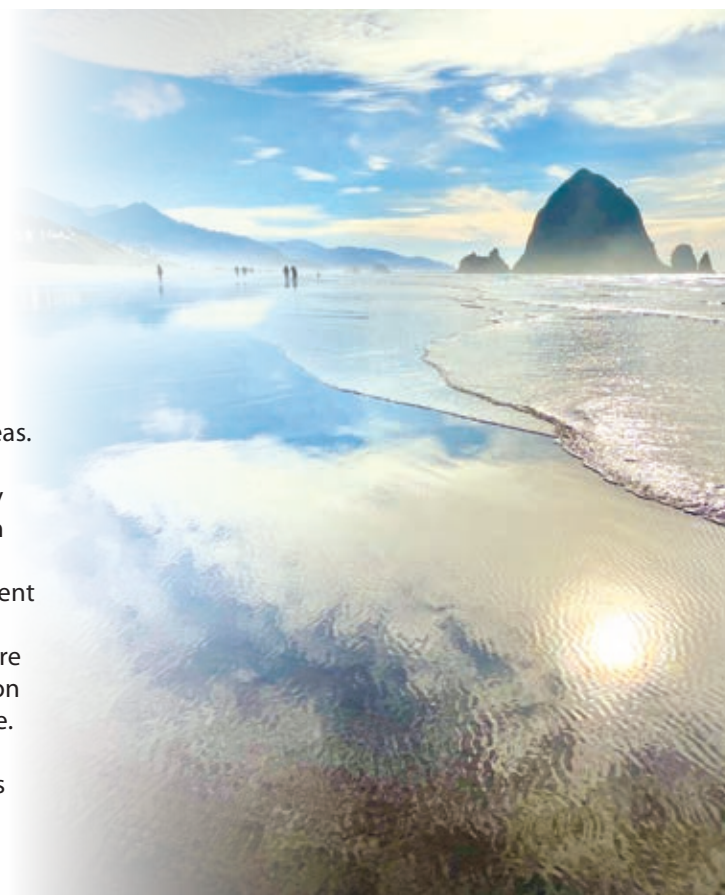
"I think even though we're in challenging times, what has happened over the last four to six weeks has at least given those younger families seeking primary residence the confidence to just go out and do it, regardless of interest rates," Henderson said.

The rise in sales at lower price points was not

matched in higher end properties, with just five homes selling across the three counties for more than \$1.2 million in May 2025 compared to 18 in May 2024.

Henderson said that even with these market factors, property values in Cannon Beach were holding steady for the most part, with slight depreciation in some areas. Henderson credited this to the limited availability of properties in the town and lack of potential for further future development but said that the current economic conditions were likely to stifle appreciation for the foreseeable future.

"At least in my area, I don't see property values really going down," Henderson said, "but they're definitely not going up."



Tillamook real estate report

Will Chappell
Headlight Editor

After a slow first quarter, transactions in the Tillamook real estate market picked up during April and May, though values have remained steady over the past year.

Pam Zielinski, the Principal Broker at Berkshire Hathaway Home Services NW Real Estate, said that the uptick in sales can largely be attributed to the city of Tillamook and its surrounds, while more expensive listings in coastal communities have continued to face challenges as less buyers materialize than in years past.

"It's slower than I would've expected right now," Zielinski said, "because usually after Memorial Day Weekend, people go home and think about how great it was at the beach and then they start looking online and making calls and emails. There hasn't been quite as much of that as I thought there would be."

In April and May, 50 and 44 properties sold, respectively, across Tillamook County, an increase from the 30 average sales in the five months prior, though a similar trend is observed annually in the county. This increase in activity has also spurred a fall in the

median days on market for properties from over 100 in the winter, to just over 20 in the last two months.

Over the past year, prices have remained steady, with the median sold price of homes just under \$500,000, while the average price decreased slightly from over \$600,000 last July through October to \$591,000 last month.

Zielinski said that the pickup in market activity had been driven by people purchasing primary homes, mostly in Tillamook and its environs, while beach communities' markets remain less active.

"There's more interest, generally speaking, in

primary homes than there is right now in second homes," Zielinski said. "So, consequently, Tillamook and surrounds, anything with a 97141-zip code, has been performing better than the coastal communities when you look at appreciation rate or the number of sales and days on the market and just general activity when you get a new listing."

Most of the properties transacting in the Tillamook area are being sold to locals, according to Zielinski, who said that the need for appropriate housing for different stages of life kept the market moving.

Properties in coastal communities, which tend to appeal more to buyers from outside the county looking to purchase a second home, have seen more uneven demand because of uncertainty about the economy, Zielinski said.

"What I notice is there is a lot of fluctuation this year as compared to prior years and I think it's because of what's happening in the economy," Zielinski said. "I think half the people are afraid to do anything and half the people are thinking this is a good time because things are going to get better."

These mixed results have led to a year-over-year uptick in inventory and days on the market, with the latter increasing from a median just under 19 and average of 42 days last June through September to 24.5 and 70 the last two months. According to Zielinski, this shift matches the national trend and is being driven by the lower volume of sales.

"The active listings are piling up more, only because they're not selling as quickly or readily as they were," Zielinski said. "So, they kind of stack up the days on the market and the total inventory grows."

Flamingo Jim's Gifts

If you've cruised through Rockaway Beach and spotted a teal building with pink trim, a yard full of eclectic outdoor art, and a big "Flamingo Jim's" sign out front, you've found one of the Oregon Coast's most iconic little gems. Nestled in the heart of town, Flamingo Jim's has been a beloved coastal destination since 1976. For nearly 50 years, we've been your must-stop shop for quirky gifts, beachy souvenirs, and yard art that's guaranteed to make you smile.

We're thrilled to be featured in this month's Welcome Home spotlight—just in time for summer! Our team has been hard at work this spring unpacking loads of fresh yard and garden décor—from metal art and concrete bird



baths to sea glass accents, charming statuary, wind chimes, spinners, and so much more. Whether you're sprucing up a patio or building a gnome-friendly garden retreat, you'll find something to brighten up your outdoor space at Flamingo Jim's.

Inside, the fun continues with a store bursting at the seams with color



and character. From home décor signs and playful gifts to an extensive souvenir clothing selection and coastal treasures, our ever-changing inventory

means every visit brings something new. It's the kind of place where you can lose yourself wandering the aisles, discover something unexpected,

and leave with a smile (and maybe a flamingo or two).

We're open every day from 10 a.m. to 5 p.m., so stop by anytime you're in



town. For updates on new arrivals, special hours, and seasonal fun, don't forget to follow us on Facebook: @FlamingoJimsGifts

With friendly faces, a welcoming vibe, and deep roots in the Rockaway Beach community, Flamingo Jim's is more than just a store—it's a coastal tradition. Over the years, we've seen folks who came in as kids now bringing their own children

Continued on Page A5

Photography by Katherine Mace



and grandchildren. For many, visiting the shop has become a beloved family tradition passed down through generations. Come see what's new, what's quirky, and what just might be the perfect thing you didn't know you needed.

We'd love to see you soon!



Submitted photo



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Discover art for home and business at our local non-profit galleries

Bring visual impact to your interior design projects this summer

Looking for curated original fine art by established artisans? Need something classy with wow factor? Discover exiting art right here on the north coast this summer at Hoffman Center for the Arts and Cannon Beach Gallery.

Hoffman Center for the Arts

This summer Hoffman Center for the Arts, located at 594 Laneda Avenue in Manzanita, will feature two exhibits. They are free and open to the public. Artwork is available for purchase during open gallery hours and 70% of sales are returned to the artist, with the remaining proceeds going towards supporting the non-profit arts center. Please keep in mind, the gallery is closed the last Sunday of every month. For more information about the exhibits, other events and programing, visit hoffmanarts.org.

Hoffman July Gallery Exhibition

Works by Robin Kerr, Jennifer Rabin, Steven Miller

Exhibit: Thursdays–Sundays July 3–26, 12:00-5:00pm
Opening Reception July 5, 3:00-5:00pm

Robin Kerr—Flowers in Your Hair

Robin Kerr is a New Zealand born self-taught artist living in Portland Oregon USA. Prior to 2021 her professional art work focused on illustrations for children’s books and health-care public service pieces, with the occasional fine-art commission. Her day job was in a global healthcare company. In 2021 she moved to full time fine-art making.

Acrylic paint, wax pastel and ink on birch panels are Robin’s mediums of choice. Her subject matter gravitates to abstracted still-lifes featur-

ing slightly wonky vessels and imaginary flowers. Her work has been exhibited in juried art shows in Oregon, Washington and Idaho and sold world-wide. She has won awards and been published in art magazines. She is represented by Museo Gallery in Langley on Whidbey Island in WA state and by Salem On The Edge Fine Art Gallery in Salem Oregon.

Jennifer Rabin—Home

Jennifer Rabin is a mixed-media sculptor who works with objects that have been discarded and forgotten, having outlived their intended purpose. Deteriorating, imperfect, cast aside—they embody the artist’s experience with chronic illness, disability, and familial estrangement. Using natural fibers, Rabin transforms these unwanted

objects into shelter, giving them new purpose. This reclamation is an act of hope and defiance—a testament to rebuilding and resiliency.

Rabin has been an artist in residence at Jentel, Caldera, Pine Meadow Ranch, and The Oregon Historical Society. She has received grant support from The Regional Arts and Culture Council, The Oregon Community Foundation, and The Oregon Arts Commission. She lives in Portland, Oregon.

Steven Miller—Outside In

Steven Miller is completely self-taught, but he has created art in different mediums for most of his adult life. Steven has lived in the Pacific Northwest since 1995, and now lives in Manzanita with his wife Emily. Since moving here, he has been inspired by



Jennifer Rabin

the lifestyle and beauty of the Oregon Coast – specifically the fluidity of the water and sky, and the duality of chaos and calm along our beaches.

He credits and thanks the Hoffman Center for the Arts for reigniting his creative energy through their annual community shows, which have challenged him to stretch his skills and think differently.

Hoffman August Gallery Exhibition Featuring Works by Crow’s Shadow Institute of the Arts

Exhibit: Thursdays–Sundays July 31–August 30, 12:00-5:00pm
Opening Reception August 2, 3:00-5:00pm
Crow’s Shadow Institute of the Arts (CSIA)
Located at the foothills of Oregon’s Blue Mountains on the ancestral home-

lands of the Umatilla, Walla Walla, and Cayuse people (CTUIR), CSIA has become a beacon for both artistic innovation and cultural heritage. This nonprofit organization was founded in 1992 with a mission to support Native American artists and communities. Today, CSIA’s vision continues to inspire a world elevated by Indigenous creativity, providing an essential space for artistic and cultural growth. It has evolved from a small initiative into a nationally recognized studio known for advancing Native voices in contemporary fine art printmaking. Its reputation as a leading printmaking center attracts artists from across the United States and beyond, fostering collaborations that place Indigenous perspectives at the forefront of contemporary art.



Steven Miller



Robin Kerr

Discover art for home and business at our local non-profit galleries

Cannon Beach Gallery

Clay & Canvas: Bold New Works from Scott Vaughan & Michelle Valigura

This summer the Cannon Beach Gallery is pleased to present a joint exhibition featuring the work of visual artists Scott Vaughan and Michelle Valigura, on view from July 25 through August 24, 2025. An opening reception will be held on Friday, July 25 from 4:30 to 6:30 PM.

Scott Vaughan is a landscape artist whose work blends impressionism and realism with a clear influence from his background in graphic design. Originally from Louisiana and raised in a family of

artists, architects, and model makers, Vaughan's use of color, form, and line work reveals an ongoing dialogue between organic environments and visual structure.

Michelle Valigura is a sculptor known for her innovative ceramic work and multidisciplinary design approach. With roots in stop-motion animation—having worked on productions such as *Elf* and *The Simpsons*—Valigura brings narrative, character, and form to life through a lens of mid-century design and playful minimalism. She has collaborated with brands such as Disney, Kidrobot,

and Paradise Toys, and co-founded the design company **Switcheroo**. Her work has been exhibited, taught, and collected internationally.

This exhibition highlights two distinct but complementary practices, offering viewers a rich visual dialogue between painting and sculpture, environment and imagination, tradition and innovation.

The Cannon Beach Gallery is a nonprofit arts space, open daily and located at 1064 S. Hemlock Street in Cannon Beach, Oregon. For more information, visit us at cannon-beacharts.org.



Scott Vaughan



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Thursday Market returns to Rockaway Beach

The Rockaway Beach Chamber of Commerce and Community Education is thrilled to announce the return of the Thursday Market, running every Thursday from 2 PM to 6 PM, June through September, in the heart of Rockaway Beach.

This vibrant weekly event celebrates the spirit of the coast and the creativity of its community. Shoppers can look forward to a diverse array of seasonal treasures, including locally made and grown goods such as fresh produce, ripe berries, freshly baked sourdough, flowers, local honey, hand-roasted coffee beans, jewelry, face painting, original art, and photographs.

Adding to the festive atmosphere, live music by local favorite Steve Tackett will set the tone with laid-back tunes each week. You can start your journey to the Thursday market aboard the

train by booking the 2:00 PM departure from Garibaldi and arriving at the Wayside.

Whether you're a long-time local or just passing through, the Thursday Market offers a perfect taste of Rockaway Beach's community, creativity, and charm. Don't miss it!

103 1st Street, Rockaway Beach, OR 97136.
www.RockawayBeach.net
(503)355-8108



Ceramic Bowl and Gnomes by Grumpy Gnome Gardens a weekly vendor. Photo by Katherine Mace



Bouquets. Photo courtesy of Rockaway Beach Chamber of Commerce



Pine Needle Baskets by Kay White of Elegant Homemade Crafts. Photo by Katherine Mace



Original art for sale. Photo courtesy of Rockaway Beach Chamber of Commerce



Floral Baskets and Live Plants. Photo courtesy of Rockaway Beach Chamber of Commerce

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Here on the Oregon Coast, we know how to make the most of what we've got. Weathered driftwood becomes sculpture, old buoys and rope turn into garden decoration, and "fixing things" is a way of life. At Heart of CARTM, we understand that reuse isn't just practical, it's fun and meaningful, too. We understand that reuse, repair and reimagination is a great way to care for your home and community.

Why buy new when you can create something meaningful from what already exists? Our creative reuse store is full of materials waiting to be turned into your next DIY masterpiece: wood and metal, lighting parts, fabric, paper, and all sorts of odds

and ends. We also procure pre-loved treasures for your home and garden like books and games, unique furniture, wall art, and interesting, rusty garden decor.

Need help fixing a tool, lamp, or a pair of pants? Come to our Repair Café, where skilled volunteers bring broken things back to life, and teach you how to do it yourself. It's not just about saving money or reducing waste (though it does both). It's about telling your story with creativity and about caring for the place we live.

Whether you're updating your porch, planting pollinator beds, or dreaming up a new look for your living room, Heart of CARTM is here to support

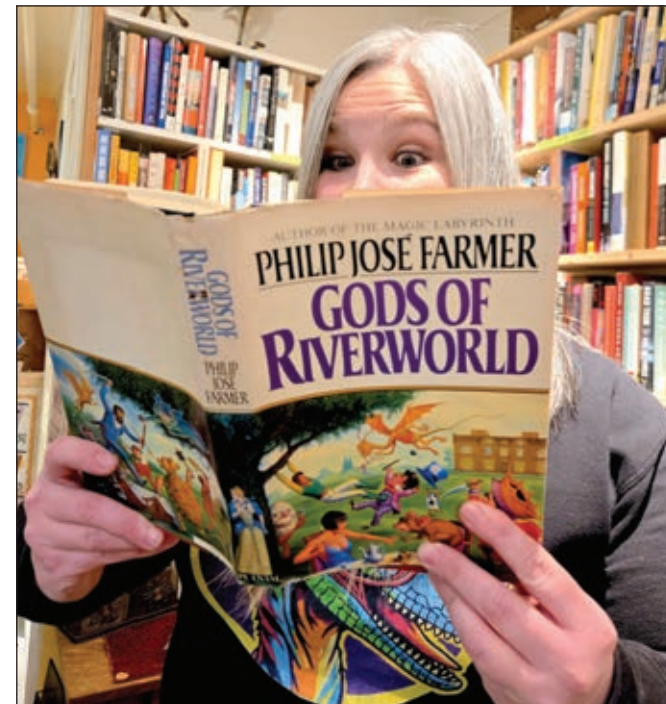


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Tips for growing healthy dahlias on the north Oregon coast

Information provided by
Old House Dahlias
11600 South US 101
Tillamook, Oregon 97141
Open late Aug-Oct,
Sat & Sun, 10-5

Here we are at the end of June, so for many of you your dahlias are well on their way toward blooming. However, there are still opportunities for maintaining healthy plants throughout the growing season and for storing tubers over the winter. For those who planted a bit late this year, or for those planning ahead for next year, here are some tips for growing dahlias here on the coast, starting when they go into the ground.



This beautiful dahlia is called Alloway Candy. It is shown growing in the fields of Old House Dahlias in Tillamook. Submitted photo oldhousedahlias.com

Location, location, location... Start by planting dahlia tubers in a location

where the plants will receive full sun to half a day, including morning sun. Make sure

the soil is well-drained. If it is too wet your tubers may rot. It's important to plant



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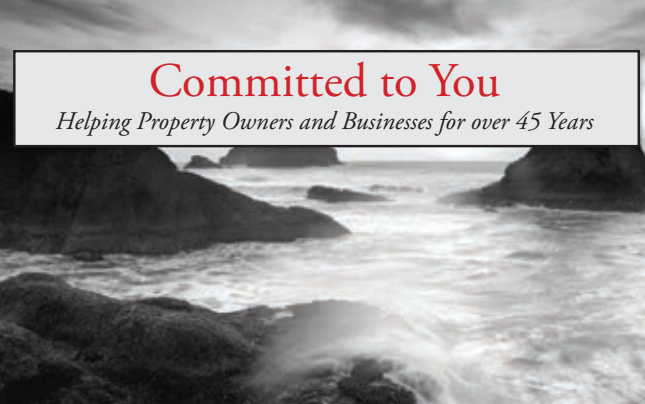
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dahlias in areas where they are not competing with other vegetation. For best results, give your plants at least 2 feet of space.

When to plant... Here on the coast, May through June 1st is the best time to plant your tubers. Keep in mind that the soil should be a consistent 60 degrees.

Planting tips... First of all, when selecting a tuber to plant, make sure it has an eye from which growth will emerge. Tubers should be planted 4" to 6" deep. Be sure to mix in a handful of bone meal. It's important to place the dahlia tubers on their side. If growth has already started, cut it down to one inch. This step will help the shoot get through the soil. We recommend that you don't water your dahlias prior to the emergence of sprouts. When it comes to fertilizers, we suggest using composted manure or conventional product with less than 10% nitrogen content. Be sure to avoid using grass fertilizer. Avoid spraying for weeds around dahlias.

Maintaining healthy dahlia plants... Here on the Oregon coast, slugs are a dahlia's worst enemy while the plant is under 1' tall. You can use slug bait, but be sure to read the label to ensure the product is safe for people and pets. We recommend Sluggo®.

As your plant matures other problems may surface. For example, if the leaves turn yellow and then brown throughout the plant, it might be infected with Spider mites. To help prevent the infiltration of these pests, keep your plant healthy by watering it during the summer months when they could become stressed by dehydration. If Spider mites attach themselves to your dahlia, treat them with warm neem oil

sprayed on the undersides of leaves.

A technique for sturdier plants with more flowers is called chopping the tops. What you want to do is count up 3 sets of leaves (roughly 18") and cut off the main stalk. When mature, each dahlia plant has multiple stalks, each with several blossoms. Once blooms emerge, deadhead the plants throughout the growing season to maintain blossoms. This technique involves cutting of the dying blossom and it's stem. After all of the blossoms are dead-headed off a stalk, cut back the stalk.

When cooler fall weather descends onto our region, mildew may begin to form on your aging dahlias. It will not kill your plants. If you water the foliage, it should help to suffocate the mildew.

Cutting long stem stalks

for bouquets... This process involves cutting than entire blooming stalk off a mature plant, then removing excess leaves and buds. These work beautifully for display in tall vases. For a video illustrating this technique, please go to our website oldhousedahlias.com.

Keeping your tubers cozy over the winter months... If you live in an area where your soil might freeze 6" or deeper, it is best to remove the tubers from the ground over the winter months. If your dahlias are in soil with poor drainage you will want to pull them out by the first of November or they will rot. By then they are mature and hardened with starches and sugars built up. Once out of the ground, wash the clumps, then allow their exteriors to dry. Clip back the stem (which can rot), but be careful not to cut the eyes. Let

the cut area dry. Stack your dahlia clumps in 5-gallon buckets. Take care not to break the contact between the individual tubers and the main clump. Cover the clumps with wadded up newspaper. Store in a dark, cool until March or April. Part way through winter check on the clumps to make sure rot or fungus has not set in. If fungus is visible on a tuber, wipe it off with a towel and let dry, then check in a week or two to make

sure the mold has not returned. If a tuber has started to rot, cut it back to remove the black area. Let the tuber dry and heal before storing again. To avoid problems related to too much moisture, don't store your tubers in plastic bags. If your tubers start to dry out (evidenced by shriveling) add peat moss to the bucket to encourage a hint of moisture. Make sure the peat moss is not too damp or the tubers will rot. The moisture content

of the peat moss should be monitored throughout the winter to ensure the peat moss does not become too dry which could result in the tubers drying up. In spring when removed from the bucket, the eyes on the tubers will be "pushed out" making it easy to identify which tubers will be good for replanting. At this point, clumps can be divided into individual tubers, or entire clumps can be planted, beginning in May.



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MLS 25-89 \$399,000



Affordable one level home. 2 Bedroom, vaulted ceiling, open greatroom, backyard deck in private setting. Tool shed in back. Broker Mary Kay Campbell 503-354-4501

Bay City
5875 A St
MLS 25-154 \$499,900



Charming home on quiet street within 2 blocks of art center, restaurants, store, shops, library. Enjoy view of bay from deck and greatroom. Beautiful wood floors, fenced yard. 4 bdrm 2bth. Broker Pam Zielinski 503-880-8034

Oceanside
505 Capes Dr #9
MLS 25-292 \$569,000



Oceanview detached condo, architect design, trail to beach, solid pine flooring, view deck, 2 bdrms, carport, soaring ceiling & inglenook by the fireplace. 1105 sq ft. Broker Pam Zielinski 503-880-8034

Rockaway Beach
342 N Coast Hwy 101
MLS 25-268 \$490,000



Commercial Retail building on .18 acre, Hwy 101 where speed limit is 30mph. Fully equipped pizza restaurant plus appealing lounge ready for the chef to start flipping pizza dough and serving delighted customers. Broker Pam Zielinski 503-880-8034

Netarts
4803 Holly Heights
MLS 25-124 \$595,000



Sumptuous ocean and bayview townhome fronts on 3 hole golf course. Travertine bathrooms & kitchen, hardwood floors & cabinets, jetted tub with a view. 1906 sq ft. 3 bdrm 2.5 baths. Broker Pam Zielinski 503-880-8034

Oceanside
2665 Radar Rd
MLS 24-624 \$699,000



Oceanview Short Term Rental sold turnkey with transferrable license. Located 3 houses from beach access to spectacular beach. View of Cape Meares Lighthouse from front yard. Hot tub on covered patio. Broker Pam Zielinski 503-880-8034

Oceanside
250 Capes Dr
MLS 25-238 \$725,000



Panoramic oceanview from craftsman townhome, 3 bdrm 3 full baths, oversized dbl garage, 3 decks, beach access nearby. Vaulted ceilings, woodburning frplc. Gated community. Broker Pam Zielinski 503-880-8034

Nehalem
25100 Foss Rd
MLS 25-320 \$795,995



Country living near the Nehalem River, 8.8 acres, beautiful 2895 sf house plus 40x50 shop. 4 bdrms 3 baths. Broker Alison Underwood 503-812-0377

Rockaway Beach
317/319 S Neptune St
MLS 25-36 \$799,000



Duplex near the beach! Brand new construction contemporary design, upscale interiors, 3 bdrm 2.5 bath units with 1526 sq ft. Broker Mary Kay Campbell 503-354-4501

Oceanside
900 Bearberry Ln
MLS 25-179 \$1,100,000



Oceanview elegance with essential living space on ground floor plus full daylight basement. 3344 sq ft, 4 bdrm 3.5 baths. Solid wood floors, granite kitchen, hot tub, sauna. Broker Pam Zielinski 503-880-8034

Oceanside
201 Highland Dr
RMLS #222617430 \$599,000



Brand new oceanview home now under construction in quiet, picturesque hamlet. 3 bdrms 2.5 baths, nearly half acre lot. Ground breaking house in exciting new development, Cougar Ridge. Broker Beth Thompson 503-730-3728

Contact your Berkshire Hathaway Broker today for more information on these great listings near Tillamook County's pristine beaches. COASTALBRANCH.BHHSNW.COM



Netarts
 Branch